# HERITAGE & DESIGN AND ACCESS STATEMENT

**319 and 319A RICHMOND ROAD, TW1 2PB TWICKENHAM**
**NOVEMBER 2024**

# 1.0 Introduction

This document has been produced in support of a Planning Application at 319 and 319A Richmond Road, TW1 2PB Twickenham for the following works:

- Conversion from 2 flats into a single family dwelling
- Single storey rear extension
- Removal of external rear timber stair and landing
- Replacement of windows and doors
- Two new window openings to the side elevation and alterations to three existing window openings on the rear and side elevations
- Reinstatement of chimneys
- Remedial works to front and rear facades
- Bike shed and bin store to front garden
- Installation of Air Source Heat Pump
- Installation of Solar Panels to side roof

# 2.0 Site

## 2.1 SITE DESCRIPTION

No. 319 Richmond Road is a semi-detached property comprised of a lower ground floor, upper ground floor, first floor, and second floor. The property is currently arranged into two individual flats:

- **Lower Ground Floor**: Contains a one bedroom flat located at No. 319A.
- **Upper Ground, First and Second Floors**: Contains a four bedroom flat located at No. 319

Richmond Road is a historic route linking Richmond and Twickenham, with the site situated on the North side of this road. The road features a variety of buildings in different styles, periods, and scales. No 319 forms part of a group of five pairs of four storey identical residential semi-detached houses built in the late 19th century (between 1866 and 1893).

The building is within the CA21 Cambridge Park East Twickenham Conservation Area and is not listed. The site is in flood zone 1, indicating a low probability of flooding from rivers and the sea.

## 2.2 CONSERVATION AREA

The Conservation Area was designated in September 1974. The character of the area is best described in an extract from the Conservation Area Designation.

***History and Development:***

*The course of Richmond Road can be traced back to the Domesday Book, running from Richmond through to Twickenham Village, as it does today. From 1610 the area was best known for Cambridge House and grounds. Little changed in the area until 1846 when the estate was gradually sold off to developers.*

***Character**:*

*The conservation area was originally designated as a cohesive area of 19th century development. Included was Sandycombe Road, with a mixture of Victorian and Edwardian houses of varying styles, situated in a slowly bending road that produces attractive changing views. Houses of note include Turner's house and Eldridge the builder's merchant on the corner of Claremont Road which displays some high quality Edwardian/ Victorian detailing.*

*The conservation area was extended to include Norman Avenue, a road of substantial red brick properties and good street trees. The houses are nearly all unaltered and have decorative terracotta panels and original glazing details. A further revision of the conservation area boundary was considered appropriate, to include Cambridge Park Court and grounds. This is a fine interwar residential development little altered adding continuance of quality and interest to the area by way of its special architectural interest. There was also the addition to the conservation area of a late Victorian suburban development, built on a grand scale, with 3-4 storey detached semi-detached villas and mansions planned around a triangular green, containing tennis courts and a bowling green.*

*Cambridge Park was developed in the last quarter of the 19th century in the former grounds of Cambridge House. The geometry of the area is set by the route of a path (now St. Stephen's Passage) following a short cut route to Richmond Bridge. The buildings are predominantly gault brick with Italianate detailing featuring strong stucco bays, tripartite windows, eaves brackets and moulded architraves. Slate roofs have chevron bands. Gardens are large and boundary hedges of privet, yew and holly with an assortment of large specimen conifer and deciduous trees have to some measure retained the park-like character.*

*St. Stephen's Gardens and Norman Avenue are of similar date (c 1898) and style, being red brick semi-detached housing to a smaller scale than Cambridge Park. St. Stephen's Gardens has full height projecting square bays terminating in roof level gables, coupled entrance porches with heavy timber construction and panels of decorative brick. Sandycombe Road contains a variety of building types, from the grand brick villa built to the design of Turner at Sandycombe Lodge (18th century) to a humble terrace of early 19th century cottages with trellis porches at the south end.*

*The curve in the road and the mature landscape planting creates a strong sense of rhythm and enclosure. Focal buildings in Sandycombe Road are the builders' merchants, nos. 31 and 9 St. Margaret's Road. St. Stephen's Church (1874) in Kentish ragstone is a key building within the area, providing a focal point on the journey along Richmond Road.*


## 2.3 APPRAISAL OF EXISTING BUILDING

The property is constructed in stock brick and features projecting bay windows on the lower and upper ground floors, as well as an entrance porch with decorative column capitals. The existing windows are white single glazed sashes with painted stone and brick lintels at the front, and a mix of white sashes and casements at the rear and side elevations. The main and rear roofs are clad in slate and feature eaves brackets at the front.

