

193, LOWER MORTLAKE ROAD
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

193, LOWER MORTLAKE ROAD
RICHMOND
LONDON
TW9 2LP
REV A
23.12.2024



SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the Lawful Development Certificate application for the proposed works at No.193, Lower Mortlake Road, Richmond London, TW9 2LP. Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at No.193, Lower Mortlake Road, Richmond London, TW9 2LP. The property comprises a two storey terraced dwelling, located on the north side of Lower Mortlake Road facing the junction with Sheendale Road.

The application site is not located within a conservation area, area of outstanding natural beauty or green belt and is not a listed property and has no indication that Permitted Development Rights have been removed.

The next constraints apply to this site:

- Article 4 Direction Basements
- Critical Drainage Area (Environment Agency)
- Richmond and Richmond Hill Village
- Village Character Area (South of Lower Mortlake Road – Area 4 Richmond and Richmond Hill Planning Guidance)

2.1 LOFT SPACE ASSESSMENT

The property shows no signs of roosting, nesting or any animal activity in the loft space.

3.0 PROPOSAL

The proposal is for a L-Shaped Dormer loft conversion to include one bedroom with en-suite at the rear and a study at the front of the property, under Permitted Development.

The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion. Roof light windows are proposed for the front roof slope to provide natural light and ventilation to the proposed study and stairwell. All carried out in accordance with Permitted Development guidelines.

3.1 VOLUME CALCULATIONS

Proposed Box Dormer (Main Roof):

Volume 1 = $\frac{1}{2}$ (Depth x Height) x Length = $\frac{1}{2}$ (4.30m x 2.30m) x 3.75m

V1 = 19.03m³



Proposed Box Dormer (Rear Outrigger Roof):

Volume 2 = $\frac{1}{2}$ (Depth[1] x Height[1]) x Length + (Depth[2] x Height[2] x Length) = $\frac{1}{2}$ (3.20m x 0.97m) x 2.35m + (3.20m x 2.30m x 2.35m)

V2 = 20.93m³

Total Volume of L-shape Rear Dormer:

V1 + V2 = 19.03m³ + 20.93m³

V = 39.96m³

3.2 LAYOUT

The proposed loft will provide sufficient space for a bedroom with en-suite shower room at the rear of the property and a study towards the front.

The proposed changes to the first floor layout of the property will reduce the size of bedroom 1 to accommodate the new staircase

The new staircase will run over the existing ground to first floor staircase.

3.3 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction, timber dormer construction and timber warm deck roof. The dormer will be finished in plain hanging tiles to closely match the colour and style of the existing sloped roof. The flat roof will be finished in a dark coloured roofing felt. All external facing materials will match the existing colour and finish of the existing property as per the Permitted Development Guidelines.

As part of the works we plan to improve and upgrade all fascias and soffits as well as improve and upgrade the levels of insulation to the existing ceiling, new external walls, new internal wall, flat roof areas and existing pitched roof areas and will be adequately insulated to meet Building Regulations: Part L - Conservation of Fuel and Power in New Dwellings.

3.4 CHARACTER & APPEARANCE

With the use of matching materials, the roof extension would achieve a coherent design in context of the existing dwelling.

There are no new windows located on the side elevation and therefore would not result in overlooking or loss of privacy from the side aspect.

The new roof light windows on the front roof slope will be double glazed uPVC units and the new windows to the rear will be double glazed uPVC units matching the style and appearance of the existing windows.

3.5 ACCESS

Access to the loft is via a new permanent staircase that will be located above the existing ground to first floor staircase to maintain the existing circulation space and will be in a matching style and colour scheme to ensure continuity throughout the dwelling.

4.0 SUMMARY

The proposal demonstrates a considerate and detailed design approach to developing the roof space in accordance with Permitted Development guidelines. We will construct a high quality roof extension and upgrading/improving existing external features of the property that are in need of attention.



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