



## **Design and Access Statement**

16, St Peter's Road, Twickenham TW1 1QX

November 2024

BUTLER  
HEGARTY  
ARCHITECTS

**Design and Access Statement**  
**16 St Peter's Road**  
**Twickenham TW1 1QX**

This Design and Access Statement forms part of a Listed Building Consent application for minor amendments to a Listed Building Consent (LBC) and Planning Permission (PP) relating to a limited range of internal and external works at 16 St. Peter's Road, Twickenham, London Borough of Richmond Upon Thames ('the Site'), a single dwelling house.

The works to which this Design and Access Statement refers are:

- addition of proposed bike and bin stores
- proposed photovoltaic cells and roof coverings to flat roof
- minor internal and external alterations to the previously granted Listed Building Consent (ref 22/1755/LBC) and associated Planning Permission ref 22/1754/HOT

The proposals in this application are to alter the approved design of some secondary service rooms on the second floor and basement levels, including proposals for the installation of a fire alarm and smoke detection system throughout the ground and first floors.

This application for Listed Building Consent and Planning Permission is in response to development of detail design proposals to prepare for the implementation of the works approved in the previous Listed Building Consent and Planning Approval. In the process of carrying out opening up works to execute the approved designs, and develop construction information for the previous approved design, amendments have become necessary. This Listed Building Consent and Planning Application therefore now seeks minor modifications or additions to the previously approved design.

The proposals in this application and described in this Design and Access Statement have all been carefully assessed in the Heritage Statement accompanying this application, and these documents should be read together.

## **Contents**

- 1.0 Introduction**
- 2.0 Design Proposals**
- 3.0 Access Statement**
- 4.0 Summary and Conclusions**

## **1.0 INTRODUCTION**

### **Purpose of this Report**

- 1.1 This Design and Access Statement has been prepared by Butler Hegarty Architects to provide relevant information to the local planning authority. The Heritage Statement accompanying this application details the significance of the elements affected by the proposed work and assesses the impact of the proposed alterations and additions as listed below in Item 1.6.
- 1.2 The previous LBC (LA ref 22/1755/LBC) and Planning Permission (LA ref 22/1754/HOT), dated September 2022, granted conditional approval for:  
*"Demolition of existing garage and construction of a side extension to the building; replacement of existing rooflights with 3 no. dormers to the rear; associated external alterations and internal alterations to the building".*
- 1.3 The proposals in this application and described in this Design and Access Statement have all been carefully assessed in the Heritage Statement accompanying this application, and these documents should be read together.

The Heritage Statement produced by Heritage Potential in 2022, that formed part of LBC application 22/1755/LBC is included as Appendix 3 in the Heritage Statement with his application

- 1.4 The September 2022 LBC (LA ref 22/1755/LBC) was granted subject to the Conditions and Informatives set out below.

### **Listed Building Consent - Summary of Conditions and Informatives**

#### **Conditions**

- U0136955 Method Statement
- U0136956 Structural Impact Assessment
- U0136957 Commence works - LBC
- U0136958 Fire Safety
- U0136963 Approved drawings
- U0136960 Restriction on use of roof
- U0136961 Materials
- U0136962 Rooflights
- U0136959 Details required

#### **Informatives**

- U0068215 Linked planning permission
- U0066438 NPPF REFUSAL - Para. 38-42
- U0066437 Decision Drawings
- U0067959 Internal Plumbing Works

These conditions will be addressed in relevant discharge of conditions application in due course.

1.5 The linked Planning Permission (LA ref 22/1754/HOT) was granted subject to the Conditions and Informatives set out below.

