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## Planning Support Document

**17 Beverley Gardens**  
**Barnes,**  
**London,**  
**SW13 0LZ**

23 Dec 2024

## Introduction

Malone + Pike Ltd have been appointed to submit a planning application on behalf of Emma Lee of United Faith Limited, the freehold owner of 17 Beverley Gardens, Barnes. The proposed works are for a ground floor and first floor extension to the rear, a first floor terrace with obscured glass balustrade, changes to the cladding and cappings, additional windows and doors and internal reconfigurations.

## Site Context



The subject property is located in SW13, within the London Borough of Richmond Upon Thames. The property is located within the Barnes Common Conservation Area 32. The property was constructed in 2010. The property was awarded planning permission in 2008 under application 08/0847/FUL.

The property is located on land originally the garden of 7 Scarth Road. Although the property is detached it is surrounded by properties on Beverley Gardens, Scarth Road and Beverley Road.

The properties on Scarth Road were the first buildings to be constructed in the area and are of stock brick with slate roofs. These are larger properties which overlook Barnes Common. Next to be constructed were the properties on Beverley Road, these are in the Victorian style with detailed front elevations and less detailed rear elevations. The properties on Beverley Gardens were the last to be constructed. It is key to note that these properties have small front gardens and bay windows.

## **Current Property**

The original planning application aimed to ensure that the property is 'inward facing' with courtyards, limited views from windows and louvres to prevent overlooking both from and into the property. This is described by the property architect as an 'introverted' approach. As the architect employed to enhance this property for the new owners, we did not want to work against the property, we wanted to enhance it.

The timber cladding used for the building has not been maintained which means in some places it is failing and rotting away. The current timber has also faded over time, which makes the building feel uncared for.

The front elevation facing the road has little in terms of windows, with no windows at ground floor. The lack of windows here can make the interior feel dark and cold. It is noted that the living room of the property was originally intended to be a garage, although this has been constructed as internal space. The surrounding properties have front bay windows and large windows facing the street.

The kitchen space has only a small opening to the garden. The client wishes to have a link between the garden and the kitchen / living space to better suit modern living.

At the first floor the windows are small, which prevent overlooking and create an intimate feel. However, this makes the bedrooms feel small and provide little connection to the outside.

Our key aim is to fix these issues and improve the home's appearance and quality of living.

## The Proposal

### Basement

It is proposed to make changes to the internal layout at basement level. No external changes are proposed here.

### Ground Floor

At ground level it is proposed to add an oriel window to the front elevation. This oriel window is a modern take on the bay windows used on the surrounding properties. The aim of this is to create a softer appearance from the street and present a less defensive front elevation.



*Visual of front oriel window*

It is proposed to replace the external timber cladding used throughout the property with Shou-Sugi-Ban timber. Shou sugi ban is a Japanese technique that involves charring wood with a hot flame, then cooling it, cleaning it, and finishing it with oil. The term translates to "burnt cedar board". The key advantage of this method is that, with minimal upkeep, it should last 80-150 years. This has also been chosen for aesthetic reasons, the black will contrast well with the brickwork and

give the building a more refined look. In order to tie the building together with this new material, it is proposed to change all the cappings for VMzinc Anthra Zinc metal cappings.



*The appearance of Shou-Sugi-Ban cladding*

At the rear of the property a new extension is proposed to replace the current corner terrace at the North of the site and also a new garden room extension to the North-East of the site. The current corner terrace is dark with high walls and a fence. This space is not utilised due to its lack of light and space. This space is proposed to become part of the kitchen providing storage and cooking space. The garden room extension provides an important link with the garden where the inhabitants can relax and enjoy a connection to the garden year round.



*3D view of the new garden room extension*

First Floor

At first floor it is proposed to extend the bedroom out over the ground floor to provide more bedroom space. This volume will be clad in Shou-Sugi-Ban timber to match the rest of the timber elements on the property and to show this as a contrasting addition.

It is proposed to add a terrace off of the bedroom to provide ventilation and a connection to the outside. This will feature obscure glass 1700mm high balustrades to prevent overlooking.



*3D view of bedroom suite exterior*

2 new windows are proposed from the bedroom, 1 of these will look into the central courtyard, the other will overlook the garden. The aim of this window is to provide more light to the master bedroom.

It is proposed to make the window at the front of the property larger to provide more light to this bedroom and improve the appearance of the front of the house from the street.

Internal reconfigurations are proposed throughout.

## **Present + Proposed Use**

The development proposes no new additional bedrooms and 1 additional bathroom.

## **Conclusion**

It is proposed to extend and improve this home to better accommodate the new owners of the property. The original house has been designed with care, both for the environment and the surrounding neighbours. Although it is proposed to extend the home, these extensions have been designed to be in keeping with the overall design and improve the internal living spaces. Our aim is to enhance and improve the property, both in terms of its appearance and the quality of life of the owners. We believe that this warrants a positive determination from the council.