

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION

KARL STAND / 67 MORTLAKE ROAD, KEW TW9 4AA

TO BE READ IN CONJUNCTION WITH PROPOSED DRAWINGS

50° North

PROJECT DETAILS FOR REFERENCE

Project Team

Architects // 50° North Architects, Richmond, London

Client // Karl Stand

Transport consultant // Not commissioned.

Heritage and Design Consultant // Not commissioned.

Arboricultural // Not commissioned.

Landscape Designer // Not commissioned.

Planning Consultant // Not commissioned.

Site Address

67 Mortlake Road, Kew TW9 4AA

Site Technical Data

Site area	See planning forms
Current + Proposed Use	Residential
Conservation status	Yes
Flood risk status	Flood Zone 3
Unit mix	Detached dwelling

50°NORTH ARCHITECTS + THEIR CLIENT

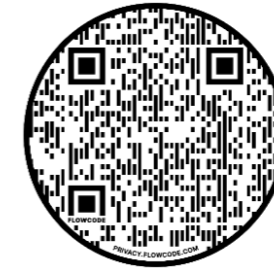
With over 30 years experience in residential architecture the practice principle has always relished turning sites and buildings into new, exciting homes. With both new build and refurbishment schemes in their portfolio the practice 50 North are specialists in residential design. The practice itself has been in existence for over 17 years and its small team delivers over 30 projects each year of varying sizes and styles. Combining their skills with a wide client base they have created mixed use projects, multi unit developments and some commercial designs.

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THE PROPOSALS, LOCATION, URBAN CONTEXT, SETTING + PLANNING POLICY

The Proposals

We propose to extend at the side, part single, part 2 storey and future proof the existing, detached building creating a refurbished, carefully planned living area. We propose internal remodelling and a better connection of the internal spaces to the garden. The rear elevation is simple and featureless while the internal arrangement leads to dark rooms and poor outlook. We have developed the design to overcome these issues.

We have been careful altering the rear elevation using materials and scale that are matching and not over-bearing the host dwelling. To this end, the front elevation relates well to the street scene retaining its existing scale and relationship to adjacent properties (see aerial photos right and bottom for further information). The rear elevation is now more inspiring and exciting.

