

JACKSON | OCONNOR

A R C H I T E C T U R E

55 High Street, Hampton, London TW12 2SX

Design and Access Statement
7th January 2025

DESIGN AND ACCESS STATEMENT

Project Description

This Design and Access Statement is submitted in support of the planning application for a single-storey rear extension to a two-storey brick-built end-of-terrace property, circa 1969, located within the Hampton Village Conservation Area in the London Borough of Richmond.

The property is occupied by Justine and Nick Blanchard and Nick's 90-year-old mother, Vida. The proposal involves extending the existing house to provide a ground-floor bedroom suite for Vida, incorporating a relocated kitchen, rationalising the living space, and introducing clerestory glazing to improve natural light.

The proposed ground floor clerestory glazing is positioned on the north-facing wall to allow light into the newly configured open-plan living area without compromising the privacy of adjacent properties. This glazing will bring in additional daylight, to the somewhat dark existing layout.

Site Context

The property is set back, circa 14 metres, from the main high street, facing an adopted highway, with off-street parking to the front and side and a garage accessed via a private road. The area is residential, and the site benefits from a private rear garden where a home office studio is located. The house is surrounded by brick-built properties. The adjoining terrace is of a similar style. The proposed works are sensitively designed to respect the conservation area and the neighbouring properties, ensuring that the new addition is in keeping with its surroundings. The design approach also accounts for future accessibility needs.

Proposed Works and Design Approach

The proposal consists of a single-storey rear extension that aligns in depth, height and profile with the adjacent neighbour's extension at 53A. Key features of the design include:

Dimensions: The proposed extension will be approx. 3 metres deep from the rear of the main house and 2.1 metres from the rear of the existing kitchen. It spans the full width of the existing property.

Height: A new parapet wall adjacent to the Party Wall is proposed, approximately 250mm above the upper part of the roof, to ensure weather tightness and separation between the new and existing roofs.

Roof: The extension will feature a flat roof constructed from grey single-ply PVC membrane (Ruviplan or similar), aligning with the neighbour's roof. Black rainwater goods will match the existing upvc.

Windows and Doors: The rear windows will be painted metal in sage green in harmony with the existing building's eight-paned units and more subtle than the existing unpainted timber doors. Bi-fold doors will lead to the garden. An 8 paneled single door and oriel window seat is intended for the new ground floor bedroom. A fixed white painted aluminium multi paned clerestory window will be installed at a height of no less than 1725mm from external ground level. 740mm in height and approx 2400mm in length. This window will sit above kitchen units and therefore will not be at a height or position allowing views out at eye level. No 57 neighbour has no windows at ground level to the side elevation and is located approx. 6 metres away across an access road.

Materials: The external walls will be brick cavity construction, with brick type, brick bond and mortar to match the existing house.

In response to FRA report and Arboriculturist report:

Removal of ornamental cherry tree close to extension and provision of rainwater harvesting from roof of single storey extension.



DESIGN AND ACCESS STATEMENT

Existing internal floor area 100m². The proposed internal floor area will be 114m²

This extension will provide an additional 14m² of habitable space, with the intention of integrating the new extension seamlessly with the existing structure through the use of matching materials and thoughtful massing.

Existing and Proposed Uses

The existing ground floor comprises a sitting room, dining area, kitchen, and hallway. The extension and internal re-planning will provide an open-plan living space, combining sitting, kitchen, and dining areas, as well as adding a new ground-floor bedroom suite with an en-suite shower room, utility room, and WC.

Design Principles

The design of the rear extension prioritises creating a cohesive visual link with the neighbouring properties and maintaining the residential character of the area. The massing of the new extension has been carefully considered to ensure it ties in with the adjacent extension, ensuring no adverse impact on the local streetscape or neighbouring homes.

The new clerestory window on the north-facing side wall will introduce natural light to the interior without compromising privacy. Additionally, the proposed increase in the height of the party wall will prevent any potential weatherproofing issues.

