
Design & Access Statement.

6 Bonser Road, Strawberry Hill, TW1 4RG



Studio Werc Architects

studiowerc.com

info@studiowerc.com

Introduction.

On behalf of the applicant, this report has been prepared for an application with regards to the proposed works at 6 Bonser Road. It seeks to outline the proposal, and discuss its response and compliance to the local planning guidance and policies.

Site Location.



Application site outlined. The property is not located in a Conservation Area.

Surrounding Area.



Aerial view of the property with the application site outlined.

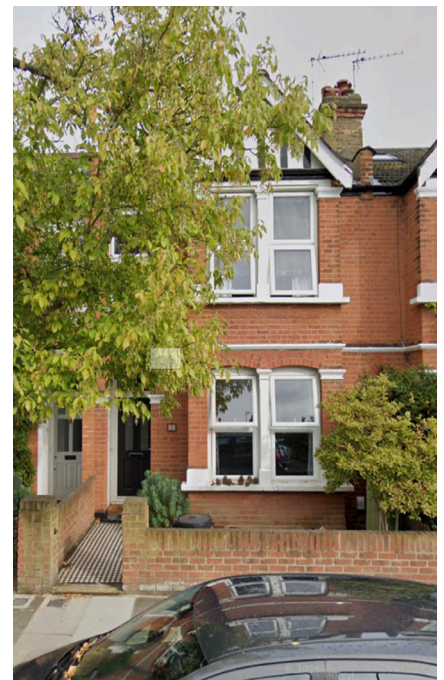
Site Photographs



Existing rear view of existing side extension



Existing rear view of rear lean-to



Existing front elevation.

Design and Scale.

The proposed design is for a ground floor side and rear extension and some minor fenestration alterations on the upper floors.

The ground floor proposal will improve the living quality of the applicants, providing a larger kitchen and dining space with rear glazing to maximise daylighting in the new open plan space.

The design proposes to extend the existing side extension by two metres, maintaining the existing pitched roof and the modest 2.1m eaves height, so as to limit any impact on the neighbour's amenity (no. 4 Bonser Road) in terms of daylighting and outlook. New skylights are proposed to improve the daylighting.

The rear element of the extension is proposed as a flat roof and to extend 1.575m beyond the existing lean-to or 2.3m from the main rear outrigger. Since the extension only runs past the neighbour's rear glazing at no.8 Bonser Road by 1.575m, the impact on their daylight is minimal.

A number of similar extension have been approved on the road, including no. 7 and no. 19 Bonser Road.

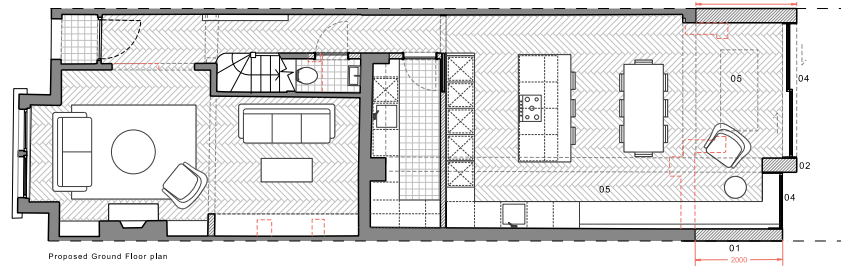
The separate elements of the design help to reduce the overall massing and ensure the extensions are subordinate to the main house, in line with Richmond Planning guidance.

The ground floor side extension is proposed in matching London Stockbrick and the rear extension element is proposed in a high quality standing seam zinc.

A new framless glass balustrade is proposed for the existing Juliet balcony and some minor adjustments to one of the front rooflights and side windows are proposed (in matching materials).

Access.

Access to the property via the main door is to remain as existing.



Proposed Ground Floor Plan.



Proposed Rear Elevation.

Summary.

Great care has been taken in researching current policy, as well as analysing the original property, site and context, and reviewing past planning applications, in the development of the submitted proposals.

We look forward to discussing the application further with yourselves.