



Combined Heritage Design and Access Statement for the erection of a

Timber orangery

at

2 Riverdale Road

Twickenham

Middlesex

TW1 2BS

On behalf of

Mrs Rose

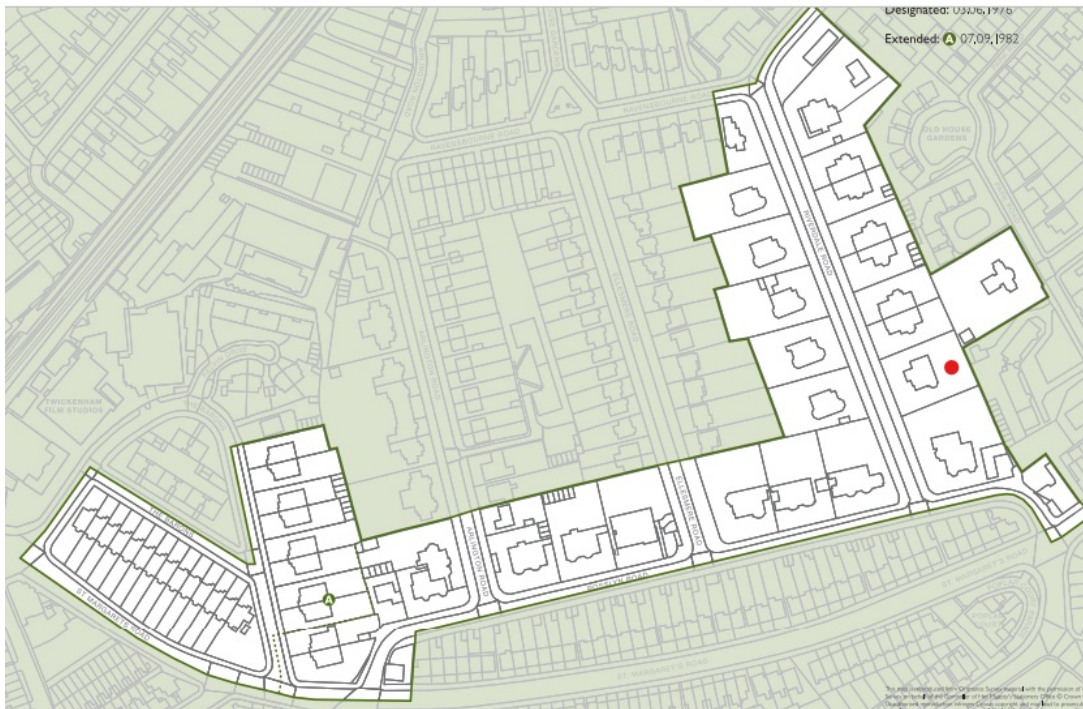
This statement has been prepared in support of a Householder Planning Application for the erection of an orangery at 2 Riverdale Road, Twickenham, TW1 2BS.

The Site and Surroundings

Twickenham is a suburban town in south west London. It lies on the River Thames and is approximately 9 miles south west from the centre of London.

The area in which the host dwelling is situated is predominantly residential.

2 Riverdale Road lies within the boundaries of the Twickenham Park Conservation Area. The Conservation Area was first designated in 1976 and later extended in 1982.



The above shows the boundaries of the Conservation Area (courtesy of Richmond Council).

2 Riverdale Road is highlighted red.

2 Riverdale Road



2 Riverdale Road is a four storey dwelling house set within .12 of a hectare of private domestic curtilage. The property is brick built with a tiled roof.

The host dwelling is non listed property falling within the boundaries of the Walton on the Hill Conservation Area. The property is within Flood Zone 3.

The property is located on the east side of Riverdale Road.

There are residential properties to the north, south, east and west of the application site, all detached within large plots.

The surrounding area is predominantly residential.

Planning History

00/1427

Demolition Of Existing Garage And Existing Steps Up To Ground Floor Side Entrance. Create New Doorway.

