

# Design Access and Heritage Statement

2 The Coach House, The Gateways,  
Park Lane, Richmond TW9 2RB

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### 2 The Coach House, Park Lane, Richmond TW9 2RB

Planning permission is sought for a garage conversion with a new white painted timber framed casement window and replacement timber windows to the front and side elevations.

#### Heritage Statement

The Coach House is situated in Extended Area E (added on 07/11/05) of the Central Richmond Conservation Area CA17 which was designated in 14/01/69.

2 The Coach House is a semi detached post war dwelling set behind The Gateways which is a large 1930s mansion block with frontage on Park Lane. The Coach House and its neighbour No1 are built adjacent to the boundary wall with the car park at 83 Parkshot.

The character area of Parkshot comprises two streets, Parkshot, which is the main historic road, and Park Lane, which leads to the Old Deer Park. Parkshot is a relatively short and linear road, with wider and deeper plots than the town centre which allows for more robust buildings with more generous spacing and setbacks.

The character area of Park Lane is residential, with a group of simple two storey brick terraces occupying most of the south side. The terraces lack front gardens and soft landscaping and have a distinctly urban character which contrasts with the mature planting and gardens to the north side of the street. The north side is characterised by a large block of flats - The Gateways with distinct gambrel roofs flanking a central element with projecting bays and balconies. Park Lane terminates at the east entrance to the Old Deer Park

carpark and is frequently used as an access point by pedestrians to reach the town centre, leading straight to Old Station Passage.



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### Design

#### Windows

The existing white UPVC windows will be replaced with white painted timber framed windows in keeping with The Gateways and will restore the building to the original timber framed window material. The removal of the garage doors and the installation of the proposed window will provide more area of solid wall flanking the front door and result in a more balanced front elevation.

#### Garage

The internal dimensions of the existing garage are 2.31m wide x 3.42m deep. The current owners of the property have only used the space for storage as it falls short of current standards and is not large enough for a modern day car to park and the doors to open sufficiently for passengers to alight.

Transport SPD states that - the clear internal dimensions for a new garage is 3m x 6m, considerable larger than the existing garage.

Given as such, it is considered that the garage space will continue to be used only for storage by the current and any future owners and therefore its conversion to a habitable space will have a neutral impact on the local parking stress.

#### Conclusion

The replacement windows will enhance the conservation area and the new window will be in keeping with the materiality and character of the house and the surrounding area.

