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Design & Access Statement – December 2024

In relation to: Rear ground floor side return extension and small rear first floor infill.

10 Windsor Rd, Kew, Richmond, TW9 2EL

Site and Surroundings:

10 Windsor Road is an end-of-terrace, two-storey, three-bedroom property that has always served as a C3 Dwellinghouse, with no changes to its use since its construction. The property forms part of a short terrace of four houses that contributes to the cohesive character of Windsor Road. While not located within a conservation area, the nearest one, the Kew Gardens Conservation Area, begins at the parade of shops on Sandycombe Road where Windsor Road intersects it.

The house is built from London yellow stock brick, a material commonly used along Windsor Road and the surrounding streets, reinforcing the area's visual consistency. Key architectural features of the property include a rectangular bay window at the ground floor, fitted with white-painted, timber-framed sash windows typical of the building's period. The roof is pitched, in line with the design of neighboring properties.

Despite being part of a short terrace, the street as a whole maintains a uniform appearance, with houses of a similar size, scale, and design contributing to its visual harmony. Each property, including No. 10, has a small front garden. The boundaries of these gardens vary, with low walls, fences, and hedges introducing subtle individuality while retaining the overall consistency of the streetscape.

Due to the modest size of the properties, there has been considerable rear development along Windsor Road to accommodate additional living space. The most common forms of extension include ground-floor side-return extensions, similar to the proposal for 10 Windsor Road, as well as rear loft extensions. These developments are generally high quality, thoughtfully designed to integrate with the original architecture, and do not detract from the uniformity or character of the street.

Windsor Road remains a predominantly residential area with a charming and cohesive character. The balance of preserving original architectural appeal while accommodating modern living needs is evident, and 10 Windsor Road fits seamlessly into this established context.

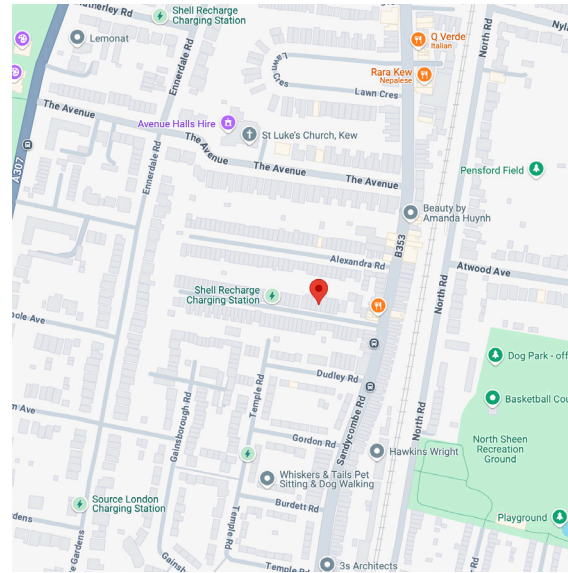


Fig. 1. Map view of local area.

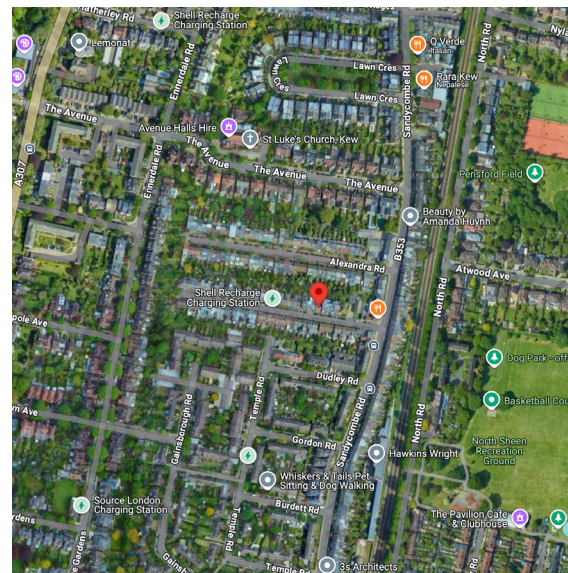


Fig. 2. Satellite view of local area.

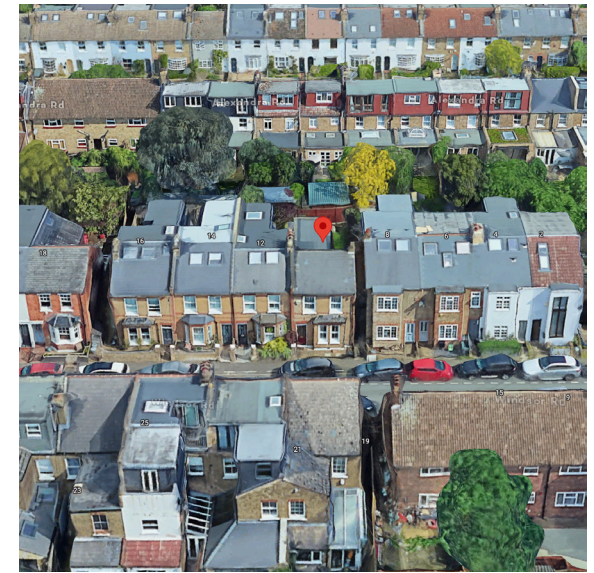


Fig. 3. Google Maps 3D view of front elevation.

