

Design and Access Statement, incorporating Heritage Statement

For 50 Glenthams Road, Barnes, London SW13 9JJ

On behalf of Tessa Pugh

November 2024



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1. Introduction

- 1.1 Nash Partnership have been instructed by our client Tessa Pugh, the new owner of the property to submit an application for proposals at 50 and 50A Glenthams Road, SW13 9JJ.
- 1.2 The proposals are to make internal alterations to improve internal layouts, add a rear second floor extension, and alterations to the roof including new rooflights and to install solar panels.
- 1.3 This document sets out the consultation process, design evolution, design proposals, relevant planning policy, and heritage statement.

2. Context and Heritage Statement

- 2.1 The site is located in the Castelnau Conservation Area of Richmond Upon Thames. The original Conservation Area, which included the Castelnau villas, the villas of Lonsdale Road and the linked village centre, were designated in recognition of the architectural and historic value of the continuous groups of buildings along Castelnau in a setting of fine trees. Glenham Road was added as the latest addition in 1996.
- 2.2 Glenham Road has a varied architectural character. To the west (of St Hildas Road) and to the southern side of the road there is a mix of commercial and residential uses in a variety of scale, pavement fronting, and industrial in character. To the northern side are rear gardens extending from Lillian Road. To the east (of St Hildas Road) there is a mix of Victorian cottages with modern housing on both the north and south side of the road.
- 2.3 No 50. is located to the west of the road and is a three-storey brick industrial style building. There has been ongoing change, especially over the last decade to this part of the road to upgrade, alter and add to the built form and character. There have been modern additions, notably in a robust industrial style, progressing on from the historical utilitarian feel, that have added interest and some continuity to the street scene.
- 2.4 The building is set within a terrace, with only front and rear aspect. The building is set on the pavement line to the front, and to the rear on the boundary line with the rear gardens of Lonsdale Road. The building to Lonsdale Road is c.20m from the boundary wall.
- 2.5 The proposed rear extension cannot be seen from any public vantage points and has no impact on the character area. Internal changes, although not requiring permission have a small impact on the front (north elevation) to the street. These changes place the front door back to where it was originally located and replaces existing doors with windows to match the other existing windows to have a positive impact on the character area.

3. Planning Policy

Planning Designations

3.1 The following planning designations apply to the application site:

- Castelnau Conservation Area (CA25)
- Village Character Area (Castelnau Character Area 2)

Planning History and Local Precedent

3.2 Planning History

- 08/2522/CAC, 08/2400/FUL, Demolition of existing building and proposed residential building. Refused
- 11/3878/FUL, Alterations, including new fenestration and roof light, and conversion to create flexible commercial space at ground floor level with a residential unit at first and second floor. Permitted.
- 14/0080/P3JPA, Change of use for ground floor from B1(a) to (C3). Permitted
- 24/2284/FUL, Erection of second storey rear extension including alterations to the roof including new rooflights and the installation of solar panels. Refused on the grounds that the proposed extension was too large and not suitably subservient to the main dwelling.

3.3 Neighbouring planning precedent

- No.52-54: 14/3953/FUL Roof extension, and 15/4872/HOT for amendment to roof extension to a more modern interpretation. Permitted
- No.56-58: 07/3594/FUL, Proposed 3 storey and basement replacement building. Permitted

National

3.4 **National Planning Policy Framework**

- Paragraphs 124, 128, 129, 131, 135, 139, 212 and 213 of the National Planning Policy Framework are relevant to the proposed scheme.

3.5 The **National Model Design Code** provides national design guidance which is used by local planning authorities to create locally specific design codes and guidance. The National Model Design Code was created after Richmond upon Thames created their Design Quality SPD (2006) so has not been applied in this case.

Local

3.6 **Adopted Local Plan (2018)**

- LP1 Local Character and Design Quality
- LP8 Amenity and Living Conditions
- LP39 Infill and Backland Development

3.7 **Emerging Draft Local Plan (Regulation 19)**

- Policy 3 Tackling the Climate Emergency
- Policy 4 Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency
- Policy 5 Energy Infrastructure
- Policy 15 Infill and Backland Development

3.8 Supplementary Planning Documents/Guidance

- Design Quality SPD
- House Extensions and External Alterations SPD
- Residential Development Standards SPD
- Planning Information for Conservation Areas SPG
- Barnes Village Planning Guidance

Key Planning Policy Issues

3.9 The following key planning issues have been identified relating to design and access, in light of the above policy. The section below sets out how the proposed scheme addresses these issues:

- **Local character and design quality:** The design of the proposed extension minimises visual impact from the public realm in proximity to the site. The area surrounding the site includes a range of alterations to the historic streetscape, including infill development and residential extensions. The proposed extension's design responds to similar extensions which have been implemented within the local area and is in keeping with local character.
- **Amenity:** The proposed extension is sympathetic to the amenity of neighbouring properties and is set 3m from the neighbouring wall to the east allowing light into these existing windows. In addition, the glazing to the rear of the proposed extension is set over the 1.7m cill height recommended to avoid overlooking issues. The interior alterations will improve light throughout the property and rationalise the interior into a more natural layout.
- **Infill and Backland Development:** As detailed above, the design of the proposed extension is sympathetic to local character and neighbouring amenity as required by policy LP39 of the adopted local plan. Since the proposed extension does not result in the loss of any back garden space it will not be impacted by the presumption against loss of back garden space within policy LP39.
- **Size of Extension:** The extension complies with the requirements set out in the LBRUT House Extensions and External Alterations SPD that two storey rear and side extensions should not be greater than half the width of the original building to ensure the extension is suitably subordinate to the main structure. At 5.331m wide the extension is less than half of the existing building width of 10.669m
- **Sustainability:** The proposal includes the installation 7No. 250W PV panels on the roof which will provide local power generation. These panels were initially permitted under condition discharge 11/3878/DD01 linked to application ref: 11/3878/FUL which was granted in 2013 however their installation was never carried out by the previous owners of the property. The current application seeks to install these panels while amending their proposed location to allow maintenance of the rooftop air source heat pump.