**Planning Permission - Summary of Conditions and Informatives**

**Conditions**

- U0136964 Structural Impact Assessment
- U0136965 Detailed Method statement
- U0136966 Restriction on use of roof
- U0136967 Materials
- U0136968 Rooflights
- U0136969 Details required
- U0136977 Development begun within 3 years
- U0136971 Fire Safety
- U0136972 Approved Drawings
- U0136973 Tree protection
- U0136974 Landscaping
- U0136975 CEMP
- U0136976 External lighting
- U0136970 Ecological enhancement

**Informatives**

- U0067878 Composite Informative
- U0067958 Internal Plumbing Works
- U0066435 NPPF APPROVAL - Para. 38-42
- U0068214 Linked listed building consent

1.6 This new LBC and Planning Application is for the amendments and adjustments to the approved LBC and Planning permission as set out in the following pages. The works can be summarised as follows:

<b>Ground floor</b>	Minor amendments to the approved (September 2022 LBC LA ref 22/1755/LBC) ground floor plan of the new kitchen extension
	New fireplace GFP3 surround in GR10 Formal Dining
	New fireplace GFP3 surround in GR7 Front Room Study/Playroom
	Window GW14 Retention of the existing window and removal of previously approved doorway into kitchen as LBC
	GR5 Entrance Hall: repairs of existing encaustic tile floor and replacement of missing and damaged areas of tiling with new 'like for like' tiles
<b>Conservatory floor</b>	GR8 Conservatory: structural repairs to the cracks in the conservatory floor. Repair of existing encaustic tile floor to the conservatory floor and replacement of missing and damages area of tiling with new 'like for like' tiles
<b>First floor</b>	New fireplace FFP3 surround in FR7 Master Bedroom
	Minor amendments to the approved (September 2022 LBC LA ref 22/1755/LBC) first floor plan. Including: replacing and reorganizing existing fittings, WC shower and wash-hand basin within the existing bathroom
	nFR8 Dressing room Reposition of the bath within the dressing room Reorganizing free standing wardrobes within dressing room

<b>Second floor</b>	Minor amendment to the approved plan layout (September 2022 LBC LA ref 22/1755/LBC)
	2R10 Loft: crawl boards in roof void to provide maintenance access and to provide a platform for services
<b>Roof</b>	Proposed new roof covering and decking to replace existing roofing felt covering to the flat crown roof
	Proposed new photovoltaic panels on crown roof
	Proposed new roof light positions on flat crown roof
	Proposed minor structural alteration and strengthening to the roof structure
<b>Exterior</b>	Proposed new covered bike storage area
	Proposed new bin store
	South Elevation External front door/porch enclosure
	East Elevation Additional hopper and rainwater pipes to approved side extension
	North Elevation Minor structural repairs to terrace substructure
	Landscape works

- 1.7 The Site - **16 St. Peter's Road, Twickenham**, is a Grade II listed building, which is located within the St. Margaret's Conservation Area. The list entry for the building is included at Appendix 1 in the accompanying Heritage Statement. 16 St. Peter's Road is a detached building which is still in its original use as a single-family dwelling house.
- 1.8 The proposals within this application have been developed in response to a proportionate understanding of the significance of the relevant heritage assets as set out in the accompanying Heritage Statement.
- 1.9 This Design and Access Statement refers only to the proposed works in the rooms and areas outlined in table above (item 1.6). The proposals in this application are to amend the previously approved design which was granted Listed Building Consent and Planning Permission. The proposed alterations in this application to the design have become apparent during the course of preparing for the implementation of the approved building works.

## 2.0 DESIGN PROPOSALS

2.1 This Design and Access Statement accompanying this Listed Building Consent and Planning Application is for alterations to a limited number of elements as detailed above.

This Listed Building Consent and Planning Application seeks to amend the approved design to the items described in detail below and on the accompanying Schedule of Works and within the accompanying Heritage Statement. All the proposals within this document have been carefully designed to have a minimal impact on the heritage structure. A full assessment has been made in the Heritage Statement.

### Design Proposals

#### 2.2 Main Roof works

The works within this application to the main roof can be summarised as follows:

- Proposed new roof covering and decking to replace existing roofing felt covering to the flat crown roof
- Proposed new photovoltaic panels on crown roof
- Proposed new roof light positions on flat crown roof
- Proposed minor structural alterations and strengthening to the roof structure

2.3 The design principles are that the roof proposals within this application only affect the flat crown section of the roof. The pitched mansard element of the roof and its covering remain unchanged by these proposals. The proposals and amendments in this application have been arranged such the rooflight covering and photovoltaic cells will be no more visible than the existing roof lights and flat crown roof or the previously approved design September 2022 LBC (LA ref 22/1755/LBC).