Nos. 319 and 321 Richmond Road are an identical pair, divided by a raised parapet wall in stock brick.

## 2.4 EXISTING PHOTOGRAPHS

***Fig 1.*** *View of Richmond Road from West Side*

***Fig 2.*** *View of Richmond Road from East Side*

***Fig 3.*** *View of rear elevation*

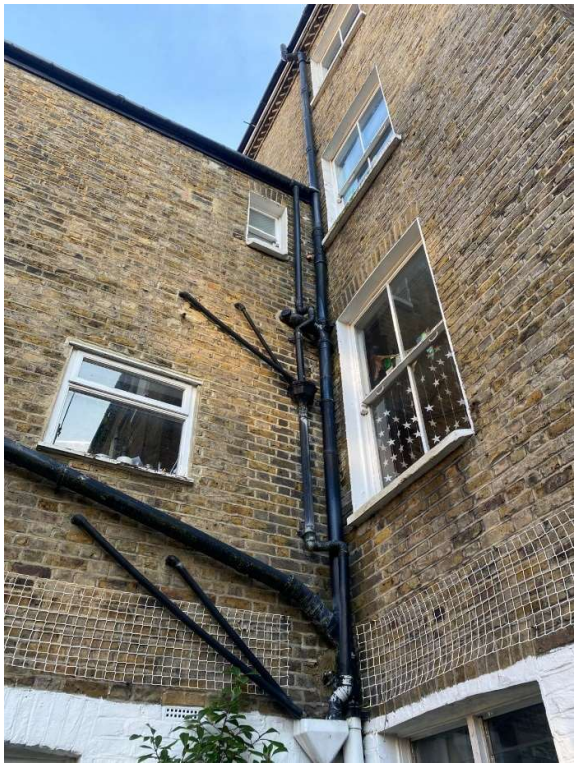

***Fig 4.*** *View of external pipework at rear and side elevations*

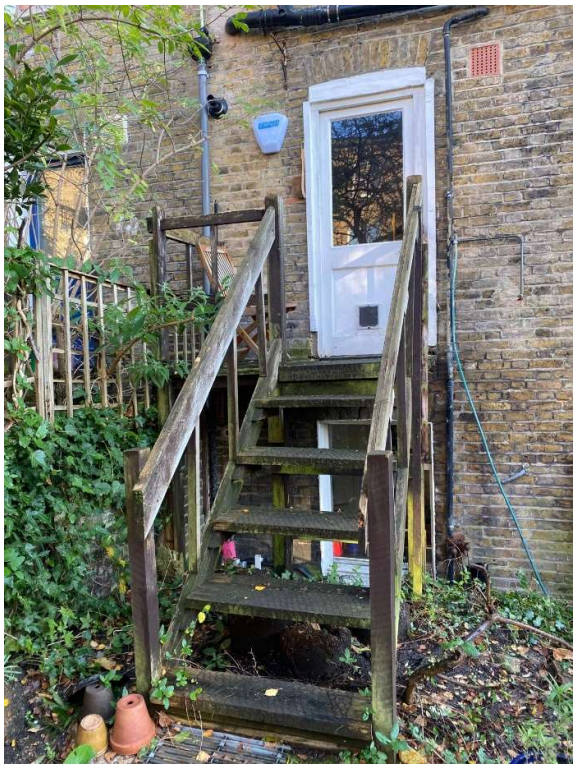

***Fig 5.*** *View of external rear timber stair*

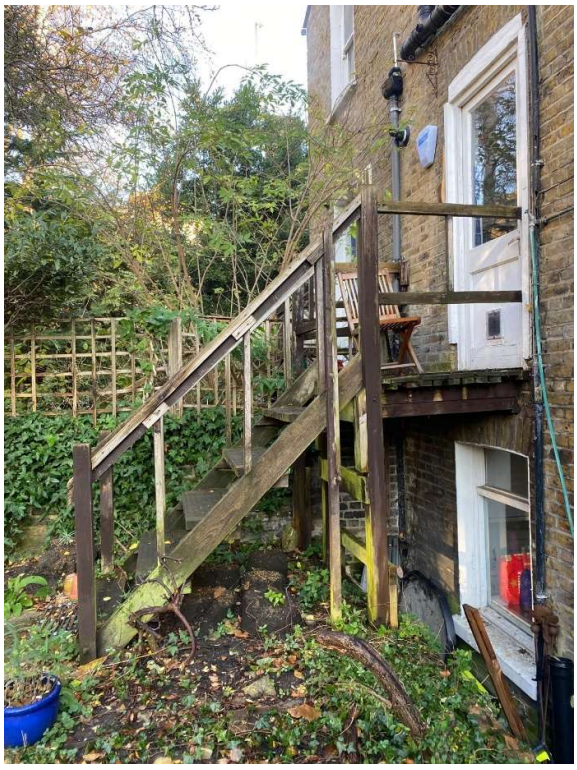

***Fig 6.*** *View of external rear timber stair and landing*

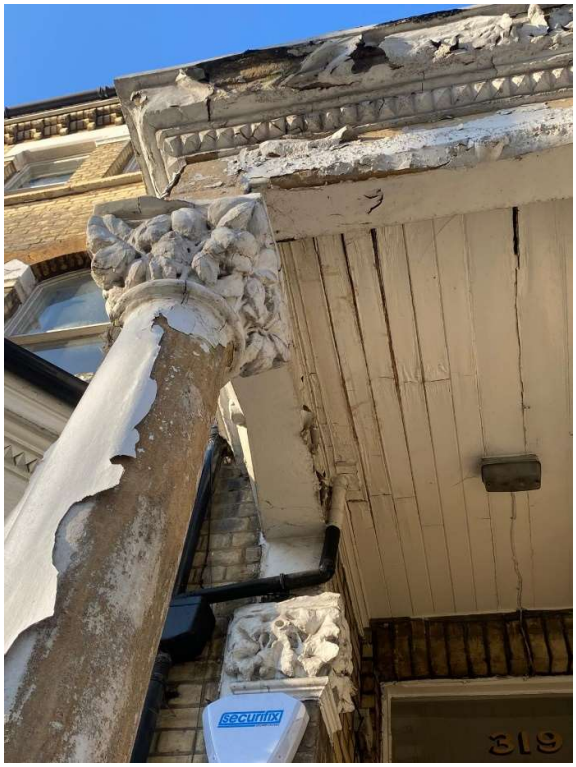


***Fig 7.*** *View of front column and porch*

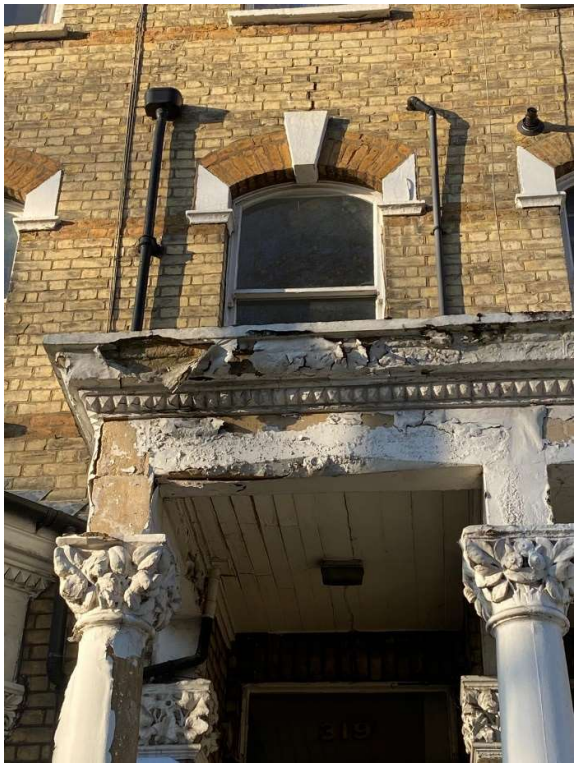

***Fig 8.*** *View of front column and porch*

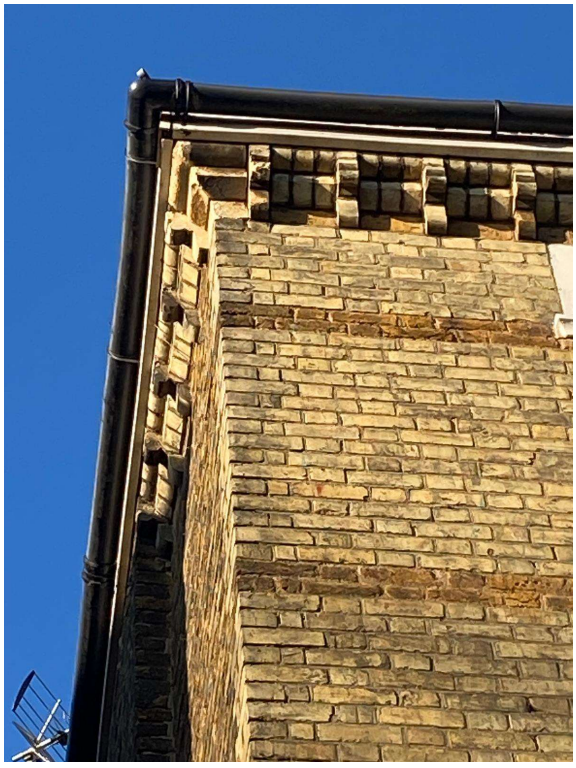

***Fig 9.*** *View of front eave bracket with missing bricks*

***Fig 10.*** *View of front elevation with cracks*

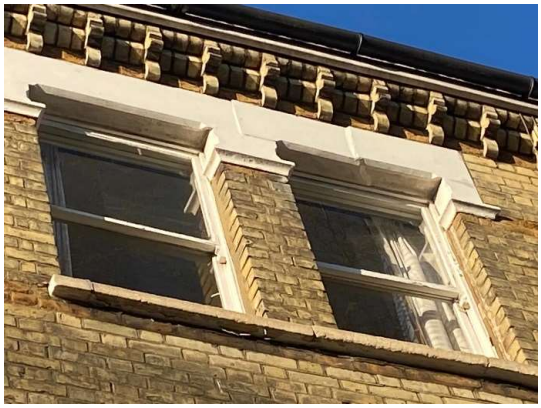

***Fig 11.*** *View of second floor front windows and cracked lintel*

***Fig 12.*** *View of lower ground rear window and crack*

***Fig 13.*** *View of lower ground dpc level at the front*

***Fig 14.*** *View of lower ground dpc level on the side*

***Fig 15.*** *Internal view of internal cornice*

***Fig 16.*** *Internal view of sash window*

# 3.0 Planning History and Policies

## 3.1 PLANNING HISTORY

**Application Reference: 79/0982**
**Description :** Continuation of use as a basement flat and maisonette above
**Status:** Granted 11/10/1979

## 3.2 PRE-APPLICATION ADVICE

The Applicant sought pre-planning advice regarding:

