

21st November 2024

DESIGN AND ACCESS STATEMENT

RE: 18 WARREN AVENUE, RICHMOND TW10 5DZ



1920s historical map

Introduction and Historical context:

This statement is submitted in conjunction with the planning application submitted to extend the two-storey end of a terrace house in Warren Avenue.

Warren Avenue is located in the North Richmond Ward, which is constituency of Richmond Park. The majority of houses in this avenue are single family dwellings. These were building the 1930s and follow the vernacular style of that period.



1945 Historical map

The terrace main distinctive features are the series of double pitch roofs and alternating shared valleys, and a continuous ground floor projection with each porch and front bay, all covered with a distinctive red clay roof. These houses are all white rendered and have relatively small windows, and low eaves lines all around.

Description of the Property

The property has a lean- to side extension with a polycarbonate roof. To the right of the side passage is another terrace of four houses with brick faced walls. Number 16 has substantial extensions to the rear with a part single part two storey extension, and along the side.

To the rear with an orangerie type fully glazed conservatory with a four-pitch glazed roof.



Terrace general view

Design and Scale

The brief for this application is to replace both the lean- to side front extension and the rear conservatory by a single storey side and rear extension. The side extension would partly replace the existing lean- to side extension, and partly fill the side passage with a setback extension that would have a front porch, all finished at the front with a tiled roof matching and following the line of the distinctive front roof along the whole terrace.



18 Warren Ave. front and side view



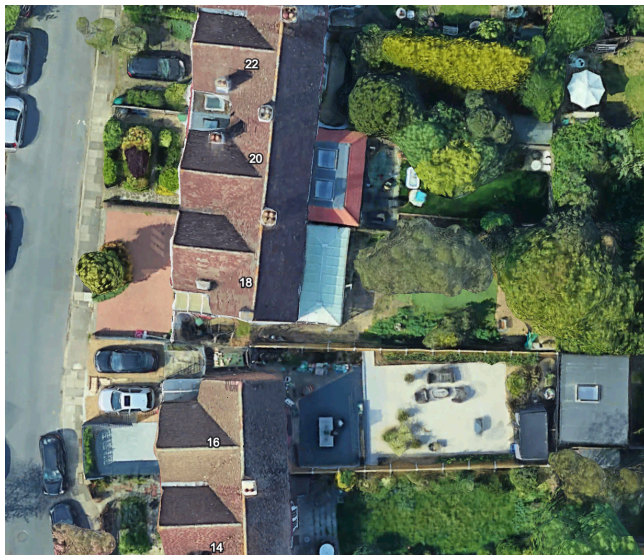
Rear elevation



Proposed front elevation.

The proposed extended first floor will have the front wall set back about 1M from the main front wall. And the side gable will be extended following the same geometry and finish in order to help the style and harmony of the terrace.

Below is an aerial view showing the surrounding properties and extensions.



Aerial view of n. 18 Warren Avenue and neighbouring properties