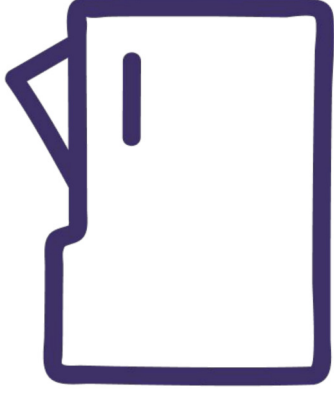




149 Castelnau

Design, Access & Heritage Statement
November - 2024

Project Details



Client Property Address:

149 Castelnau
London
SW13 9EW

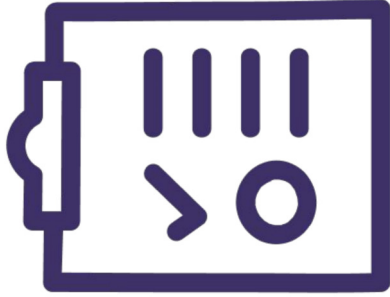
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6.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 149 Castelinau.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows:

Proposed driveway and boundary alterations, new front dwarf brick wall, existing front garden walls to be rebuilt, new planting, new resin bonded driveway finish. Proposed single storey garden outbuilding to the rearmost section of the garden.

Character and Significance

The application site is located on Castelinau and is situated within the Castelinau Conservation Area.

The residential character of the Castelinau Conservation Area is defined by its diverse range of Victorian and Edwardian architecture. Along the main Castelinau road, large villas dominate, set back from the street behind mature trees and shrubs, creating a grand and leafy atmosphere.

The central section features Grade II listed semi-detached villas from the 1840s in a restrained classical style. Side streets like Lonsdale Road showcase more ornate Italianate houses, while smaller Victorian cottages can be found on quieter roads such as Glenham Road and St Hilda's Road. Near Hammersmith Bridge, imposing Edwardian mansion flats add to the architectural variety. Throughout the area, well-defined front boundaries, mature trees, and carefully maintained gardens contribute to an overall sense of a high-quality, historically rich residential environment.

Site Analysis

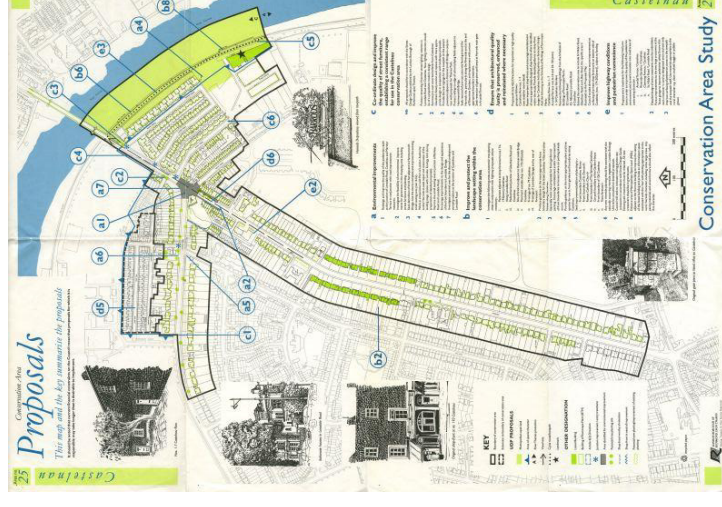
2.1 Designated Areas

The site is located within the Castelnau Conservation Area. There are no other planning designations.

The Castelnau Conservation Area, situated in the northeastern part of Richmond upon Thames on a peninsula formed by a meander of the River Thames, is characterized by its strong linear quality centered on the main road, Castelnau.

This busy thoroughfare, part of the A306 linking to Hammersmith Bridge, is lined with large Victorian and Edwardian villas set back behind mature trees and shrubs, creating a leafy, enclosed character. The central section features Grade II listed semi-detached villas from the 1840s in a restrained classical style, while side streets like Lonsdale Road showcase more ornate Italianate architecture. Smaller Victorian cottages can be found on quieter streets, and large Edwardian mansion flats dominate the area near Hammersmith Bridge.