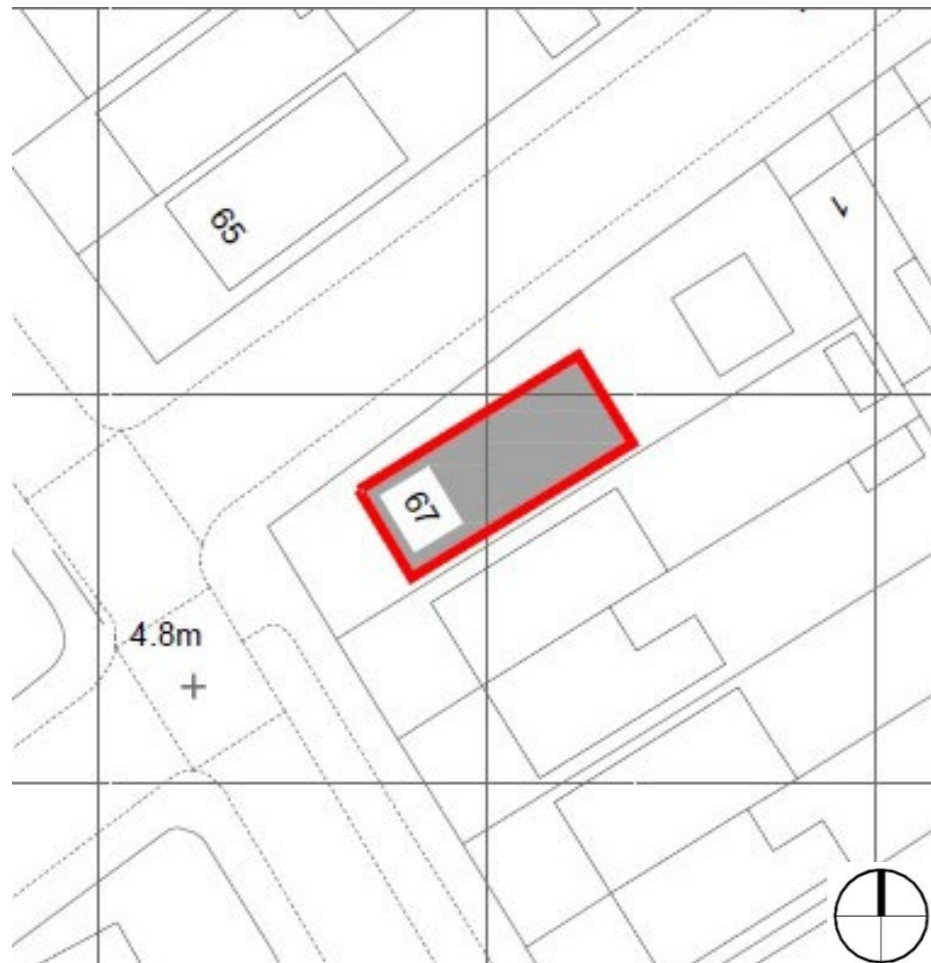


Fig 1 / Site plan



Fig 2 / Front Elevation



Fig 4 / This view of the rear of the property shows how the rear elevation isn't especially light or open feeling. We believe our design works with these constraints and adds the modest extension to connect to the garden.



Fig 3 / This aerial photo illustrates the setting of the building toward the north-west end of the home.



Fig 5 / This aerial photo illustrates the general setting of the property and the variety of nearby buildings. Scale of building and typologies are varied and interesting. A range of newer and traditional architecture is present.

Fig 6 Block plan and proposals overlaid to illustrate the setting.



URBAN CONTEXT + SETTING

Maps + Site Plans

Here we show the existing site location plan (left) with the site boundary highlighted in red and the ground floor plan superimposed over it. The block plan illustrates the extent of the proposal and its location on the site.

You will see from the plan that the house sits to the north-west of the block with ample room to extend to the north-east corner of the garden which, relates to the house better to the garden and the adjacent properties. The site geography would be better used and yet the proposals would not be viewed from the street.



Fig 7 - Rear Elevation



Fig 8 - Side Elevation

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RELEVANT PLANNING HISTORY

There are no relevant planning history to the property.

We have also reviewed nearby applications looking at the general scale and type of addition and alterations proposed and believe our work to be in keeping with the general pattern of development.

PRIVACY OUTLOOK + AMENITY

It is considered that issues of privacy, outlook and amenity are not undermined by our proposals. We have considered this in our design development of the ground floor extension. We would note that both solar control and shading and neighbouring amenity are very closely linked in this design and our approach to the rear extension.

FLOOD RISK ASSESSMENT

The site is in Flood Zone 3 which means the site has a high probability of flooding. This information is taken from the Flood Map for Planning on www.gov.uk.

ACCESSIBILITY

The property is currently accessed via the front door at ground level, front facing entrance door leading to the entrance hall and living areas. We are able to offer flush threshold access.

WASTE DISPOSAL + RECYCLING

Household waste and recycling will continue to be carried out as per council requirements. The property has been designed to accommodate storage and recycling in the kitchen. Recycling facilities and external bin storage are provided. There is no change to the requirements for council refuse collection.

