

SCHEDULE OF WORKS TO ACCESS GATE

FOX HOUSE, UPPER HAM ROAD
RICHMOND UPON THAMES
LONDON

TW10 5LA



1.0 INTRODUCTION

- 1.1 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.
- 1.2 This Schedule of Works document is for alterations to access to the parking area at Fox House.

2.0 EXISTING ACCESS AND REASONS FOR APPLICATION

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



Fig. 02 Existing opening with garage beyond

- 2.2 The boundary wall that divides the parking area from Upper Ham Road is 1700mm high and is of brick laid in Flemish bond.
- 2.3 The boundary wall is not mentioned in the official listing entry for Fox House.
- 2.4 The parking area is accessed via an 3247mm opening in the boundary wall.
- 2.5 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

- 2.6 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

- 2.7 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.

3.0 DESCRIPTION OF THE PROPOSALS & SCHEDULE OF WORKS

- 3.1 To improve access to the parking area we propose to widen the existing opening in the boundary wall from the existing 3247mm to 5825mm.
- 3.2 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.

- 3.3 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. All mortar joints will match existing in size, colour and texture.
- 3.4 A new motorised bi-fold gate will secure the parking area and conceal parked cars and the garage beyond from view.
- 3.5 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.
- 3.6 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.
- 3.7 The existing dropped kerb would be extended to align with the widened opening.
- 3.8 As consented in applications 24/0344/HOT and 24/3045LBC the concrete hardstanding and planting bed will be removed and replaced with permeable paving.
- 3.9 Please refer to the drawings submitted as part of this application.
- 3.10 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.
- 3.11 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.
- 3.12 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.