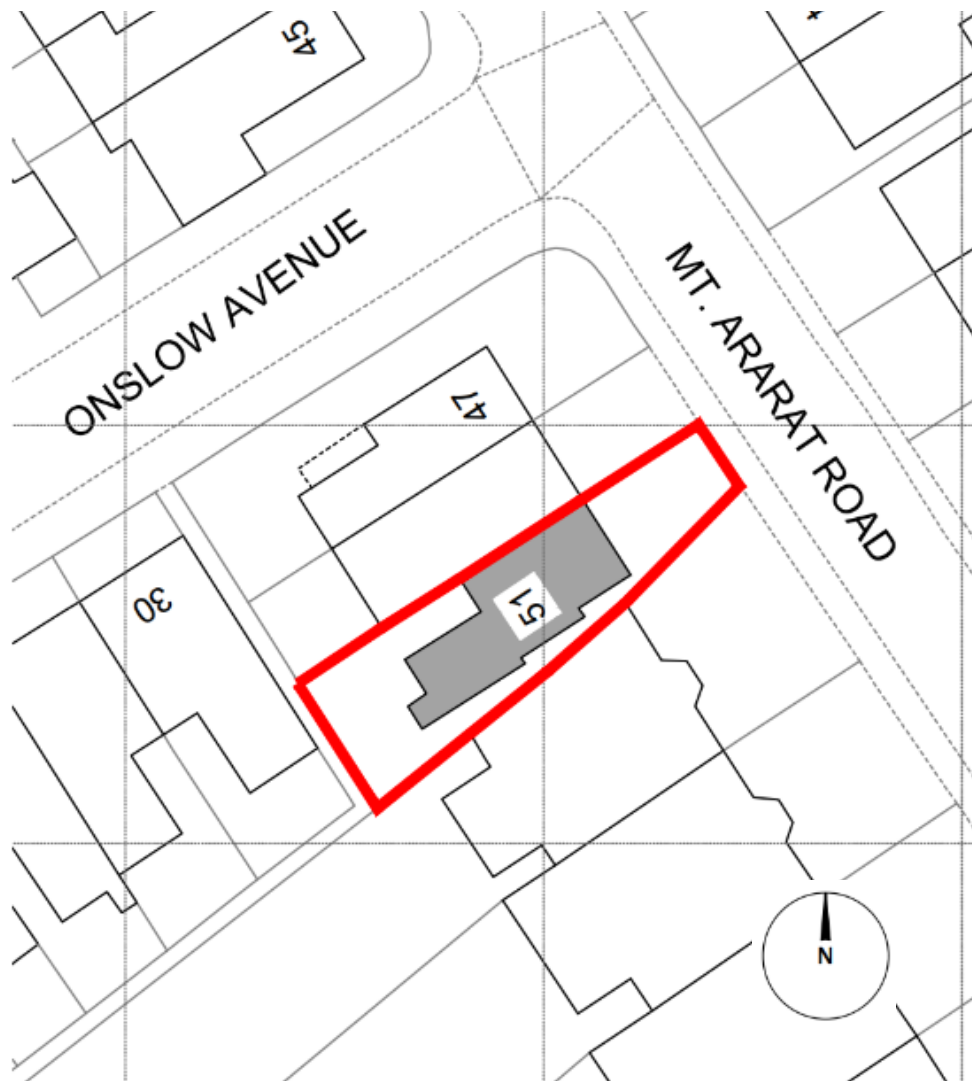


# DESIGN + ACCESS STATEMENT

51 MOUNT ARARAT ROAD / RICHMOND / SURREY TW10 6PL

For

MR E POWER



## PROPOSAL

Householder application for the conversion of the existing loft space by adding a dormer window to the rear of the roof and 3no conservation style windows to the front with associated internal alterations.

In addition, we propose to extend the existing rear/side facing ground floor extension along the gable end and across the rear back addition. There will also be a new partial side infill extension on the adjoining side of the back addition as below:

The existing roof volume will be as is existing except for the dormer window location. There will also be a series of internal refurbishments and renovations to personalize the property for the new owners.

## PROCESS

The property is currently an existing family dwelling; by adding to the footprint as proposed we intend to increase the space slightly to the loft and ground floor rear, creating a future proofed, modern home for a family without changing the setting within the conservation area and street scene.

Our proposal is to convert the existing loft into a habitable space with the addition of a traditional Victorian dormer window to the rear and 3no conservation windows to the front of the roof with associated internal alterations. This will provide a larger usable living space with one new double bedroom, meeting the London Standards and Current Building Regulations.

The proposed development to the roof and rear of the house has been designed to be sympathetic to the conservation area of Mount Ararat Road, with the size and proportion of the dormer window with the adjoining neighbours in mind. The layout and proportions of the window are representative or and complimentary to the existing geometry and architectural style of the house.

The dormer window will be simple in design and material, made of traditional grey lead type details, with tile cladding and a white timber frame sash window to match the existing Victorian Windows. The windows of the dormer will line up and will be proportioned to the existing windows of the house below, providing an aesthetically pleasing addition, complimentary to the existing architectural style of the house and streetscape.

We note that there is precedence for the Velux conservation style windows in this area of Richmond Hill and Mount Ararat Road as well as for dormer windows as proposed.

In addition we intend to extend into the side return, abutting the adjacent lean to of the neighboring property with a simple lazed addition and small courtyard feature. The shape of the lean to mirrors the adjacent property in height and form.

We are adding to the existing wrap around extension previously added to the property with a flat roofed extension across the rear elevation of the back addition and to the side, extending down the alley to create a lobby for side access. The roof of this extension is being raised slightly to provide a more harmonious and simple addition to the property. The reason for the proposal is to increase the living space and relationship to the garden area.

**USE**

Residential, (as existing).

**LAYOUT**

The general layout of the house will remain largely the same, with only minor alterations on the first floor making best use of the spatial arrangement and layout of the stairwell to the new converted loft. The majority of the works will be focused on the ground floor side and rear back addition and within the existing roof space, with the provision of a new dormer window with a minimal protrusion at the rear of the roof.

**SCALE**

The proposal is in line with the existing building dimensions and does not overbear the property or the neighboring context in our opinion. The loft conversion and associated internal alterations will result in the property providing more bedrooms, complementing the larger ground floor living spaces. The proposal will have a limited impact on the neighboring properties and the conservation area noting that the proposals are not seen from the wider area.

**LANDSCAPING**

As existing.

**HERITAGE STATEMENT**

The property lies within a conservation area but is not listed.

**ACCESS**

Access to the property remains as existing, with a front and side entrance and front garden parking space off Mount Ararat Road.

EXISTING PHOTOS FOR REFERENCE









# FLOOD RISK MAP FOR REFERENCE

