



Front / north elevation, facing Palmerston Road

## Design + Access Statement

17 Palmerston Road London SW14 7QA

### The property

17 Palmerston Road is a mid-terrace Victorian house within the East Sheen ward of the London Borough of Richmond upon Thames. It is not in a conservation area or subject to any specific development control restrictions.

### Client brief

The proposal is to upgrade, modernise and extend the house, including:

- Dormer roof extension to the rear / south elevation.

### Relevant planning history

There is no planning history for this property.

### Policy and guidance

The proposals have been designed to meet the requirements of the National Planning Policy Framework (NPPF) 2021, as well as the Local Plan, adopted 2018, policies and supporting guidance, in particular the following:

- LP 1 Local Character and Design Quality
- LP 8 Residential Amenity and Living Conditions
- Supplementary Planning Document 'House Extensions and External Alterations' (2015)

### Design proposals and response to policy

Policy LP 1 'Local Character and Design Quality' states that the Council will require all development to be of high architectural and urban design quality. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. Development must respect, contribute to and enhance the local environment and character.

- The proposed dormer extension to the rear / south elevation at second floor / roof level reflects the design of the existing rear elevation of the property.
- The proposed extension will be of brick construction, to match the rear elevation of the house, with standing seam lead cheeks.
- The feature window will have a painted timber-frame to complement the original building.
- The Supplementary Planning Document 'House Extensions and External Alterations' (2015) confirms that the roof extensions should not dominate the original roof, so the proposed dormer is less than half the width of the dwellinghouse and a significant area of the existing roof remains visible.

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### Neighbour Amenity

Policy LP8 requires development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and that proposals are not visually intrusive.

The proposal is at roof level, set between existing loft extensions at adjoining Nos 15 and 19, so it would not result in harmful overlooking or loss of privacy.

### Trees

Policy LP16 requires the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance.

The proposed works are at second floor level only. Works to trees do not form part of this application. The root protection zone of the single tree denoted T1 on the site plan does not fall within the area of the proposed extension.

### Sustainability

Policy LP20 promotes and encourages development to be fully resilient to the future impacts of climate change. Opportunities to adapt existing buildings, places and spaces to the likely effects of climate change should be maximised and will be supported.

The existing boiler will be replaced. The new extension will improve the thermal performance of the building.

### Flood Risk

Policy LP21 The property is within flood zone 1, which has a low probability of flooding from rivers and the sea. A flood risk assessment accompanies this application.

### Building Regulations

Technical construction issues will be addressed post planning (RIBA Stage 4 Technical Design) and a submission will be made for Building Control approval.

### Party Wall

A party wall surveyor has been appointed to address issues relating to The Party Wall etc Act 1996 and the implications of the proposals on neighbouring properties. This is not a planning matter.

### Access

The property is a single-family dwelling and remains as such. Access is unaltered by the design proposal.

McDaniel Woolf – architecture, design and heritage consultancy

We are architects and interior designers with a specialism in adaptive design and the creative re-use of commercial, workplace and residential buildings for the C21<sup>st</sup>.

Projects include listed and locally listed properties, many in conservation areas, throughout south-west London. Fiona McDaniel has a MSc in Historic Building Conservation and Richard Woolf is a RIBA-accredited Conservation Architect and has a MSt(Cantab) in Building History.

From large development schemes to domestic works, we have a focus on adaptive design, building conservation and interior architecture. The partners are involved at all stages of every project, from feasibility studies, planning applications, heritage assessments and statements of significance, through to technical detailing and working with contractors and specialist trades on-site, delivering a bespoke and personal service.

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