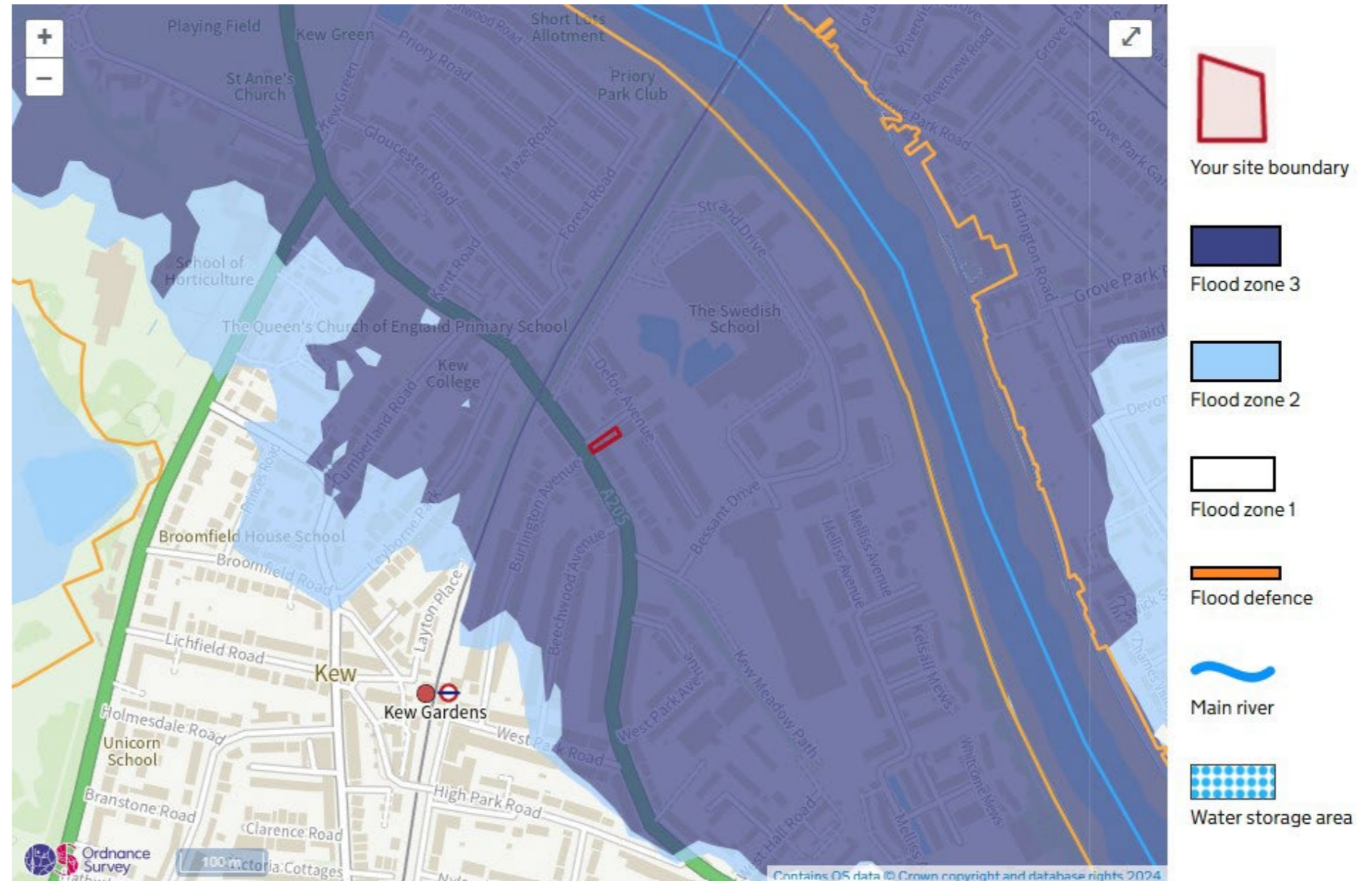


Fig 9 EA flood map excerpt

TREES + VEGETATION

The design doesn't affect nearby trees and doesn't fall within the root zone of protected trees. The design seeks to create a better amenity space which will over time be populated by a better garden specification than exists today.

DESIGN FACTORS + CONSIDERATIONS

How we designed the proposals for the site

Led by the client's brief, which called for a more open plan arrangement, light and flexibility, we set about adjusting the ground floor to create better spaces, storage and a sense of relationship with the garden from the living spaces.

Key to the design was to extend into the garden to one side so as not to compromise adjacent windows and gardens while creating a piece of neat and contemporary architecture. Using materials to complement the existing rear elevation and carefully placed glazing we believe we have created:

“... A new rear addition with spaces to enjoy the garden and ancillary features that make the property future proofed and interesting....”

We have researched the best materials for the site and age of the property and carried out a design discussion with our client. This has led us to choosing a pallet which has London stock brick and painted aluminium frames, and glass in it. New green roofs to encourage biodiversity in the area.

The design will feature a textural and light set of finishes that will bounce light around the interior and age gracefully. The balance of the elevations has been carefully considered and developed over time.