Access

The design of the extension also considers the future care and accessibility needs of Vida, who has lived alone in the property for the past 16 years. The house is now in need of repair, and Justine and Nick's decision to move in enables Vida to remain in her family home while receiving the care and support she needs.

Entrance: The main entrance currently has two steps (total 240mm height). While no changes are proposed for this entrance, it is feasible to accommodate a ramp in the future if required.

Ground Floor Access: The entire ground floor will maintain level access, with all doors having a minimum width of 750mm to ensure ease of movement, should Vida's mobility needs change. The bedroom will have a direct level-access door to the garden, with a clear opening of 850mm.

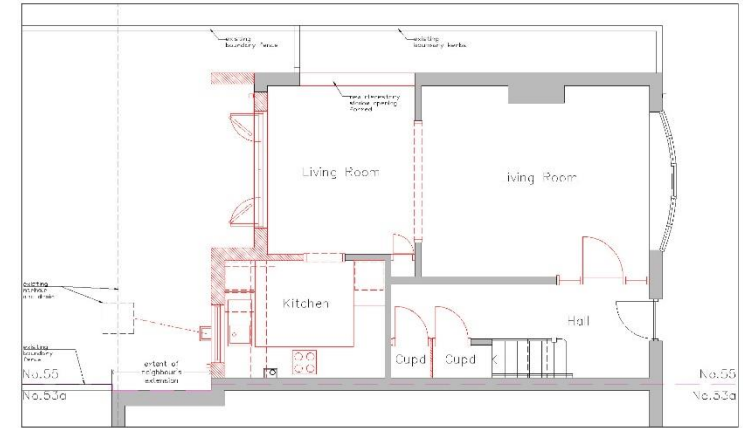
En-Suite: The en-suite shower room will include a clear route to the seated shower, designed to accommodate potential future use of grab rails if needed.

Natural Light: The existing house is somewhat dark, so the design introduces additional windows, including a new north-facing window in the kitchen and roof lights in the dining area, to maximize natural light throughout the space.

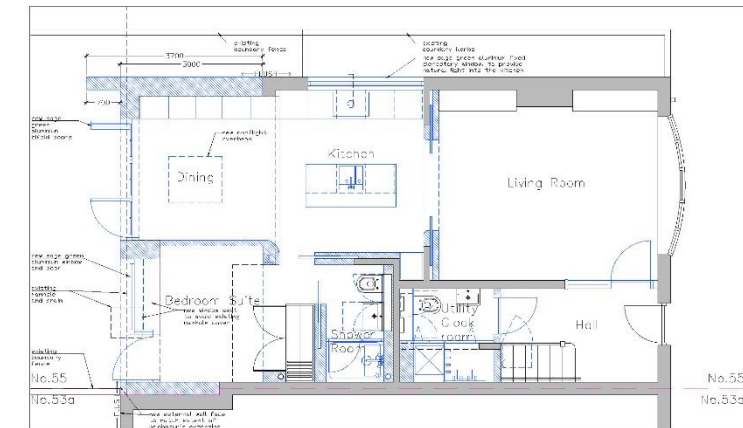
While the kitchen and hallway WC cannot be made fully Part M compliant due to space constraints, all other areas meet the necessary accessibility standards, and future adaptations can be accommodated if required.

Conclusion

The proposed extension has been designed with careful consideration of both the needs of the current and future occupants and the character of the surrounding area. The design respects the Hampton Village Conservation Area, using high-quality materials and architectural elements that complement the existing house and neighbouring properties. The proposal improves the functionality of the house, provides vital ground-floor accommodation, and ensures that the property remains adaptable to future needs.