- Single storey rear extension with a terrace to the upper ground floor
- Dormer extension to the rear annex
- Rear dormer extension to the 3rd floor
- Installation of Velux windows
- Three new window openings to the side elevation
- Installation of three conservation rooflights to the front roof
- Installation of solar panels to the side roof
- Replacement of existing windows
- Raising the party wall to property no 321

The Council responded to the Pre-Application enquiry on 1st of November 2024. A full copy of their response letter is included with this Planning Application.

In line with the Council's advice, the design has been revised, and certain elements have been removed, such as the terrace on the upper ground floor and the rear dormer extensions. Below are the key comments regarding the current design:

- **Single storey rear extension**

*The proposed single storey rear extension would appear proportionate in height, width and depth when viewed in relation to the host dwelling. It would be built from complementary materials.*

*The proposed extension would have a neutral impact on the amenities enjoyed by the inhabitants of No. 321 Richmond Road.*

*With regards to No. 317, the extension would be set away by approx. 2m from the common boundary with this property. Given the presence of an extension at this property of a similar depth, the proposed extension would not lead to material loss of light or outlook when viewed from the rear habitable room windows and garden areas of this property.*

- **Three new window openings to the side elevation**

*These would appear proportionate and well-positioned.*

*The new upper floor windows to the flank elevation of the existing building would need to be obscure glazed and non-openable to restrict any overlooking. No overlooking issues arise from any lower floor windows given their siting and taking into account existing fenestration within these locations.*

- **Installation of solar panels to the side roof**

*These are appropriately sited on the side elevation. It is generally recommended that solar panels be integrated with the side roofslope (i.e. flush fitting) to minimise the visual impact and it is*

*noted that no projection is illustrated on the elevations. The public benefits from reducing carbon emissions in relation to existing buildings are noted.*

*Due to their nature and siting, these would safeguard neighbour living conditions.*

- **Replacement of existing windows**

*These would appear well-positioned and proportionate. They would complement the existing windows/fenestration at the property. The window hierarchy of larger glazing on lower floors and smaller glazing on the floors above is followed.*