Consultation

- 3.10 Pre-application feedback has been sought and a meeting held with the case officer to discuss a series of alterations which included a rear extension. Feedback from this meeting has been received and accounted for within the proposals attached.

The main consideration for change from the initial proposals were as follows:

- Reduce the scale of the second floor extension proposals
- Retain the painted timber details below cill to the tall front west windows
- Ensure suitable light and outlook for all bedrooms, which in this case is being provided through the inclusion of a lightwell extending to the ground floor.

4. Proposals

Layout

- 4.1 There is no change to the current use of the building as two residential units.
- 4.2 To get better use of the space, the staircase is relocated to the opposite side of the building. This aligns with the historic doors in elevation and allows the existing doors to the street to be returned to windows to bring balance back to the elevation.
- 4.3 Although planning consent is not required for internal changes, they are noted below for information, as some have a minor impact on the front and street (north) elevation.
- 4.4 The ground floor is reconfigured with changes to bedroom and washroom locations. A rear courtyard space is included to afford the proposed rear bedroom light, ventilation and some aspect. The ground floor windows retain the four over four division, but the central opening aperture has been altered slightly to allow for these windows to provide for fire escape as they are non-compliant as existing.
- 4.5 The first floor is proposed as the main bedroom space. The existing roof terrace and lantern is replaced with accommodation behind the existing rear boundary wall. The rear courtyard space at ground floor extends up to create a light-well in the same location and serves the main bathroom. A rooflight over the dressing area adds light to this space, and this is all behind the existing rear brick boundary wall.
- 4.6 The second floor has a proposed rear extension, this enables the upper level to be the living space with kitchen within the new extension and living and dining to the front of the building. The width of this rear extension is less than half the width of the existing building. Dimensions shown on the proposed plans annotate this for information. The plan is also stepped in from the rear wall to match the context of its neighbours of extensions set behind parapets.
- 4.7 The roof level retains its deck access where the ASHP is located, and for access to proposed location of solar panels for maintenance. A new rooflight is added over the living space to add drama and natural daylight into the main dwelling spaces.

Rear second floor extension

- 4.8 A simple box rear extension is proposed. This is built on the inside existing rear wall. Like recent other permitted extensions and alterations of adjacent buildings this is metal clad, simple and robust in style to compliment the industrial feel of the building.
- 4.9 It is no higher than the existing building and has no public vantage points. As noted above it is less than half the width of the existing building.
- 4.10 The extension is set to the centre of the plan leaving a gap from the windows to No.48 its east neighbour (where windows are on the boundary line). This also allows previously blocked in windows to be opened up adding back positive character attributes.
- 4.11 A rear sloping roof window is proposed. The cill is set at over the 1.7m guidance to avoid any overlooking into the neighbouring garden, and as set out in policy.
- 4.12 Solar panels are proposed to the roof of this extension. 7No. 250W PV panels are proposed to match those as permitted under condition discharge 11/3878/DD01.

Access

- 4.13 Access to the unit is from the proposed single door rather than two doors that currently access the ground floor flat and maisonette separately.

Amenity

- 4.14 The proposed extension is set c2.7m from the neighbouring wall to the east allowing light into these existing windows.
- 4.15 The glazing to the rear of the proposed extension is set over the 1.7m cill height recommended to avoid overlooking issues. The property to Lonsdale Road to which the rear garden adjoins the boundary is over 20m away.
- 4.16 There is space for bin and bike storage.

5. Conclusions

- 5.1 The proposals add a simple extension to this property to add function to its use.
- 5.2 The extension has no bearing on the character area, or the amenity of any neighbour.
- 5.3 The aesthetic of the building is one of simple industrial proportion and returning it to 3 over 3 window pattern and a single door entrance brings simple balance to the elevation and street scene.
- 5.4 The proposals have been designed with the benefit of pre-application advice, with all recommendations carried forward into the design.

APPENDICES

Appendix 1: Photos

Photos of the building, looking to the rear east, south and west. Photos of the rear elevation from first floor level courtyard, and street scene front elevations.







Appendix 2: Drawing Issue Register

- 24031-NPA-00-01-DR-A-1002-P1-Proposed Site Plan
- 24031-NPA-XX-XX-DR-A-1000-P1-Site Location Plan
- 24031-NPA-XX-XX-DR-A-1001-P2-Existing Site Plan
- 24031-NPA-XX-XX-DR-A-1200-P1-Existing Plans
- 24031-NPA-XX-XX-DR-A-1310-P1-Proposed Floor Plans
- 24031-NPA-XX-XX-DR-A-2010-P1-Existing Elevations
- 24031-NPA-XX-XX-DR-A-2030-P1-Proposed North and South Elevations
- 24031-NPA-XX-XX-DR-A-2031-P1-Proposed East and West Elevations
- 24031-NPA-XX-XX-DR-A-3010-P1-Existing Sections
- 24031-NPA-XX-XX-DR-A-3030-P1-Proposed Sections A-A & B-B
- 24031-NPA-XX-XX-DR-A-3031-P1-Proposed Sections C-C & D-D

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