#### 2.4 The Crown Roof

It should be noted that the previously LBC and Planning Application dated September 2022 (LBC (LA ref 22/1755/LBC) and PP (LA ref 22/1754/HOT)), did not accurately show the existing roof lights on the flat - crown roof - on either the existing or proposed elevation drawings. The current rooflights on the flat crown roof cannot be seen from within the site or from the immediate boundary or adjacent public highway. However, the existing rooflights can be seen from the Riverside Walk (see photos Su15 and Su16). The existing rooflights have now been correctly represented on a new set of existing elevations, see drawings: Su08B, Su09C and Su10B. The new proposals within this application are accurately represented on the proposed elevation drawing accompanying this application.

#### 2.5 Proposed covering and rooflights to the flat crown roof

The crown roof secondary structural elements, the rooflights and flat roof coverings (see photos Su21) are all 20<sup>th</sup> century fabric. This application seeks to amend the previously approved position of the rooflights to complement the new interior room arrangement. This proposal therefore includes some minor amendments to the roof structure, by the addition of secondary timbers and trimmers (see Structural Drawing 910A). In addition, the roof plan shows the replacement of the current flat roof covering, which is roofing felt, with a new ternerised stainless steel standing seam roof. The proposals in this application include amendments to the roof decking for the new high quality ternerised stainless steel roof covering. This will extend the life of the building. The principle is that the new roof finishes and rooflight will not be any more visible than the current existing arrangement, and the proposed rooflights have been carefully positioned and detailed to ensure this is the case, see Condition Submission U0136962 Rooflights for September 2022 LBC (LA ref 22/1755/LBC). See BHA drawings: Sk902A, Sk903A, Sk904A, Sk911A, Sk912A, see ED drawing: 2023-166-02 A.

**2.6 Proposed photovoltaic cells**

The proposed photovoltaic cells cannot be seen from the site or adjacent public highway. The provision for photovoltaic cells will improve the energy efficiency of the building. The new rooflight position and roof coverings help facilitate the photovoltaic cell arrangement as shown in this proposal. The proposals in this application, including the photovoltaic cells, will be no more visible than the existing rooflight arrangement. See BHA drawings: Sk902A, Sk903A, Sk904A, Sk910A, Sk911A, Sk912A.

**Second Floor**

2.7 The proposals within this application involve minor amendment to the approved plan layout (September 2022 LBC LA ref 22/1755/LBC) and the repositioning of new internal stud wall forming rooms at this level. These are minor amendments to the previously approved scheme. The proposal at second floor level also includes loft crawl boards in the roof void to provide maintenance access and a platform for services equipment. The proposed amendments to the second-floor plan have been designed to have minimal impact on the historic building and a full assessment of their implications on the listed building has been provided in the accompanying Heritage Statement. See BHA drawings: Sk934, Sk909, Sk913, see DGA drawings: 0582(00)05, 0582(01)05 D.

**First Floor Level**

2.8 The proposals within this application includes minor amendments to the approved (September 2022 LBC LA ref 22/1755/LBC) first floor plan. The proposals include replacing, relocating and reorganizing existing sanitary fittings - WC, shower and wash-hand basin - within the existing bathroom, and changing the position of the bath in the dressing room. The revised proposals have become necessary because of the direction of the floor joists and will have minimal impact on the historic building fabric. The new waste outlets utilise the existing holes in the structure, and pipework can be accommodated in the proposed pipe boxing and under the raised shower room floor. The proposal for the Dressing Room FR8 shows the repositioned bath. The wardrobes have been redesigned as freestanding units. They do not reach the ceiling, they will not obscure the cornice and will be scribed to the skirting. The wardrobes are freestanding furniture elements within the space and can be removed without damage to the historic fabric of the building. See BHA drawings: Sk931, Sk123C, see DGA drawings: 0582(01)04 E, 0582(SK)02.

**2.9 New fireplace FFP3 surround in FR7 Master Bedroom**

The proposal includes the replacement of the existing timber fireplace surround in Master Bedroom FR7. The existing fireplace surround is a poor quality and ill proportioned 20<sup>th</sup> century reproduction and is of no historic interest. The proposed new replacement fireplace surround is based on a more appropriate design in Portland stone. It is similar to the more substantial original fireplace surround that survives in the ground floor Main Living Room and reinforces the character of the building. See BHA drawings: Sk931, Sk135A.