*The Council's House Extensions and External Alterations SPD advises that timber windows are always preferable. The use of timber slimlite windows to the front elevation is noted and supported.*

## 3.3 PLANNING POLICIES

The following relevant Policies and Key Principles have been reviewed to support the Application below, with highlighted sections specifically applicable to the proposed scheme:

**Richmond Local Plan (July 2018)**

**Policy LP1** Local Character and Design Quality
*A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. 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.*

**Policy LP3** Impact on Designated Heritage Assets
*C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*

**Policy LP8** Amenity and Living Conditions
*All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will: 1. ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible.*

**Policy LP 21** Flood Risk and Sustainable Drainage
*A. All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.*

**Policy LP 22** Sustainable Design and Construction
*A. Developments will be required to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.*

**Policy LP 23** Water Resources and Infrastructure
*B. The Council encourages proposals that seek to increase water availability or protect and improve the quality of rivers or groundwater.*

***Policy LP 24*** Waste Management
*The Council will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it is produced. The Council will require the following: 1. All developments, including conversions and changes of use are required to provide adequate refuse and recycling storage space and facilities, which allows for ease of collection and which residents and occupiers can easily access, in line with the guidance and advice set out in the Council's SPD on Refuse and Recycling Storage Requirements. 2. All developments need to ensure that the management of waste, including the location and design of refuse and recycling facilities, is sensitively integrated within the overall design of the scheme, in accordance with policies on Local Character and Design.*

**Policy LP 34** New Housing

**Policy LP 35** Housing Mix and Standards
*A. All new housing development, including conversions, are required to comply with the Nationally Described Space Standard***.**

**Policy LP 36 Affordable Housing**

**Policy LP 38 Loss of Housing**
*9.5.6 Reversions of houses converted into flats back into a single family dwelling house may be considered acceptable if the property was originally a single family dwelling house and it can be demonstrated the loss of units will be outweighed by environmental, street scene, transport or parking benefits which could not be easily achieved without the reversion. Evidence of tangible benefits is required from an applicant to justify an exception on this basis. This can include assessments of sustainability or the poor standards of existing units. A stronger justification for an exception needs to be made where there is a greater loss of existing units*

**Policy LP 45 Parking Standards and Servicing**
*11.2.1 The borough has high levels of car ownership and use within fairly densely developed residential areas with some narrow streets and many older houses without off-street parking. This has led to high levels of on-street parking, worsened in areas where there is a demand for commuter parking. The standards set are maximum parking levels and car parking provision should not be at a level less than these standards, unless an exceptional circumstance is demonstrated. The approach aims to ensure that sufficient on-site car parking is provided to meet the needs of the occupiers of the new development, but also to ensure that excessive on-street parking demand is not created which could have an adverse impact on local highway/traffic conditions, street scene and impacts on making the best use of land.*

**London Plan (2021)**
The main policies applying to the site are:
D4 Delivering good design
D6 Housing quality and standards
D12 Fire Safety
D14 Noise
H1
H4 Delivering Affordable housing
H8 Loss of existing housing
H10 Housing Size Mix
HC1 Heritage conservation and growth

**Richmond Local Plan 'The best for our borough' Draft for consultation**
**Publication (Regulation 19) Consultation Version**
**To be adopted in winter 2024-25**

**Policy 6** Sustainable Construction Standards
**Policy 7** Waste and the Circular Economy (Strategic Policy)
**Policy 8** Flood Risk and Sustainable Drainage (Strategic Policy)
**Policy 10** New Housing (Strategic Policy)
**Policy 11** Affordable Housing (Strategic Policy)
**Policy 13** Housing Mix and Standards
*A. Development should generally provide a mix of sizes and types of accommodation. Areas within PTALs 3-6 or within 800m distance of a station or town centre boundary should provide a higher proportion of small units (studios and 1 beds). For market housing, there is highest demand for 2 and 3 beds.*
*B. All new housing development, including conversions, are required to comply with the Nationally Described Space Standard. As also set out in London Plan Policy D6 on private internal space, the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling. New homes significantly above the minimum standard that do not make efficient use of land will be resisted.*
*D. Amenity space for all new dwellings, including conversions, should be:*
*1. private, usable, functional and safe;*
*2. easily accessible from living areas;*
*3. orientated to take account of need for sunlight and shading;*
*4. of a sufficient size to meet the needs of the likely number of occupiers; and*
*5. accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.*