Existing Ground Floor Plan



Proposed Ground Floor Plan



MOOD IMAGE FOR WINDOW COLOUR PALETTE

PLANNING HISTORY

Planning History

Planning application number: 15/T0631/TPO
Works to Trees Under TPO 02.09.2005
No further action taken

Planning Application Number: 04/0380/TPO
Works to Trees Under TPO T1 - Holm Oak (Quercus ilex) - Crown thin 10-15% Deadwood remove. T2 - Holm Oak (Quercus ilex) - Remove deadwood and limb 23.11.2004
Permission Granted

Planning Application number: 99/1203
Erection Of Glazed Canopy At Rear And Replacement Of Living Room Doors. 26.06.1999.
Permission Granted.

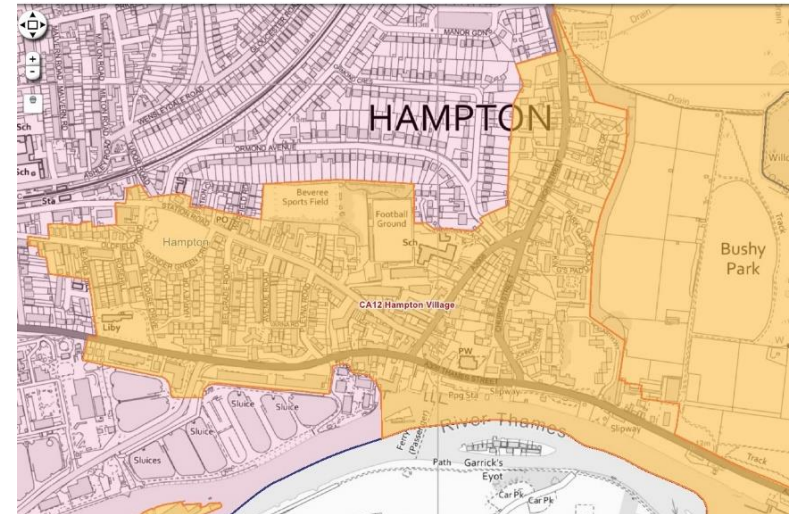
Planning Application Number: 99/T0671
Small Fruit Tree – Remove 23.06.1999
Permission Granted

Pre-App ref: 24/P0318/PREAPP

Rear extension and side clerestory glazing to end of terrace residential property in Hampton Village Conservation Area. Size and scale of extension matches the adjoining neighbour.

Following receipt of Pre-App Advice : the proportion and style of the clerestory window have been adjusted to tie in with the existing front elevation windows and we implemented the FRA report and Arboriculturist report.

As a result of the FRA report we will now allow for rainwater harvesting to the extension roof.
As a result of the arboriculturist report we will now remove the ornamental cherry tree close to the proposed extension.