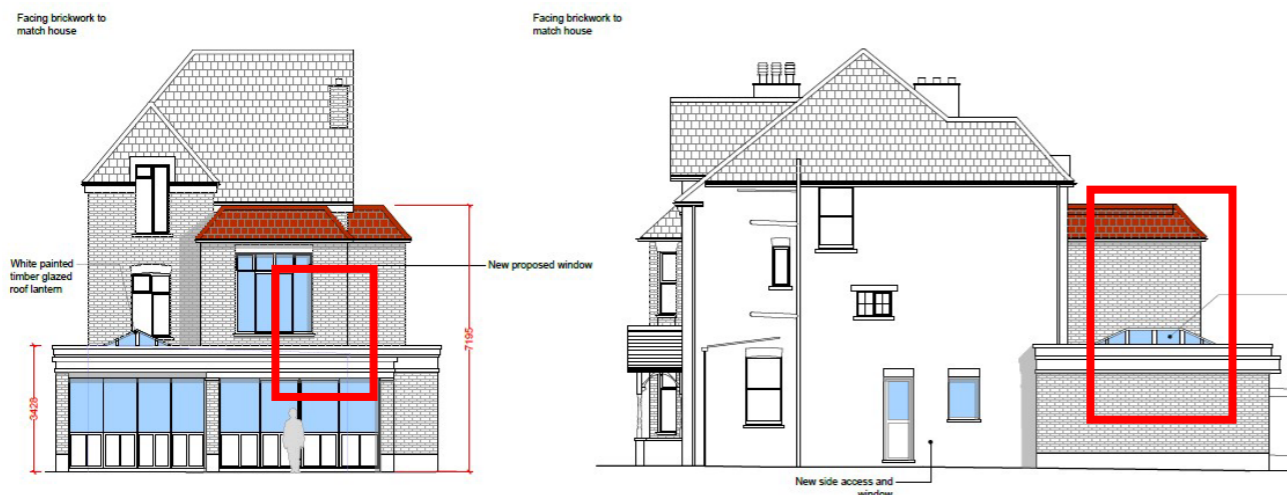
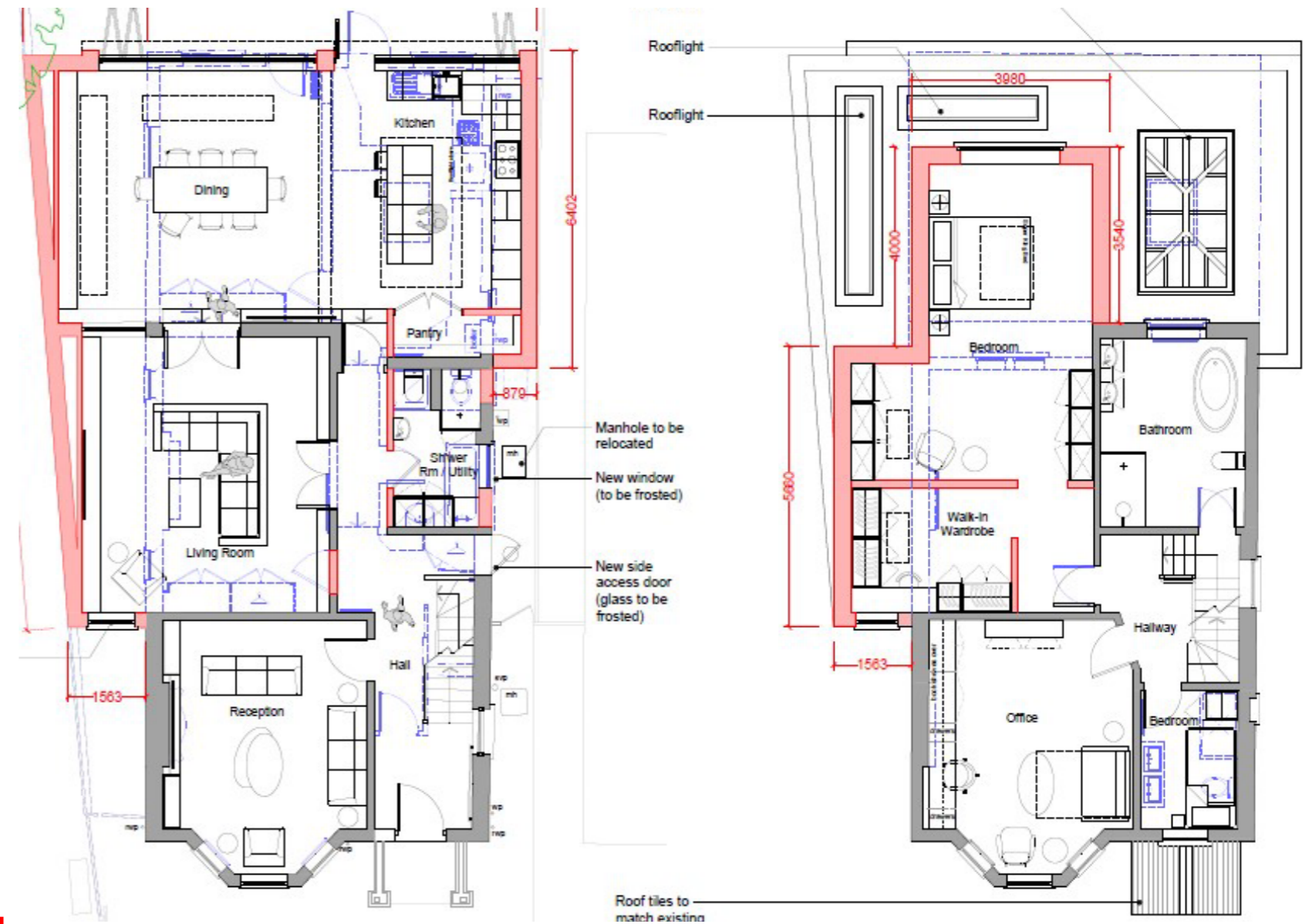