**Policy 14** Loss of Housing
***17.68*** *Reversions of houses converted into flats back into a single-family dwelling house will only be considered acceptable if the property was originally built as a single-family dwelling house, and it can be demonstrated the loss of a unit will be outweighed by environmental, streetscene, transport or parking benefits which could not be easily achieved without the reversion. Evidence of tangible benefits is required from an applicant to justify an exception on this basis. This can include assessments of sustainability or the poor standards of existing units. Reversions should not involve the combining of more than two units due to the borough's housing needs. A stronger justification for an exception needs to be made if there is a greater loss of existing units, given reversions will be generally resisted due to the loss of existing stock.*

**Policy 29** Designated Heritage Assets
**Policy 28** Local Character and Design Quality (Strategic Policy)
**Policy 46** Amenity and Living Conditions
**Policy 47** Sustainable Travel Choices (Strategic Policy)
**Policy 48** Vehicular Parking Standards, Cycle Parking, Servicing and Construction Logistics Management

**Residential Development Standards Supplementary Planning Document**
**Adopted March 2010**

**Technical housing standards – nationally described space standard**
**March 2015 Department for Communities and Local Government**

**Housing Delivery Test Action Plan**
**Planning 29 April 2024**

*Dwelling Types Completed 2.9 It is also important to consider the types of dwellings completed when assessing overall completions. The Council's policy position is to seek family sized dwellings which are defined in Local Plan policy as 2 bedroom 3 person dwellings and larger, as well as where possible the provision of more 3 bedroom dwellings, especially as Social Rented, which understandably has an impact on the density of sites. This approach aligns with the demographic within the borough, which has a higher proportion of families than many other London Boroughs. This trend is visible in previous levels of completions as is detailed within the figure xx below:*

| | Completions by house type | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2022/23 Completions | 2021/22 Completions | 2020/21 Completions | 2019/20 Completions | 2018/19 Completions | TOTAL | Percentage |
| Studio | 0 | 0 | 0 | 0 | 3 | 3 | 0.2% |
| 1 bed | 65 | 82 | 69 | 97 | 139 | 452 | 36% |
| 2 bed | 45 | 60 | 93 | 154 | 164 | 516 | 41% |
| 3 bed | 15 | 12 | 22 | 61 | 86 | 196 | 16% |
| 4+ bed | 16 | 10 | 22 | 19 | 27 | 94 | 7% |
| Total | 141 | 164 | 206 | 331 | 419 | 1261 | 100% |

Figure 4.2 – Completions by house type from 2018/19 to 2022/23.

*2.10 The figures above show in the past 5 years 64% of the homes delivered have been 2 bedroom dwellings or larger, with nearly a quarter of overall delivering being 3 bed dwellings or larger. This shows the Council's focus of delivery family sized dwellings is very much applied in practise and will likely have impacted overall numbers delivered as a higher number of larger dwellings will have lowered densities on sites overall, however, it is important to deliver the types of homes required by the local demographic even if that does result in an overall reduction is the total number of homes delivered.*

# 4.0 Proposal

The Applicant has recently purchased the properties at Nos. 319A and 319. Upon acquisition, they intend to refurbish the entire house with necessary changes to create a family home more suitable for contemporary living.

### *Current Constraints*

**Exiting Flats – Location, Layout and Size**
The properties are configured with a one bedroom flat occupying the lower ground floor and a four bedroom unit situated above. Both flats have access to an outdoor patio and garden areas, but this access is provided through the kitchens rather than the living room spaces.
According to housing mix and standards, accommodations intended for families should have direct and convenient access to private amenity spaces, a feature that was not implemented in this conversion by allocating a larger flat on upper floors.

The lower ground floor flat, located below street level, could be at increased risk of surface water flooding due to future climate change impacts. The flat's position makes it more vulnerable to heavy rainfall and potential drainage issues, which could lead to water ingress.

To mitigate this risk, it would be beneficial to replan the layout, potentially relocating the sleeping accommodation to the upper floors. This adjustment could provide greater protection for residents in the event of flooding, while also improving the long term safety and comfort of the property.

The lower ground floor flat ceiling height ranges from 2.35-2.4 metres which is below required standard by Nationally Described Space Standard (*the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling).* Additionally, the double bedroom size in this flat of 11sqm slightly falls below the national space requirement (March 2015) of 11.5 sqm and Richmond development standards (March 2010) of 12sqm.

