

DESIGN STATEMENT AND ACCESS STATEMENT

81 ROSSLYN AVENUE, BARNES, SW13 0J



FRONT VIEW



REAR VIEW

The planning application relates to End of-terraced property in **London Borough Richmond upon Thames, SW13**. Specifically, the work comprises: **Erection of a single storey rear extension to the existing dwelling.**

INTRODUCTION:

The existing building appears to be generally as old as the surroundings. The front and rear elevations have London stock bricks and render finish. A pitched roof is a prominent feature of the property. The surrounding locality is predominantly residential. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality.

It is the intention that the proposal will improve the appearance of the property and will not disturb the streetscape.



Existing site and its surroundings

PROPOSED DESIGN:

The proposal involves construction of a new single storey rear extension with a flat roof to accommodate kitchen/dining area. It also involves addition of Aluminium French doors and window providing access to the rear garden. Roof lights are also proposed to extension to bring in natural day/sunlight. The space will receive adequate light and have good outlook via proposed doors and windows. It is considered that the proposed extension would respect the design and form of the existing property. It will be subordinate to the existing building in terms of scale and proportion. The architectural style and selected materials will be in keeping with the character of the existing property and buildings in the surrounding area.

IMPACT ON NEIGHBOUR AMENITY:

The proposed extension is not considered to be of a bulk or scale that will be unduly dominant or create an unacceptable overshadowing impact to adjoining neighboring properties. Our design has fully considered the impact of development on the amenity of residents and the environment in general and it has taken this into account at all stages of the development process. There are no openings that directly face onto the adjoining properties. As such, it is not considered that there would be a significant impact in terms of overlooking or intrusion on privacy. The amount of development proposed is very similar to that which is displayed by the neighboring properties within the vicinity. The visual impact of the proposal will be negligible,

and it will not detract from the established pattern of surroundings. No adverse impact will be anticipated on the neighboring property’s daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available within their gardens and constructed extensions.



Rear extension as built at neighbouring property No. 75 & 71

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have also been permitted for similar type extensions, as mentioned below:

ADDRESS	PLANNING REFERENCE	PROPOSED DEVELOPMENT
75 Rosslyn Avenue Barnes London SW13 0JY	2017/2391/PDE	Erection of a rear roof extension; Alterations to existing rear roof dormer incorporating an extension and installation of new roof light to front elevation; Alterations to existing rear roof dormer incorporating an extension and installation of 2 no. windows.

71 Rossllyn Avenue Barnes London SW13 0JY	2014/2805/PDE	Construction of single storey rear extension; Single storey rear extension; Loft conversion with rear dormer roof extension.
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LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. The house is a End-of-terraced property where a wide variety of similar developments by way of ground floor extensions exist in the vicinity. Hence, we regard our proposal to be in keeping with the local character of this area.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design and access Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favorably on this application.