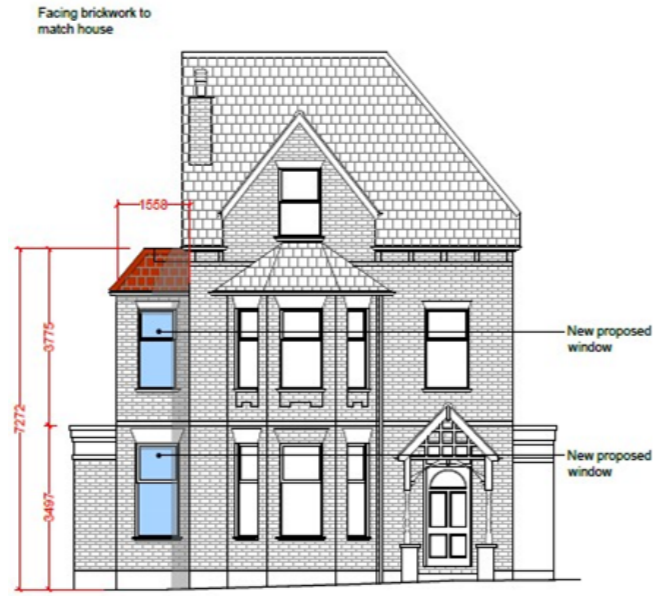
Fig 10 / Proposed extension elevations

Fig 11 / Proposed Ground and First floor plans

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Fig 12 / Proposed elevations

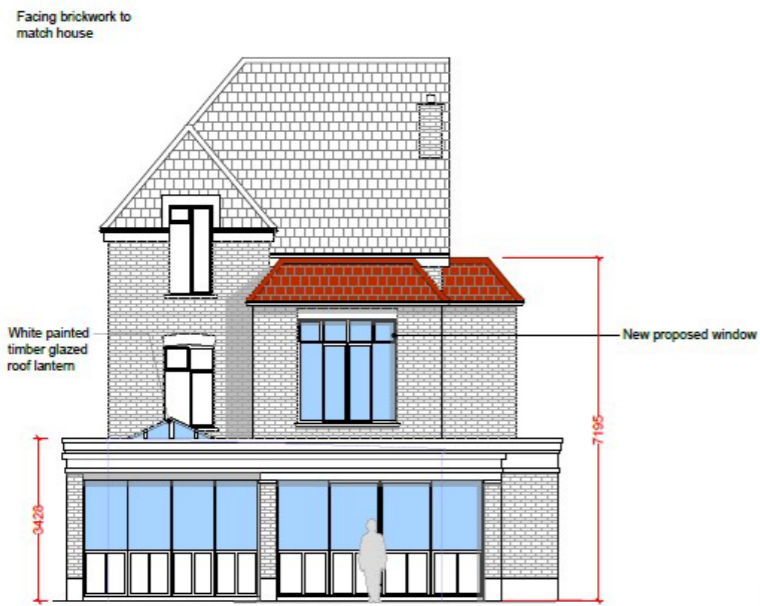
KEY	
	Existing retained
	Existing to be removed
	Proposed



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



CONCLUSION

We believe our proposal should be received and considered favourably because of the following....

