

Design and Access Statement

For an Application for a Certificate of Lawfulness Under Permitted Development

Property Address: 110 Meadlands Drive, Richmond, TW10 7ED

Proposal: Minor External Amendments and Addition of Summer House

1. Introduction

This Design and Access Statement is submitted in support of a Certificate of Lawfulness application for minor external amendments to an existing semi-detached bungalow and the addition of a summer house within the rear garden, both of which fall under permitted development rights.

2. Existing Property Description

The property is a single-story semi-detached bungalow constructed in 2005. It is built in brick with a tiled roof and features one bedroom, one bathroom, a lounge, kitchen, and dining area. The property maintains a modest character typical of its era and blends with the surrounding residential environment.

3. Proposal Details

3.1 Minor External Amendments

The external amendments proposed include:

- Repositioning the front door: The existing window will be replaced with a new front door.
- Replacing the current front door position with a window: The existing front door opening will be converted to accommodate a window, maintaining visual balance on the façade.
- Rooflight alterations: Removal of one existing rooflight and the addition of a new rooflight in a different location.

These changes have been carefully designed to minimize impact on the character and appearance of the bungalow and the wider neighborhood while improving the internal layout and natural lighting. The materials and design for the alterations will match the existing structure to maintain continuity and harmony with the property's original design.

3.2 Addition of Summer House

A summer house is proposed for the rear garden, which will be sited within the limits of permitted development, adhering to the following conditions:

- The summer house will not exceed a height of 2.5 meters.
- It will not take up more than 50% of the garden area.
- It will have no plumbing or permanent foundations and will be used solely for incidental purposes.

The summer house will be constructed using lightweight materials in keeping with its ancillary use and will not impact neighbouring properties.

4. Design Justification

4.1 External Amendments

- The repositioning of the front door and associated window is minor and does not materially alter the architectural character of the property.
- The changes improve functionality for the homeowner and enhance the usability of the internal space without compromising the external appearance.
- The alteration to the rooflights ensures natural light is distributed more effectively within the property.

4.2 Summer House

- The addition of the summer house respects the scale and proportions of the rear garden, ensuring that the open character of the garden is preserved.
 - It is a temporary structure and will have no significant visual impact on neighbouring properties.
-

5. Access

The proposed changes do not alter vehicular or pedestrian access to the property. The front door repositioning maintains accessibility from the existing front path. The summer house will be accessed via the garden, with no changes to the external boundaries.

6. Compliance with Permitted Development

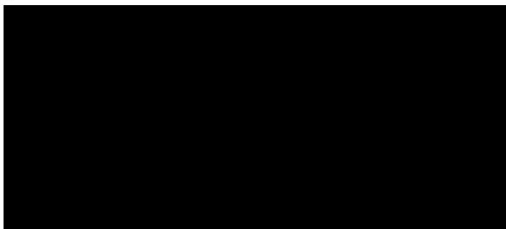
This application demonstrates that the proposals fall within the scope of permitted development:

- The external amendments do not extend beyond the existing structure's dimensions or alter the building's height.
 - The summer house complies with the regulations for ancillary garden buildings.
-

7. Conclusion

The proposed minor external amendments and addition of a summer house are modest, respectful of the existing property's design, and fully compliant with permitted development rights. These changes will enhance the functionality and enjoyment of the property without negatively impacting its surroundings.

Signed:



Philip Wells
DesignBox Architecture Ltd
27th November 2024

