

SUPPORTING STATEMENT 37 Acacia Road, Hampton

The house is detached, on a very wide plot (over 25m), not in a Conservation Area and has not been extended beyond the original building other than a rear conservatory. There are 2 single garages to the right (west) side, the bulk of which also seem original according to Richmond's post WW2 online map (previously known as #7 Acacia Road):



To the side and front of these there is a hardstanding and gardens all round. The house sits within the site such that the flank main house walls are over 9.5m from the west side boundary and 5.5m from the east. The property to the right has been built up to the boundary almost on the wall and has a large window serving a landing. The property to the left is approx. 1.5m from the boundary and both are much later, lower scale buildings.

Along this section of Acacia Road there are a mix of architectural styles from early 20th C, through the mid 20th C to present day. Most are detached and have plot widths of around 10-12m with quite narrow gaps between houses. Where 1st floor/2 storey side extensions to these have been approved in recent years, Richmond have naturally required additions to be no more than half the width of the house and a minimum 1m set back from side boundaries as per the SPD guidelines. The obvious exceptions to this street pattern are the application site at #37 and #22 opposite (images below) which are both unusually wide occupied by a single dwelling. #22 was until around 1983 a bungalow then a 1st floor was added to the full width of the house over time - most recently in around 2012. As these extremely wide plots are fairly unusual it would seem appropriate here to extend in a way that is appropriate for this fairly unique context.



Currently the house accommodation is disproportionate to the plot size and as a modern family home. The garages (occupying approx. 35m²) and hardstanding to the west side is dead space and offers no amenity value or benefit to the street view. The house front brickwork is poor in places and the central 2 storey bay with misaligned fenestration and inappropriate metal windows is awkward. Internally at ground level the entrance hall is central with no natural daylight or coat storage. The understairs w.c is accessed via the 'working' kitchen (i.e no dining space) and whilst there are 2 reception rooms the later conservatory these both lead to is thermally poor and not weathertight. Effectively then the usable m² on this level is under 65m². The 1st floor has 4 bedrooms partly into the roof slopes around a central landing with oriel stair window. Only 2 of the bedrooms are real doubles and the bathroom serves all the rooms on this level which is also around 65m². Given that many houses along Acacia Road are 4/5 bedroom and in excess of 220m² a family home of 130m² falls short of modern day requirements,

The new owners wish to sensitively enlarge the house and create a proportionate family dwelling whilst retaining the generous gardens and spacing within the street scene.

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The proposals are to remove the single storey garaging and add a 2 storey side extension which would provide a third double bedroom with 2nd bath/shower facility at 1st floor. At ground floor below would be a new single garage and guest room/study to the front, utility/coat/boot store and kitchen with pantry/larder at the rear. The main house would be connected to the new with minimal remodelling on both levels, The front entrance would be relocated to the current kitchen with gabled porch, enlarged hall and the 2 storey bay hip roof raised to a gable with rationalised window fenestration. The conservatory would be replaced with a family room on an altered footprint to avail of views to the east part of the garden.

With regards to compliance with Richmond's policy, the main desire is for additions to appear as obvious extensions that are subservient to the original dwelling and ensure the main house remains the dominant feature. This can be achieved in different ways such as setting down the new roof and pulling back the front massing. The proposed 1st floor element roof would be lower than the main ridge, the front wall against the house at 1st floor would be set back by over 2.6m, with a gabled section beyond positioned 1m back from the main building line. Whilst it is not less than ½ the width of the original house (which is a guide and regularly departed from in practice) the unusually wide plot and stepped footprint would ensure the new massing is subordinate and inferior to the original house. There would be a similar relationship between neighbouring properties as at #22 opposite.

To the rear, the ground floor side/rear additions would project max 2.9m beyond the main house elevation and in the general location of existing conservatory and garaging, leaving the original rear elevation visible and ensure the additions do not overwhelm the house . At 1st floor the right side extension proposed rear wall would be set back from the main house by 2.3m.

The extensions would not affect outlook, light or amenity of neighbouring properties. The combined massing would be in scale with the site proportions, complement and be in character with the vernacular architectural style.

External materials:

The surrounding properties have a varied mix of smooth, rough painted render, red multi stock brick and plain clay/red/brown interlocking tiles. The existing property is of solid masonry brick construction with tile hanging at 1st floor, single glazed black steel windows and thermal performance is poor. The proposals are to apply insulated render and brick slips below ground sill level to retained brick and rear tile hung 1st floor external walls as part of renovations. The new extensions would also have render with brick lower sections. Pitched roofs would be plain clay tiles, flat sections in grey lead-look rubber with rooflights and windows/doors would be powdercoated aluminium.

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