The proposal is to carefully extend and alter the existing detached property to make for a more spacious home catering to modern standards of living while giving the building a facelift and revitalisation.

The resulting property will be substantially better performing than the existing and feature future proofing technologies and construction techniques. We propose to upgrade the external envelop using modest additions and new materials that are in keeping with the wider area and the age of the property.

Our design has been specifically developed to make best use of the setting out and orientation of the site while being sympathetic to adjacent buildings. The extension has been very carefully added to maintain the existing form and shape of the host building while adding a new feature and floor space without compromising light or outlook to neighbouring homes.

The proposals seek to add some space and garden access while giving the building a clearly defined style with modern flourishes.

It is hoped that the proposals demonstrated within this Design, Access and Heritage Statement and the accompanying proposed drawings will be supported by Richmond Council and we would welcome any opportunity to discuss them with the case officer in due course. We have extensive site knowledge containing photographs and survey information we can supply on request.

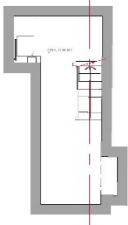
We believe our careful and considerate approach to this property on this site and in this area will be a positive addition to its surroundings.



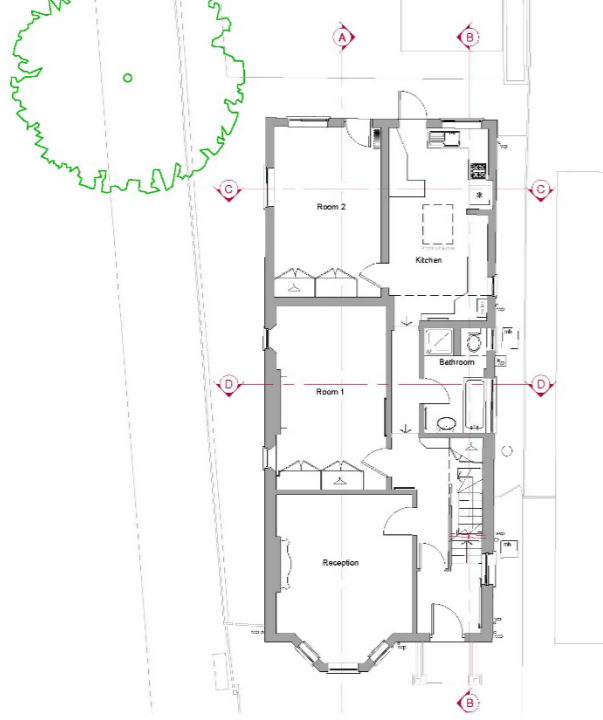
Fig 13 Proposed rear elevation shown above illustrates the new extension.

APPENDIX 1

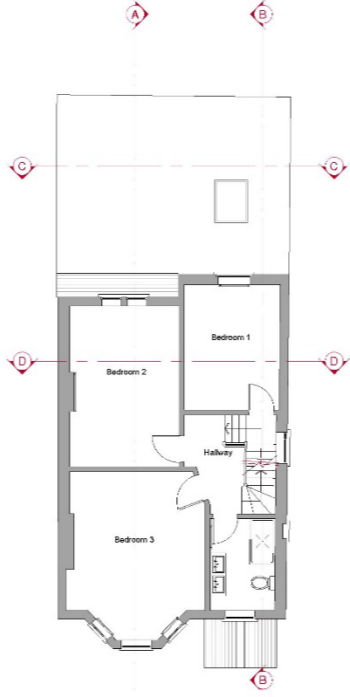
Existing plans and elevations



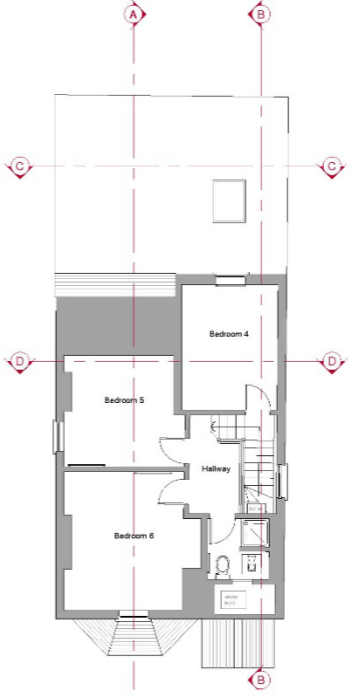
01 Existing Cellar Floor Plan
1:100 @ A3