HIGH STREET

51A

51B

53

53A

55

57



55

57

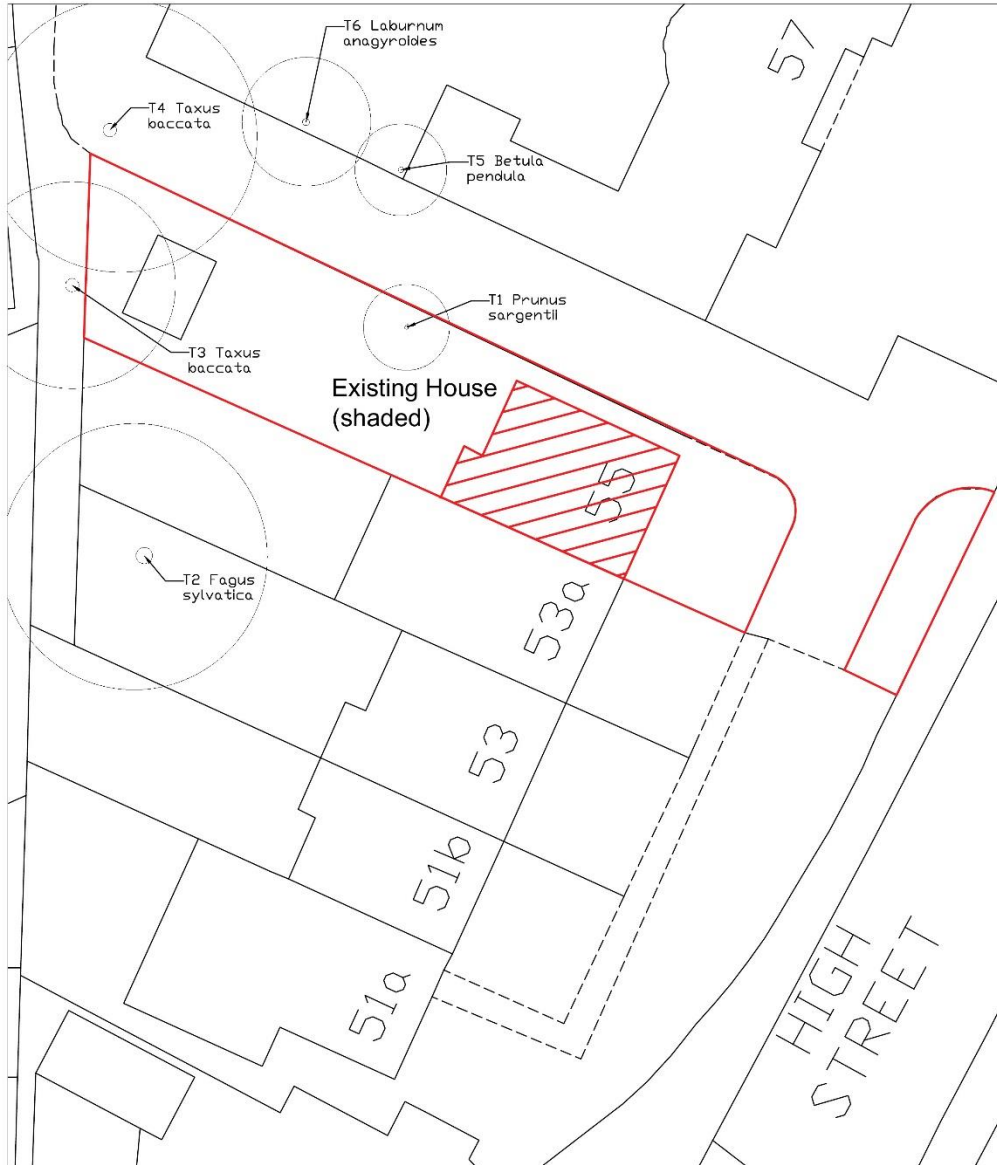
Side elevation to No 57

Please note the Richmond Planning Map and purchased OS plans do not correspond with the actual house numbering along the adjoining terrace.

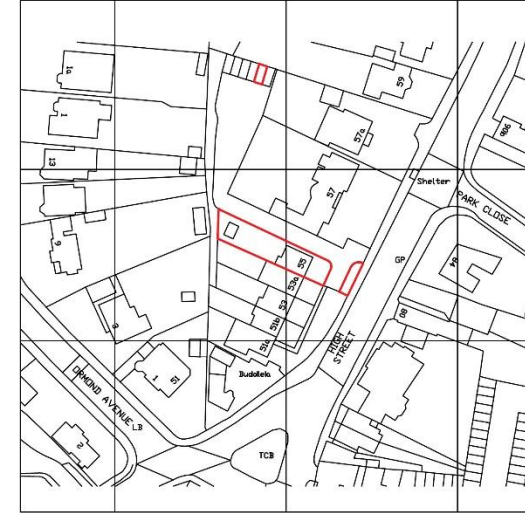
We have amended the OS plan to reflect the actual numbering.