**Building Exiting State/Condition**
The property is in poor general condition due to years of inconsistent and infrequent maintenance and requires a full refurbishment.

**External Condition:**

- Cracks are visible in both the external brickwork and internal plasterboard at various elevations of the property.
- The lintels above the second-floor windows on the front elevation are cracked and sinking, requiring immediate attention.
- Timber windows and doors are showing signs of rot.
- Lower ground floor windows have been replaced in past, with different fenestration to the original windows on the upper floors
- There are visible holes and gaps in the brickwork, with parts of the cornices missing.
- The paint is peeling, and the decorative mouldings are deteriorating.
- Drainage pipes have been added to both the front and rear elevations.
- The side chimney stacks and pots are missing.

**Internal Condition:**

- The original chimneys are blocked.
- Several electrical sockets have been installed on the original skirting boards.
- Some cornices are preserved but have missing parts, which need reinstating.
- A number of cables and pipes run along the walls and ceilings, serving three properties.
- Damp is visible in the lower ground floor slab, and the damp-proof course requires repair.

**Parking, bicycle spaces, bins**
There is no designated car parking space available either on-site or along the road in front of the house, which limits parking options for residents. Additionally, there is no dedicated bike storage provision at the property. The only potential area for bike storage is via side access on the lower ground floor, but this would likely only accommodate one flat.
This lack of adequate bike storage creates a challenge for residents who use bicycles regularly.

Furthermore, there is no designated bin storage area on the property. As a result, bins are currently being left on the front steps, which not only causes an unsightly appearance but may also obstruct access to the property and pose a potential hazard.

**Daylight and overlooking and noise**
The lower ground floor flat receives limited natural daylight due to its location below street level and the overshadowing caused by the adjacent four storey properties. This significantly reduces the amount of direct sunlight the flat can receive, creating a darker living environment.

The patio area is overlooked by the windows of the upper apartments, which compromises the privacy of the lower ground floor flat. There is access from the patio to an elevated garden, which is currently shared between both properties. This shared usage further limits the privacy of the lower ground floor residents, as the garden is easily accessible and visible from the other flat.

Additionally, the external rear staircase and landing, which provide access to the garden from the upper ground floor, are constructed of timber and are currently in a state of disrepair. This elevated structure not only poses safety concerns but also exacerbates privacy issues, as it creates overlooking problems with the property at number 321.

**Sustainability**
The existing flats are poorly insulated and feature single glazed windows, resulting in higher energy consumption and inefficiency. Additionally, water usage contributes to increased demand. With an average EPC rating of 'D,' the property underperforms in energy efficiency compared to the improved scenario of converting it into a single-family house.

### *Proposed Changes*

The proposal aims to address existing issues and will involve merging the current flats into a single house with a redesigned layout that better meets modern living standards. The following works will be undertaken as part of this transformation:

**Converting Flats Nos. 319A and 319 into a Single Dwelling**
The applicant seeks to restore the property to its original configuration as a single-family home. This involves the reinstatement of the original staircase in its intended location, as well as the removal of redundant kitchens and bathrooms. The internal layout will be reconfigured to meet modern living standards, ensuring functionality while preserving the character of the property.

**Single storey rear extension**
The proposal includes relocating the kitchen and dining area to the lower ground floor while moving all bedroom accommodation to the upper floors to mitigate risks in the event of future flooding.
To create an open plan kitchen and dining area, a new rear extension is proposed. The extension will align with the existing rear outrigger and match the depth of the adjoining property's extension at number 317. It will feature a finish of facing brick to complement the character of the property, with dark aluminium-framed doors and double glazing for a modern aesthetic. The flat roof will be finished with a durable, dark grey waterproof membrane, such as GRP or a similar material. Alternatively, a green roof may be installed to enhance visual aesthetics when viewed from upper windows.

Additionally, a rooflight will be installed near the kitchen to maximize natural light, enhancing the sense of openness in the space.

**Removal of external timber stairs and landing**
The existing stair and landing will be removed, with the brickwork repaired and restored. Internally, a void will be created to connect the lower and upper ground floors.

**Replacement of windows and doors**
The existing single glazed, white painted timber windows will be replaced with double glazed timber windows, maintaining the same white painted finish and fenestration to match the

original windows. The double glazing on the front façade will utilize slimlite glazing to closely replicate the appearance of the original single glazing, preserving the visual integrity of the building's exterior.