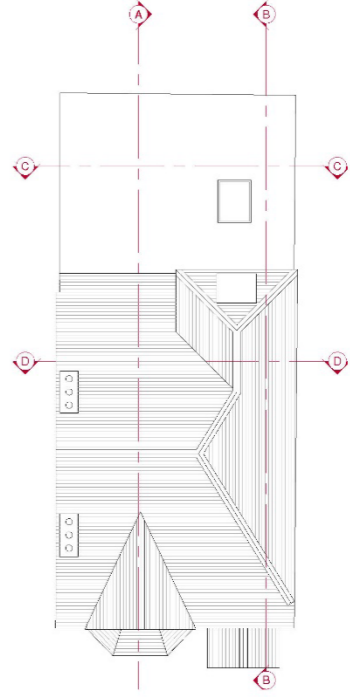
02 Existing Ground Floor Plan
1:100 @ A3



03 Existing First Floor Plan
1:100 @ A3



01 Existing Second Floor Plan
1:100 @ A3



02 Existing Roof Plan
1:100 @ A3

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notes

- This drawing is for information only and does not constitute a contract.
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- For more information contact the architect.

key plan

REV	DATE	DRAWN BY	APP'D BY	USER
1	24.01.24	LB	OG	LB

client: **KARL STAND**

project: **67 MORTLAKE ROAD KEW, TW9 4AA**

status: **EXISTING**

revision: -

EXISTING UG, GROUND AND FIRST FLOORPLAN

drawing no: **002**

drawn by: **OG**

approved by: **LB/TB**

date: **24.01.24**

job no: **2725**

scale: **1:100@A3**

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key plan

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1	24.01.24	OG	LB	LB

client: **KARL STAND**

project: **67 MORTLAKE ROAD KEW, TW9 4AA**

status: **EXISTING**

revision: -

EXISTING LOFT AND ROOF PLAN

drawing no: **003**

drawn by: **OG**

approved by: **LB/TB**

date: **24.01.24**

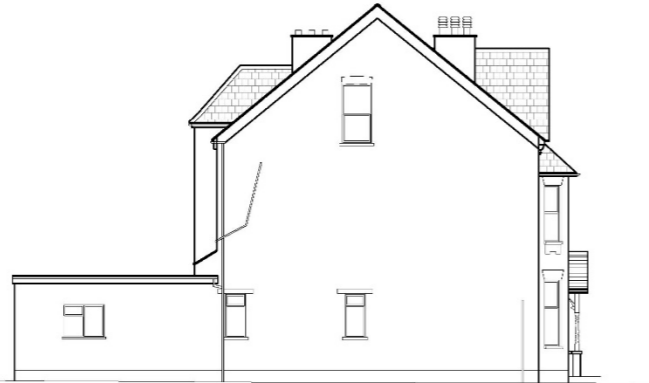
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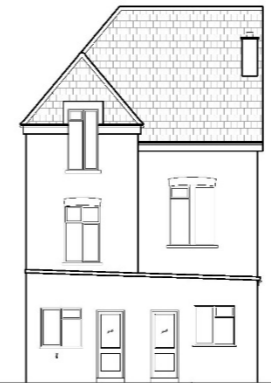
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01 Existing Front Elevation
1:100 @ A3



02 Existing Side Elevation
1:100 @ A3



01 Existing Rear Elevation
1:100 @ A3



02 Existing Side Elevation
1:100 @ A3

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key plan



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REV	DATE	DRAWN BY	APPROVED BY	NOTES
1	24.01.24	OG	LB	see main

client:

KARL STAND

title:

EXISTING ELEVATIONS

drawing no.

004

project:

67 MORTLAKE ROAD
KEW, TW9 4AA

drawn by:

OG

approved by:

LB/TB

date:

24.01.24

status:

EXISTING

job no.:

2725

revision:

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scale:

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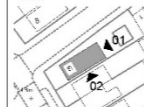
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title:

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drawing no.

005

project:

67 MORTLAKE ROAD
KEW TW9 4AA

drawn by:

OG

approved by:

LB/TB

date:

24.01.24

status:

EXISTING

job no.:

2725

revision:

-

scale:

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END

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Please contact us with any queries and comments. Additional information may be requested by the case officer. Please contact info@50degrees.co.uk and ask for the project architect for the project if you require more information.

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