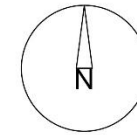
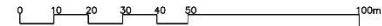
LOCATION PLANS



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Site Location Plan 1:1250



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Site Plan 1:200



Date	Comments	Rev	Date	Comments	Rev
04.10.24	Issued for Planning Pre-Application	P1			
04.10.24	Further site boundaries added	P2			
07.01.25	Issued for Planning Application	P3			

JACKSON | **OCONNOR**

ARCHITECTURE

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Project: Proposed Rear Single-Storey Extension

Location: 25 High Street, Harrogate, TW12 25X

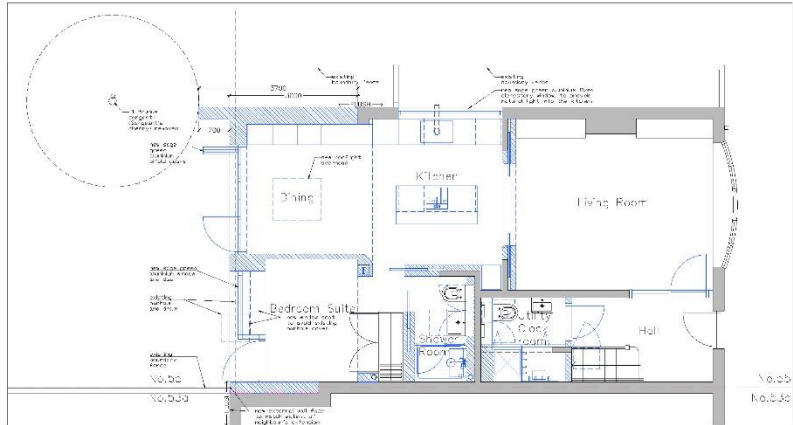
Title: Location and Site Plans

Date: 04/10/2024 | Draw No: 064 (LP) 01 P3

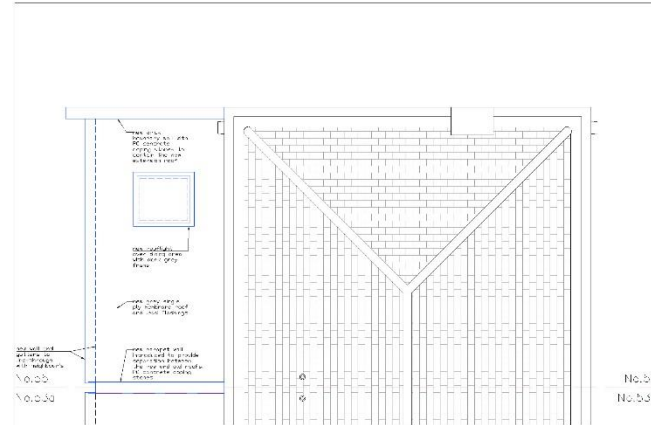
Scale: 1:200 & 1:1250

PROPOSED PLANS

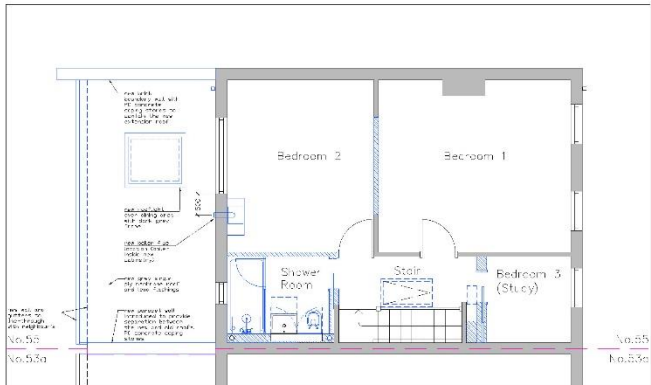
All new works highlighted in blue



Proposed Ground Floor Plan



Proposed Roof Plan



Proposed First Floor Plan

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Date	Comments	Rev.	Date	Comments	Rev.
04.10.24	Issued for Planning Pre-Application	P1			
07.01.25	Issued for Planning Application	P2			

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Project: Proposed Rear Single Storey Extension
Location: SE High Street, Harrogate, WY12 2SX
Title: Proposed Floor Plans
Date: 04/10/2024
Scale: 1:50 (A1), 1:100 (A3)
Drawing No.: 064 (GA) 01 P2
Rev.

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