**Ground Floor Level**

2.10 The proposal minor amendments to the ground floor plan of the new Kitchen/Family Room have been designed to have minimal impact on the historic building. The proposed changes to the approved (September 2022 LBC LA ref 22/1755/LBC) ground floor plan of the new kitchen extension will allow the retention of Window GW14 and removal of previously approved doorway into the Kitchen. A full assessment of the implications of the proposed changes on the listed building has been provided in the accompany Heritage Statement. See BHA drawing: Sk930, see DGA drawings: 0582(00)03, 0582(01)03 K.

**2.11 New fireplaces in GR10 Formal Dining and GR7 Front Room Study/Playroom**

New fireplace GFP3 surround in GR10 Formal Dining, see BHA drawings: Sk137A, Sk138

New fireplace GFP2 surround in GR7 Front Room Study/Playroom, see BHA drawings: Sk139A, Sk140.

The proposals in this application includes the replacement of the existing timber fireplace surrounds in both GR10 and GR7. The existing fireplace surrounds are both of poor quality and ill proportioned 20<sup>th</sup> century reproduction and are of no historic interest. The proposed new replacement fireplace surrounds are based on more appropriate design in Portland stone. The design of the two proposed fireplace surrounds varies. The formal Dining Room GR10 is slightly larger than the proposed surround in the more modest front room GR7 Study/Playroom. Both are similar to the more substantial original fireplace surround that survives in the ground floor Main Living Room and reinforces the character of the building.

**2.12 Repairing existing encaustic tiled floor in GR5 Entrance Hall**

In the Entrance Hall, it is proposed that the existing encaustic tile floor will be repaired and missing and damaged areas of tiling will be replaced with new 'like for like' tiles. See BHA drawings: Sk930A, Su20A (and photos of tiles).

**2.13 GR8 Conservatory**

Structural repairs to the cracks in the conservatory floor as Engineers drawings. Repair of existing encaustic tile floor to the conservatory floor and replacement of missing and damaged area of tiling with new 'like for like' tiles. See BHA drawings: Sk930A, Sk160 (and photos of tiles), see ED drawings: Sk100A, Sk101A, Sk102, Sk200.

**Exterior Proposal****2.14 South elevation: Front Door Porch**

The current lobby doors are a pair of poorly designed late 20th century painted timber glazed doors with timber frame and fanlight. The current doors are visually intrusive and disrupt the historic character of the building and have no historic merit. The proposal within this application is to replace the porch door with frameless glazing door with side panels with minimal fixing to the inner face of the porch opening as shown on the drawings. The frameless glass door and side lights will fill the porch opening and be less visually disruptive than the current lobby door design. See BHA drawings: Sk902A, Sk85A, Sk86A.

**2.15 East elevation**

The proposal in this application now shows two number new rainwater hoppers and downpipes to the approved extension elevation that will service the extension roof. These rainwater goods are fixed to the side elevation of the single storey extension, will be stainless steel and are consistent with the minimal modern aesthetic of the previously approved extension. See BHA drawing: 903A.

**2.16 North elevation**

The proposals within this application are for minor structural repairs to the arch substructure of the rear terrace. The proposals are for structural stitching across minor cracks in the concrete arches. The inserted stainless-steel rods will be resin set across the cracks. The work, when complete, will be invisible, and aims to extend the life of the house. See BHA drawing: 904A, See ED drawings: Sk100A, Sk101A, Sk102, Sk200.

**2.17 Bike store**

It is proposed that the new bike canopy is an open lightweight independent timber structure and with a simple low mono pitched roof. It is approx. 2.1M high and 1.0M wide. It will be located to the west side of the conservatory at the plinth and below window level. The proposed bike store is a minimal covering to the current side passage between front and rear garden. The bike store



area provides secure storage at street level for household bikes and is in line with a sustainable transport policy. The bike storage area will have freestanding and planked timber gates at either end, similar in appearance to the existing gates dividing the front and rear garden. See BHA drawings: Sk903A, Sk904A, Sk905, Sk907.

