

## **Design and Access Statement**

25 Rosemont Road, TW10 6QN

### **Introduction**

This Design and Access Statement has been prepared to support a planning application for alterations and a modest first-floor rear extension to an existing semi-detached property within the St. Matthias Conservation Area. The proposed works aim to enhance the functionality and safety of the dwelling while respecting both its original Victorian character and the special architectural qualities of the conservation area.

### **Conservation Area Context**

The property is located within the St. Matthias Conservation Area, designated in 1977 for its cohesive form of varied architectural styles. The area is characterised by:

- High-quality Victorian residential development from the 1860s-1880s
- Distinctive brick detailing and symmetry, particularly evident in Rosemont Road
- Properties typically set back from the road with retained front gardens
- A mix of mid and late Victorian building styles
- Long back gardens creating important spacing between buildings

### **Existing Property**

The existing building is a 4-bedroom semi-detached dwelling. There is an existing 2-storey side extension which was constructed in the 1970's as a garage with bedroom over. Alterations carried out in the 1990's to incorporate the garage into the living space and a single storey rear extension was added.

The current configuration presents several challenges that the proposal seeks to address while respecting the conservation area's character:

- A non-original front entrance arrangement that deviates from the building's historic layout
- Multiple internal floor level changes creating potential safety hazards
- An inadequate entrance lobby lacking natural light
- A layout that does not meet current Building Regulations regarding fire safety
- Suboptimal internal circulation and spatial arrangement

### **Proposed Development**

The application seeks permission for the following sensitive alterations:

1. Reinstatement of the original side entrance door position including removal of current front door and infilling with matching Victorian brickwork. This change will restore the building's original architectural integrity and contribute positively to the conservation area's character.
2. Adjustment of ground floor window position on the front elevation to align with the first floor window. This new position will create visual harmony with first-floor fenestration and respects the symmetry noted as characteristic of Rosemont Road properties
3. Modifications to the side extension include a minor increase in roof height. This allows for consistent internal floor levels and improved ceiling heights while still respecting the scale and character of neighbouring properties
4. A modest first-floor extension above existing kitchen/dining room. This mirrors the established precedent of neighbouring properties, for example at 19, 17, 13, 11 and 9 Rosemont Road. The scale and design maintain the important pattern of spacing between buildings and are compatible with the conservation area's architectural character.
5. Internal improvements include: the creation of proper entrance hall at ground level; new staircase arrangement springing from entrance hall; enhanced natural light and improved circulation; compliant with current Building Regulations for fire safety.

### **Conservation Area Considerations**

The proposal has been carefully designed to preserve and enhance the character of the conservation area. It respects the established architectural rhythm of Rosemont Road and maintains the symmetry characteristic of the streetscape. The design utilises materials and detailing appropriate to the period and retains the established building line and spatial character.

The proposed alterations will preserve and enhance the conservation area while delivering necessary improvements including the restoration of original architectural features to enhance the historic character. The scale and massing have been carefully considered to be respectful to the conservation area context. These alterations offer improved safety and functionality for the occupants and better alignment with contemporary family living requirements while respecting historic character.

### **Conclusion**

The proposed alterations represent a thoughtful and sensitive approach to upgrading this Victorian property within the St. Matthias Conservation Area. The works will vastly improve the design and functionality of the existing dwelling, contributing positively to the quality of housing stock in the borough.

The carefully considered design respects and enhances the conservation area's character, meeting contemporary living standards while preserving historic integrity. The proposal achieves an appropriate balance between preservation of character and necessary

modernisation, ensuring the property's continued viable use as a family home while maintaining and enhancing the architectural integrity of the St. Matthias Conservation Area.