**Two new window openings to the side elevation and alterations to three existing window openings on the rear and side elevations**
Two new openings are proposed for the side elevation to enhance natural light. One opening will provide light to the proposed kitchen area on the ground floor, while the other will serve the new en-suite on the first floor. The new windows will align with the design of the replaced windows, featuring white painted timber frames with double glazing. For the en-suite, opaque glazing will be used to ensure privacy while maintaining a cohesive appearance.

The window for the proposed utility space and upper ground floor study will be enlarged to match the dimensions, design and fenestration of the new kitchen window. Additionally, the existing ground floor window opening and upper ground floor door opening on the rear elevation will be combined to accommodate a sash window, allowing natural light to illuminate internal spaces. This window will be double glazed and designed to match the colour and finish of the proposed rear extension doors.

**Reinstatement of chimney, chimney breasts and chimney pots**
The existing chimney will be reinstated to its original height and design, using brickwork that matches the existing structure to ensure seamless integration. This will restore the architectural balance and historical character of the building.

**Remedial works to front and rear facades**
All redundant drainage pipework, vents, and external wiring on both the front and rear façades will be removed. Decorative eaves will be reinstated to their original condition, and remedial works will address existing cracks and damaged lintels. All external gaps will be filled using a proprietary mortar mix that closely matches the existing pointing, ensuring continuity in the building’s appearance. Additionally, a damp-proof course system will be repaired to improve the building's resilience against moisture.

**Bike shed and bin storage to front garden**
A timber finished shed with a green roof is proposed for the front garden, designed to accommodate four bicycles and waste/recycling bins. Positioned on the lower side of the garden, this storage solution minimizes its visual impact on the street scene. Additionally, the area adjacent to the pavement will be landscaped with new planting to enhance the street's appearance.

**Installation of Air Source Heat Pump**
To improve the property’s energy efficiency, an air source heat pump will be installed. This renewable energy system will contribute to reducing the building’s carbon footprint while providing efficient heating and hot water. Care will be taken to position the unit discreetly, ensuring minimal visual and acoustic disturbance.

**Installation of Solar Panels to side roof**
To lower the carbon emissions of the existing building, integrated solar panels are proposed for installation on the side of the main roof. This placement has been carefully chosen to minimise visual impact from the street view. The solar panels will be flush with the roof surface and will not extend above the height of the hip tiles, ensuring a discreet and seamless appearance.

## 5.0 Summary

The proposal to convert Flats 319A and 319 into a single-family dwelling presents numerous benefits aligned with both local and national planning policies.

The property, originally constructed as a single-family home, was divided into two flats in the late 20th century. This conversion resulted in the removal of several original features and introduced unsympathetic modern additions. The applicant intends to restore the home's original architectural character, reinstating features lost during the conversion while addressing existing structural and functional deficiencies.

The building's current state includes a range of defects requiring urgent attention. Given its poor condition, the existing flats cannot achieve the same quality, performance, or functionality as a unified single-family dwelling. The character and appearance of conservation area will be preserved and enhanced.

The reconfiguration of space will resolve the privacy and safety issues and will lead to better living conditions, more efficient space usage, and reduced flood risk, ensuring the property meets local and national design and housing standards.

The proposal also integrates sustainable upgrades, including the installation of an air source heat pump, solar panels and improved insulation. These measures align with modern environmental standards and will significantly reduce the property's carbon footprint.

**Key Benefits of the Proposal:**

- **Heritage Conservation**: Restores original features and enhances the character and appearance of the conservation area.
- **Improved Standards**: Complies with National Described Space Standards and housing regulations.
- **Sustainability**: Incorporates energy-efficient systems for reduced carbon emissions.
- **Enhanced Living Conditions**: Resolves privacy concerns and provides safer, more comfortable accommodations.
- **Additional Benefits:** Reduces demand for parking permits in the controlled parking zone, decreases water usage, and lowers waste and recycling demands.

Richmond borough has a higher proportion of families compared to other areas. According to the **Housing Delivery Test Action Plan (April 2024)**, the Council prioritizes family-sized dwellings, as defined in the Local Plan policy, to include 2-bedroom, 3-person homes and larger, with an emphasis on 3-bedroom homes where feasible. This proposal aligns with these objectives by delivering a family-oriented dwelling that meets the borough's housing needs.

The proposal not only respects and enhances the heritage of the conservation area but also delivers substantial improvements to living standards, sustainability, and the overall aesthetic of the street scene. These works justify the reduction in housing units by addressing critical conservation, privacy, and energy efficiency goals while contributing positively to the local community.