#### 2.18 **Bin Store**

The proposed Bin Store within this application is to the eastern side of the property. It is of simple linear form that is appropriately related to the secondary side entrance door of the house along the east boundary wall and forms an informal open side service area for the house. The store is an independent structure that has been designed to be in keeping with the aesthetics of the house and curtilage structures in terms of material. The store will be a rendered structure with painted timber joinery doors and a small area of sedum covered roofing.

Refuse bins are an essential part of C21<sup>st</sup> living and the proposed store will ensure that refuse bins are less visually intrusive. In December 2022 LBRuT issued an SPD covering the storage of rubbish "Refuse and recycling: storage and access requirements for new developments", and the proposed bin store in this application is generally in accordance with the requirement set out in this SPD. The proposed bin store has been design to meet Part H6 of the building regulations. It has been design to prevent unsightly storage of bins and access to the bins by vermin. The Bin Store has been designed to improve both the setting of the listed building and the conservation area. See BHA drawings: Sk902A, Sk906B.

#### 2.19 **Hard landscaping**

The proposal within this application is to replace the current concrete surface to the east service side of the front courtyard - the new path between the new extension and east boundary wall, and the path between the conservatory and the west boundary wall, with coursed random York stone paving. These spaces are, respectively, to the east, the service side of the front forecourt and to the west of the conservatory, a functional passage between front and rear gardens.

York stone is in the area directly adjacent to the building so is more in keeping with the historic house. It will facilitate better and more robust access to the building, its garden and service area. The proposed hard landscaping areas within this application are minimal in area and replace a concrete hard standing to the east side of the building and the east current paths and a small areas of compact gravel. The proposed York stone is a sandstone and is highly permeable, which means that it will absorb rainwater rather than allowing it to run straight off the surface. The proposal is that the York stone will be laid on a sand bed on hard core and with open sand/lime filled joints and can be described as permeable. This proposal will not adversely affect the discharge of surface water on the site. See BHA drawings: Sk914B, Sk915A.

### **3.0 ACCESS STATEMENT**

#### **3.1 Pedestrian and vehicular access**

The access issues for this application remain as set out in the Design and Access Statement produced by Dyer Grimes Architects that accompanied the previous applications for Planning Permission and Listed Building Consent granted (conditional) in September 2022 (LBC (LA ref 22/1755/LBC) and PP (LA ref 22/1754/HOT)). There are no proposed alterations to the access arrangements in this application.

#### **3.2 Vehicular Access**

The front forecourt to the house has two gated entrances off St Peter's Road. The gated vehicular access and associated walls are curtilage structures of some heritage significance. There is no proposal within this application to change the current vehicular access or on-site parking arrangements.

#### **3.3 Pedestrian Access**

The principal entrance level of the existing dwelling is raised above the surrounding ground and street level by approx. 900mm and there is a stepped access at front and rear of the property. The existing arrangements, which are part of the statutorily listed historic building, will remain unchanged by these proposals.

#### **3.4 Summary**

The proposed works in this Listed Building Consent and Planning application will not affect access issues to the building in any way. The access arrangements as previously approved, remain in place.

#### **4.0 SUMMARY AND CONCLUSIONS**

- 4.1 This Design and Access Statement has been prepared by Butler Hegarty Architects to provide relevant and proportionate information to the local planning authority, the London Borough of Richmond on Thames, in support of this Planning and Listed Building Consent application for 16 St Peter's Road. This is a Grade II statutorily listed building and is located within the St Margaret's Conservation Area.
- 4.2 The design proposals outlined above in this statement and within this application have been assessed fully in the accompanying Heritage Statement which concludes that the proposals do not have a detrimental impact on the historic asset.
- 4.3 The access arrangements to this existing dwelling are not affected and there no proposals to change the existing arrangements by this application.
- 4.4 The design proposals within this application are modest in their nature. The application seeks to clarify a limited number of changes to the previous approved scheme before its implementation. The objectives of the design proposals have been to limit the impact on the historic fabric of the building, improve the building's longevity and provide simple and appropriate utilitarian bin and bike storage.

**Butler Hegarty Architects - Nov 2024**