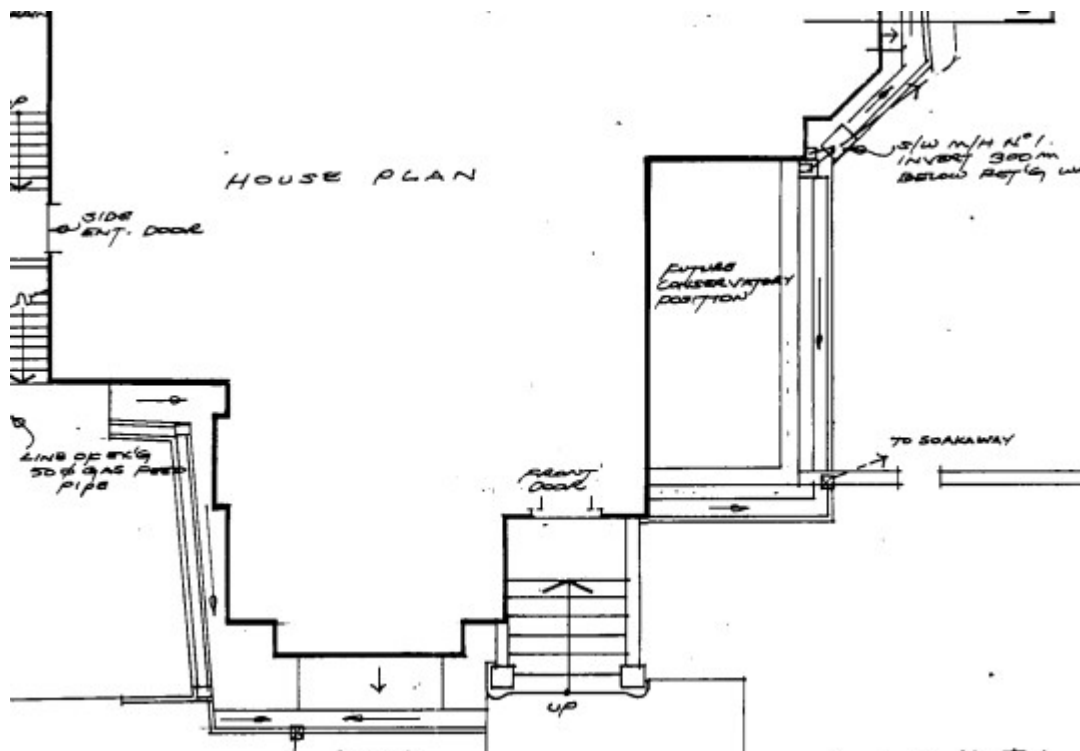
Granted Permission 04/10/2000

00/1426

Demolish Existing Garage And Erect New Garage; Demolish Steps To Upper Ground Floor Entrance

Granted Permission 04/10/2000

A drawing, shown below, for both the applications indicated that the area was for a conservatory/orangery extension.



An example of a side conservatory extension on Riverdale Road.

The Proposal



The above images show the location of the proposed orangery.

The orangery will in-fill the existing patio area and enclose the single door and the window.

No new openings are to be formed as the existing door will be utilised to allow access into the orangery.



The above is a 3D image (for illustrative purposes only) of the proposed orangery in-situ.

The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls – Brick

Roof –Tile

Doors/Windows – Timber

Proposed

Wall/Base – Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern roof light

Doors and Windows – Timber –Off White/Cream

Compatibility:

The proposed design has been chosen to ensure it is subordinate to the host elevation and not to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, brick and timber are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed extension is located to the south, side elevation of the property. The nearest neighbouring property is approximately 22 metres south of the host dwelling and due to the mature trees along the common boundary, the proposal will have no impact on the amenities currently enjoyed by the neighbouring properties.

Planning Policy

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or

innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

London Borough of Richmond Upon Thames

Local Plan

Policy LP 1

Local Character and Design Quality

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- 3. layout, siting and access, including making best use of land;*
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;*
- 5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and*
- 6. suitability and compatibility of uses, taking account of any potential adverse impacts of the colocation of uses through the layout, design and management of the site.*

All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village

Planning Guidance and other SPDs relating to character and design.

Policy LP 3

Designated Heritage Asset

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled

Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
- 2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*
- 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
- 4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*
- 5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*
- 6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*
- 7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*
- 8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*
- 9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.*

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

- 1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;*

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

Policy LP 4

Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

There will be a presumption against the demolition of Buildings of Townscape Merit.

Policy LP 8

Amenity and Living Conditions

All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will:

1. ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;

2. ensure balconies do not raise unacceptable overlooking or noise or disturbance to nearby occupiers; height, massing or siting, including through creating a sense of enclosure;

3. ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;

4. ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.

Applicants are expected to have regard to the guidance set out within the Council's SPDs relating to design, including Village Planning Guidance, SPDs on extensions, infill and backland developments, housing mix and standards as well as residential development standards.

Policy LP 21

Flood Risk and Sustainable Drainage

A. All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere. Development will be guided to areas of lower risk by applying the 'Sequential Test' as set out in national policy guidance, and where necessary, the 'Exception Test' will be applied.

Unacceptable developments and land uses will be refused in line with national policy and guidance, the Council's Strategic Flood Risk Assessment (SFRA) and as outlined in the table below.

In Flood Zones 2 and 3, all proposals on sites of 10 dwellings or more or 1000sqm of non-residential development or more, or on any other proposal where safe access/egress cannot be achieved, a Flood Emergency Plan must be submitted.

The property is located in Flood Zone 3, meaning there is a 1 in 100 or greater annual probability of flooding. This is due to the proximity of the River Thames, which is approximately 380m to the east of the property.

Because the proposed extension in this application is classed as minor development (a householder extension less than 250m²) a full flood risk assessment and report or a sequential test are not required.

The proposed orangery extension will be built on an existing raised balcony area at first floor level. The proposal will not therefore increase the risk of flooding in other areas.

A simplified Flood Risk Assessment has been attached separately.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will:-

- be aesthetically pleasing;
- cause minimal harm;
- Create additional living space for the family

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of 2 Riverdale Road without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owner of this property Mrs Rose is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mrs Rose is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.