

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE TO ACCESS GATE

FOX HOUSE, UPPER HAM ROAD
RICHMOND UPON THAMES
LONDON

TW10 5LA



1.0 INTRODUCTION

- 1.1 Our client is the current owner occupier of Fox House, Upper Ham Road, London, TW10 5LA. She has been a resident of Richmond for many years.
- 1.2 Upper Ham Road is a residential street of detached properties which face Ham Common. Upper Ham Road and the properties which run along it form part of the southern boundary of the Ham Common Conservation Area.
- 1.3 Fox House (formerly Chestnut Cottage and The Rosery) was built circa 1776 and is Grade II Listed.
- 1.4 This application is for alterations to access to the parking area at Fox House.
- 1.5 This application should be read in conjunction with the drawings submitted as part of this application.

2.0 PLANNING HISTORY

- 2.1 The below planning history is taken from the records available on the Richmond Upon Thames planning website.
- 2.2 **83/0430** – Installation of a bay window (Granted Permission 10/06/1983)
- 2.3 **20/0342/LBC** – Demolition of garden wall and installation of a new gate (Written off Never Validated)
- 2.4 **21/2019/LBC** – Provision of new gates in boundary wall and rebuilding of adjacent brick piers to match existing... (Granted Permission 02/08/2021)
- 2.5 **23/P0027/PREAPP** – Extensions and alteration to existing house and outbuilding (Feedback Received 05/04/2023)
- 2.6 **23/P0247/PREAPP** – Extensions and alterations to existing house and outbuilding (Feedback Received 05/12/2023)
- 2.7 **24/0346/LBC** – Demolition and replacement of an existing single-storey extension and replacement of an existing garage, the addition of a new single-storey extension, replacement of existing doors and windows, and other alterations. (Withdrawn by Applicant 27/10/2024)
- 2.8 **24/0344/LBC** – Demolition and replacement of an existing single-storey extension and replacement of an existing garage, the addition of a new single-storey extension, replacement of existing doors and windows, and other alterations. (Granted Permission 10/09/2024)

- 2.9 **24/0345/HOT** – Demolition and replacement of an existing single-storey extension and replacement of an existing garage, the addition of a new single-storey extension, replacement of existing doors and windows, and other alterations. (Granted Permission 10/09/2024)

3.0 SITE LOCATION & CONSERVATION AREA

- 3.1 Upper Ham Road lies in the central part of the west London borough of Richmond upon Thames. Fox House stands on the southern edge of Ham Common.
- 3.2 The development of Ham Common dates from at least the 17th century in association with the building of Ham House and the laying out of its landscape. The area is known for its 18th century mansions built by those attracted to this prestigious location.
- 3.3 The house and surrounding gardens stand in the approximate centre of the short row of properties on Upper Ham Road that front Ham Common. The south-east side of Ham Common has consistently been less densely populated than the south-west side and was developed at a later date.
- 3.4 The Conservation Area was first designated as such in 1969 with Fox House and other houses with a frontage to Upper Ham Road being included as part of the initial designation.
- 3.5 Like other Conservation Areas, the Ham Common Conservation Area has been extended with the most recent addition (E) being made in 2007.
- 3.6 Fox House is not specifically identified in the Ham Common Conservation Area Appraisal but is part of the Ham Common Green Character Area which states: “*Buildings around the green are varied in scale, from groups of modest terraced cottages to 18th century mansions in their own mature grounds.*”
- 3.7 The Conservation Area Appraisal highlights a series of “*Problems and Pressures*” facing the area. Of particular relevance to our application is the “*Loss of front boundary treatments and front gardens for car parking*” which has evidently had a negative effect on some properties.
- 3.8 A full assessment of the history of the property, its past residents and historical development can be found in the Heritage Statement submitted as part previously consented applications 24/0344/HOT and 24/3045LBC.
- 3.9 Fox House is Grade II Listed (1261977) and was first Listed 25/05/1983.



Fig. 01 – Map of Conservation Area

4.0 EXISTING ACCESS AND REASONS FOR APPLICATION

- 4.1 The parking area associated with the property is approximately 60m² and has concrete hardstanding.



Fig. 02 Existing opening with garage beyond

- 4.2 The boundary wall that divides the parking area from Upper Ham Road is 1700mm high and is of brick laid in Flemish bond.
- 4.3 The boundary wall is not mentioned in the official listing entry for Fox House.
- 4.4 The parking area is accessed via an 3247mm opening in the boundary wall.
- 4.5 The narrowness of the opening requires our client to cross into the oncoming lane to turn and access the parking area.



Fig. 03 Existing opening with timber gates

- 4.6 Upper Ham Road is a busy roadway, and the constrained access has led to several near misses with cars and cyclists.



Fig. 04 Parking area with concrete hardstanding

- 4.7 The narrowness of the opening also limits the number of vehicles that can be safely parked within the parking area which necessitates use of the Upper Ham Road for parking.



Fig. 05 Internal view of parking area.



Fig. 06 View of existing access and Fox House visible to the right.

5.0 DESCRIPTION OF THE PROPOSALS

- 5.1 To improve access to the parking area we propose to widen the existing opening in the boundary wall from the existing 3247mm to 5825mm.
- 5.2 The widening of the opening will require the demolition of 2500mm of the existing boundary wall, the wall is to be carefully dismantled by hand with the bricks saved for reuse.
- 5.3 The existing southern gate pier will be retained, a new northern gate pier will be built using bricks salvaged from the demolished section of wall if suitable. If this is not possible, new bricks are to match existing.

- 5.4 A new motorised bi-fold gate will secure the parking area and conceal parked cars and the garage beyond from view.
- 5.5 The new gate will have six solid timber leaves and will be painted to match the exterior joinery of Fox House as consented in applications 24/0344/HOT and 24/3045LBC.
- 5.6 The height of the boundary wall will not be altered, the new gate will be the same height as the boundary wall to maintain the existing horizontal line.
- 5.7 The existing dropped kerb would be extended to align with the widened opening.
- 5.8 As consented in applications 24/0344/HOT and 24/3045LBC the concrete hardstanding and planting bed will be removed and replaced with permeable paving.
- 5.9 Please refer to the drawings submitted as part of this application.

6.0 FIRE SAFETY

- 6.1 The proposed changes do not alter the Fire Strategy submitted as part of consented applications 24/0344/HOT and 24/3045LBC.

7.0 FLOOD RISK

- 7.1 We believe that the proposed changes will not increase the risk of flooding.

8.0 IMPACTS AND JUSTIFICATION

- 8.1 The widening of the opening will improve access to Fox House and reduce the risk of collisions between road users and vehicles entering and exiting the property.
- 8.2 It is our opinion that the proposed changes will not significantly affect the enclosure of Ham Common as the height and form of the wall will be maintained.
- 8.3 The gate will only be open during vehicular movements and will be closed for the majority of the time.
- 8.4 It is our opinion that the materiality and design of the new gate is appropriate to the age of the property and will not negatively impact the Conservation Area.
- 8.5 Under applications 24/0344/HOT and 24/3045LBC our client has already obtained permission to install motorised timber gates within the existing opening to secure the parking area following theft of a motor vehicle.

- 8.6 Our client has lived in the area for many years, and this is her full-time home. As evidenced by applications 24/0344/HOT and 24/3045LBC She is committed to restoring the property to a high standard and improving the contribution Fox House makes to the local Conservation Area.