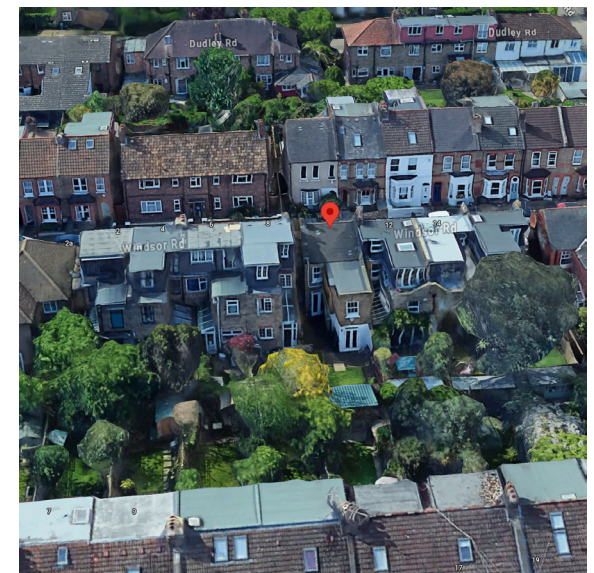


Fig. 4. Google Maps 3D view of rear elevation.

The Application Proposals:

Our clients, the homeowners, seek to improve the usefulness of the ground floor space and first floor bedroom space in their home. A new ground floor side return extension is proposed to sit to the side of the existing kitchen as well as a small rear first floor infill. The proposal will improve the interior layout and the usability of the property and its plot.

Ground Floor Side Return Extension:

The proposal has been carefully designed to create the impression of a greatly increased plan, whilst only adding 12.1m² of floor space. The updated open plan layout allows for a better fluidity of movement on the ground floor and significantly increases the usability of the kitchen/dining area. The space will provide a more generous area for our client and allow a degree of flexibility within the space for their family. The new extension is proposed to spread the width of the plot, so the relationship with the garden can be considerably enhanced.

The ground floor extension to the property will be finished in a white render in order to match the rest of the rear ground floor of the existing building. The design sees white painted, timber framed sliding glass doors and kitchen window implemented on the width of the rear facade, flooding the enlarged kitchen area with daylight. The relationship with the rear garden has been improved by this design move. Rooflights located on the new flat roof of the extension will further fill the space with light to create a comfortable area in which to inhabit.

As the building is at the end of a small terrace and as the extension is proposed to the side of the existing outrigger, there will be no effect upon the adjoining property. The proposals will increase the quantity and quality of natural light entering the space for the homeowners and enhance the aesthetic of the rear elevation.

The proposals leave the street-scene at the front unchanged and the change to side elevation will be not be perceivable from public view.

First Floor Infill:

The proposed first floor infill, despite adding only 1m² of additional floor space will provide a big benefit for our client. The new, more conventional bedroom layout will allow a much more efficient use of space and will create a cleaner tidier internal appearance.

The exterior appearance will also benefit from this change. The proposed infill, constructed in London yellow stock brick to the first floor of the existing building, will create a more natural balanced rear elevation. As this proposed infill is to the side of the first floor outrigger, this will also cause no effect upon the adjoining property or street-scene.

Enhancing the building's character:

Our proposal enhances the building's character by combining respect for its traditional design with high-quality, contemporary improvements. Carefully chosen materials, such as white render and London yellow stock brick, ensure a seamless integration with the existing structure, while prioritizing durability and longevity.

Modern features, including sliding glass doors and rooflights, are thoughtfully incorporated to complement the building's original character while improving natural light and usability. The design focuses on achieving a cohesive and balanced appearance, elevating the building's overall aesthetic and architectural integrity for long-term benefit.

Design Considerations Summary:

The property's existing use as a dwelling (Class C3) will remain unchanged, as it has been since its construction. The proposed changes focus on enhancing the functionality of the home while maintaining its residential character. Access to the property via Windsor Road will remain unchanged, with no alterations proposed to the current safe and convenient entry arrangement.

The development includes a modest increase of 13.1m² in gross internal floor area through a ground-floor rear

extension and a small first-floor infill. These changes will improve the property's usability and functionality while respecting its architectural integrity.

The layout will be minimally altered, with the new construction designed to strengthen the relationship between the house and its garden. The updated configuration creates a more open and flexible kitchen and dining area, improving the flow of the ground floor. Despite the modest increase in size, the design remains proportional and avoids overlooking or creating an overbearing form. By extending the width of the plot, the rear garden connection is enhanced, and the elevation is unified.

The front of the property will remain unchanged, while minor adjustments to the private garden will integrate it with the new extension.

The appearance of the extensions has been carefully designed to complement the existing building. White render on the ground-floor extension will match the existing rear, while the first-floor infill will use London yellow stock brick to blend seamlessly with the original structure. Sliding doors and windows, all white-painted and timber-framed, will enhance the rear elevation, introducing natural light while preserving the home's traditional character.

The proposals are subtle and well-integrated, improving the property's appearance and functionality while respecting its surroundings. These changes enhance the relationship between the house and its plot without disrupting the neighboring context or the established character of Windsor Road.