The conservation area also includes a small commercial section with shops near the bridge, and is home to the distinctive Harrods Furniture Depository buildings, which serve as a major architectural landmark. The riverside towpath provides scenic views of the Thames, further enhancing the area's unique character. Overall, the Castelnau Conservation Area is defined by its varied Victorian and Edwardian architecture, ranging from classical to Italianate and Arts & Crafts styles, its abundant mature landscaping, and its significant relationship to both the River Thames and Hammersmith Bridge.



Conservation Area Map 1

Site Analysis

2.2 The Existing Property

The existing property is a semi detached dwelling forming with a mostly symmetrical pair with 147. The dwelling is characterised by its ground floor bay, sash windows and white painted brickwork.

The property sits on the northwest side of Castelnau, with the existing site taking a rectangular shape.

The front driveway is currently paved with small areas of planting, whilst the rear is laid to grass with several small trees. The garden backs onto Jenner Place and a row of garages.



Existing Site View

Site analysis

2.2 The Existing Property



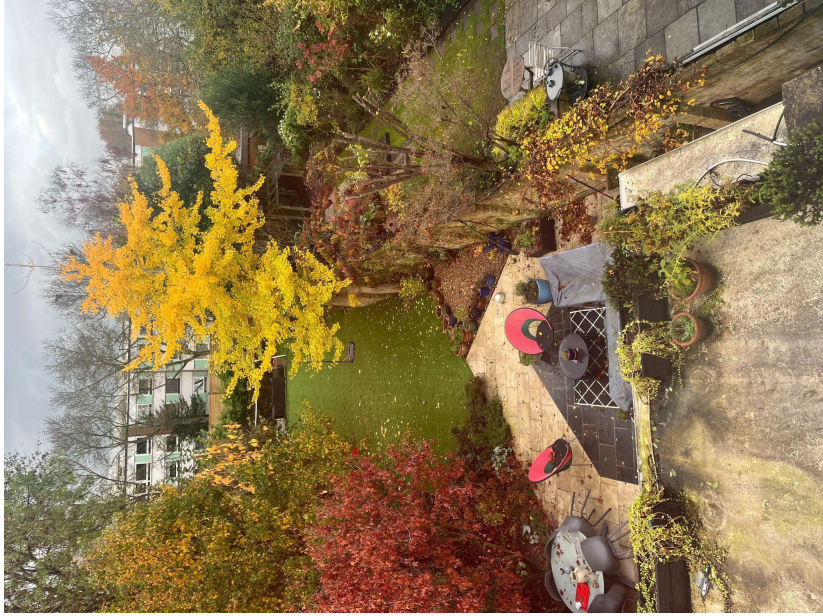
Existing Front facade



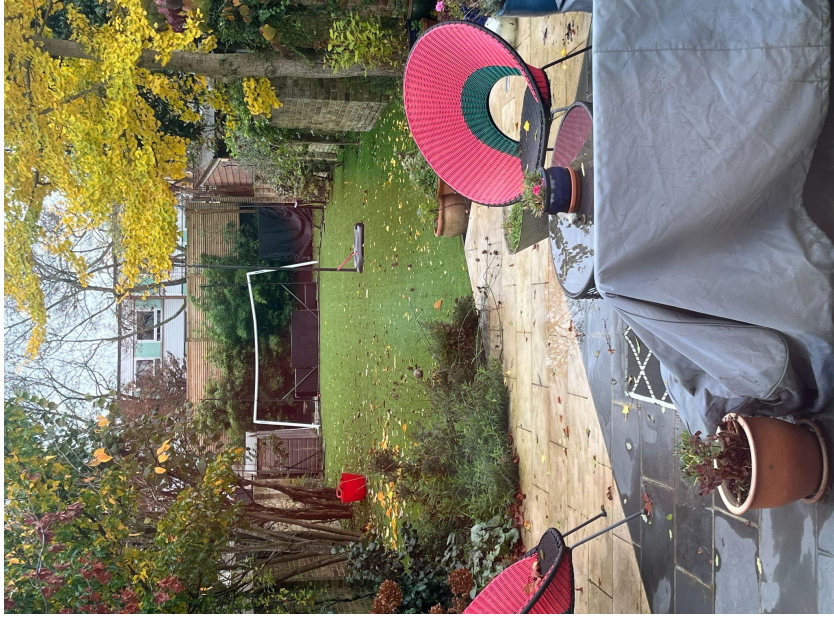
Existing Rear facade

Site analysis

2.2 The Existing Property



Rear Garden (from first floor)



