

01 · PROPERTY POTENTIAL REPORT

42 Example Road, Richmond TW9

What this address will realistically allow, the consent route it will follow, the constraints that will shape the design, and an indicative construction cost. Prepared from published records, without a site visit – every finding, route and figure is indicative until confirmed on site.

CLIENT	BOROUGH	ISSUED	BAND
J. Bloggs	Richmond upon Thames	02.08.2026	B · Constrained

PREPARED BY

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02 · WHAT THIS REPORT COVERS

What your report covers.

- Listed status, conservation area and Article 4 direction
- What you can build without planning permission, specific to your house
- Your likely planning route
- Existing footprint, plot outline and planning history
- Flood zone, tree preservation orders and decided applications nearby

03 · EXISTING FOOTPRINT AND PLOT

The property as it stands.



Property type	Terraced house
Tenure	Freehold
Existing footprint	78 sqm
Plot area	196 sqm
Rear garden depth	14.2 m
Original rear wall	Unextended
Applications on record	None
Party wall condition	Both sides

Figures are measured from published mapping and the site visit, and are confirmed by a full measured survey before any drawing is issued for consent.

04 · CONSTRAINTS THAT WILL SHAPE THE DESIGN

01 · HERITAGE

Brick, mortar and window detail will be assessed against the Kew Green appraisal.

02 · TREES

The neighbouring TPO oak sets a root protection area across the rear corner.

03 · PARTY WALLS

Notices on both boundaries. A party wall surveyor is appointed by you.

05 · DESIGNATIONS

What applies to this address.

DESIGNATION	STATUS	WHAT IT MEANS HERE
Listed building	Not listed	No listed building consent required.
Conservation area	Applies	Kew Green CA. Materials, fenestration and roof form will be assessed.
Article 4 direction	Applies	Front elevation permitted development rights removed.
Tree preservation order	None on plot	One TPO oak on the adjoining plot; root protection applies.
Flood zone	Zone 1	Lowest risk. No flood risk assessment required.

Taken from the local authority register and published mapping on the date of issue. Designations change – each is re-checked immediately before any application is submitted.

06 · YOUR LIKELY PLANNING ROUTE

The consent route this address will follow.

RECOMMENDED Householder planning application A rear-led scheme submitted as a householder application, with a design and access statement addressing the conservation area. Eight to thirteen weeks to decision, with us as the named agent.	NOT RECOMMENDED HERE Front-elevation alterations The Article 4 direction removes these rights and the street rhythm has already produced one refusal. Any front-facing change should be treated as a separate later application.
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07 · PERMITTED DEVELOPMENT

What you can build without a planning application.

The Article 4 direction removes front-elevation rights, but rear and roof rights survive – three routes stay open without a full application.

AVAILABLE Single storey rear, 3m Within the original rear wall envelope. Lawful development certificate advised.	AVAILABLE Rear dormer loft 40 cubic metres available. Not visible from Kew Green.	NOT AVAILABLE Front porch or bay Removed by the Article 4 direction. Full application required.
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Permitted development rights are assessed here from records only. Whether they survive at this address depends on the history of the building, and is confirmed by a lawful development certificate rather than by this report.

08 · PRECEDENT ON YOUR STREET

What your neighbours have been allowed to build.

REFERENCE	PROPOSAL	DECISION	DATE
24/1187/HOT	38 Example Rd · rear extension and loft	Granted	03.2025
23/0904/HOT	46 Example Rd · two storey side extension	Refused	11.2024
23/0410/HOT	51 Example Rd · rear dormer and rooflights	Granted	06.2024
22/2233/HOT	40 Example Rd · single storey rear, 3.5m	Granted	09.2023
22/0876/HOT	44 Example Rd · mansard roof extension	Granted at appeal	02.2023

The refusal at no. 46 turned on the depth of the side element against the street rhythm, not on the principle of extending. A rear-led scheme is the safer route here. Neighbouring decisions indicate how the authority has judged similar schemes; they do not guarantee the outcome of yours.

09 · INDICATIVE BUILD RATES

Indicative rates, per square metre.

ELEMENT	RATE PER SQM
Single storey rear extension	£3,200–£3,800
Two storey or wrap-around extension	£2,900–£3,500
Loft conversion with rear dormer	£2,400–£3,000
Internal alterations and refurbishment	£1,600–£2,400

NOT INCLUDED IN THESE RATES

- VAT at 20 per cent
 - Professional and consultant fees
 - Planning and building control fees
- Kitchens, bathrooms and loose furniture
 - External works and landscaping
 - Contingency · allow 10 per cent

Indicative ranges only, at London mid-range specification and drawn from comparable schemes in this borough. Not a quotation, estimate or tender figure, and subject to market movement. Three builders are tendered at the appropriate stage and the returns compared openly with you.

10 · YOUR BAND

This address is Band B · Constrained.

Priced on how constrained the site is, not on how ambitious you are. The conservation area and Article 4 direction place this address in Band B.

BAND A Unrestricted property No designations on your address. TYPICAL PROJECTS • Rear extension • Side extension • Loft conversion • Freehold house • Not listed From £2,500	BAND B · YOUR BAND Constrained property A designation or shared consent applies. TYPICAL PROJECTS • Wrap-around extension • Two storey extension • Mansard loft • Conservation area • Article 4 direction From £4,000	BAND C Complex property The most restricted addresses. TYPICAL PROJECTS • Extending a listed house • Basement excavation • Lower ground floor • Listed building • Refusal on record From £5,500
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Each figure covers up to planning with 25 sqm of new development included, then ×1.2 for each further 10 sqm. The band shown is indicative, based on the designations found above, and is confirmed in writing before any service begins.

11 · WHAT HAPPENS NEXT

Two steps, each instructed only when you want to.

Each step is instructed separately, and the report fee is credited against the next.

STEP 01 · BAND B

Site visit and full report

A registered architect visits and confirms this desk study.

INCLUDED

- Site visit and measured check
- Two or three sketch options
- Planning strategy in writing

From £650

Credited in full against design and planning.

LEAD TIME · 1 TO 2 WEEKS

STEP 02 · BAND B · MOST COMMON

Design and planning

Constrained property, as this address is.

TYPICAL PROJECTS

- Wrap-around extension
- Two storey extension
- Conservation area · Article 4

From £4,000

Up to planning, 25 sqm included, then ×1.2 per further 10 sqm.

CONSENT ROUTE · HOUSEHOLDER OR FULL APPLICATION

BASIS OF THIS REPORT · PLEASE READ

- Desk study only – no site visit or survey
- Records current at the date of issue
- Outcomes rest with the local authority
- Fees are from prices, fixed before each stage
- Costs exclude VAT, fees and contingency
- Valid six months, subject to policy change

This report is not a warranty of consent, a condition survey, or advice on title, party wall or building regulations. It is for your use in deciding whether to proceed and should not be relied on by third parties.