Rear Garden

Site analysis

2.3 Local Precedent

There are several examples of similar existing or newly approved proposals locally. Dwarf walls and brick piers are a common feature, notably in London stock brick. The proposal to extend the existing wall with one duplicate pier aims to enhance the frontage, add an element of privacy and directly contribute to the heritage of the conservation area through restoration.

Properties in the immediate vicinity of note are:

- 154 Castelnau
- 152 Castelnau
- 148 Castelnau
- 146 Castelnau
- 144 Castelnau
- 143 Castelnau
- 141 Castelnau



Examples along Castelnau

Site analysis

2.3 Local Precedent

Similarly outbuildings are in place along Castelnau, none of which can be seen from the public realm. These are constrained within rear gardens and are often the full width of the plot.

Properties in the immediate vicinity of note are:

- 151 Castelnau
- 152 Castelnau
- 150 Castelnau



Examples along Castelnau

The Proposal

3.1 Proposed Design

The Proposal includes the provision for a garden outbuilding and alterations to the front, driveway and its boundary treatment.

The outbuilding has been designed to be a seamless addition to the rear garden space, has been placed away from shared boundaries and limited in height to ensure it is not overbearing nor have any impact in terms of overshadowing.

The outbuilding shall be of a single storey, clad with dark timber, with matching aluminium framed windows and concealed entrance doors.

The space will be used as a home office with additional garden storage space attached.

To the front the driveway will be both restored and updated. A new dwarf wall, pier and planting is proposed to add some privacy and return the frontage to a more original condition.

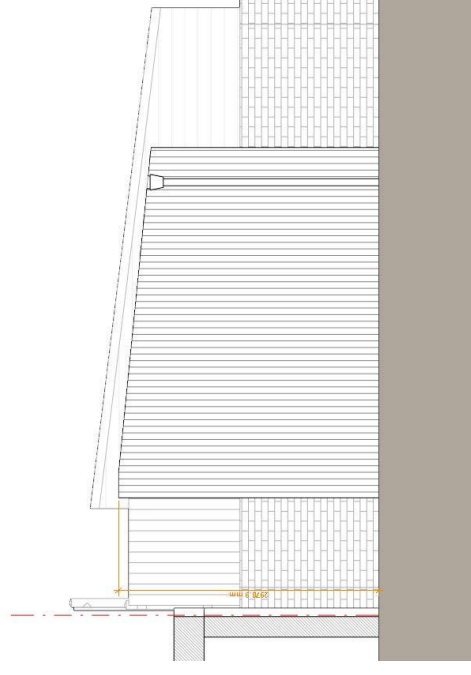


Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- Due to the location of the outbuilding, none of the primarily used garden space will be impacted.
- The height of the outbuilding will be limited
- There is an existing outbuilding which is greater in height at 151.



Proposed Outbuilding

Heritage

5.1 Heritage Statement

The proposed works are limited to the rear and front gardens, as such the proposed outbuilding and driveway alterations have been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Castelnau Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. Views of the outbuilding are limited to those from neighbouring properties and will not be visible from the public realm. The new front wall, and driveway will be visible from Castelnau, however, this is a positive intervention that aligns the property with others on the street and aims to restore some of the lost heritage of the site.

Alterations will be in keeping with the character of the area and hence it is considered that the proposals will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

Conclusion

Our proposal at 149 Castelneau is one that will improve the street scene whilst adding useable floor area in the form of the outbuilding.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

All materials would be of a high quality hence the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.