
9th February 2021

DESIGN AND ACCESS STATEMENT

20 Sidney Road, St Margarets, Twickenham TW1 1JR

PLANNING PERMISSION

This planning application seeks consent for proposed modifications to the fenestration to the rear elevation and an external metal stair from first floor to ground level for direct access to the rear garden.

LOCATION

20 Sidney Road is an attractive terraced dwelling in the Borough of Richmond Upon Thames. It is a two-storey brick building with front bay and slate roof. It is currently divided into two maisonettes, 20a which comprises the ground floor and 20 which comprises the first floor.

20 and 20a each have access to a private rear garden.

The dwelling is not in a Conservation Area.

PLANNING HISTORY

14/4720/FUL: Replacement windows and doors with double glazed timber replacements to match existing. Granted Permission 26/01/2015.

THE PROPOSALS

This planning application seeks consent for proposed modifications to the fenestration to the rear and an external metal stair from first floor to ground level for direct access to the rear garden. It also seeks consent for the removal of a side window to allow internal placement of a shower.

1. Modification to existing rear stairs and rear window.

Access to the private rear garden is currently through an internal staircase leading to a door at ground level. The proposal is to create flooring spanning

the existing stairs, remove the rear door at ground level, and replace the back window with a doorway allowing access to an external metal staircase.

2. External metal stairs

For ease of access to the garden from the first floor, an external staircase is being proposed. The proposed staircase will be metal with simple vertical spindles, in keeping with staircases at similar properties nearby at 12, 22, 24, 26 and 28 Sidney Road, and opposite at 15, 21 and 35 Kenley Road (see uploaded photos for reference).

3. Removal of side window.

The current placement of the bath and shower directly in front of a rear window is likely to cause water damage. We propose the removal of a small rear side window to enable repositioning of the bath and shower.

MATERIALS

Walls: brick to match existing

Door: UPVC double glazed

External stairs: metal

REFUSE STORAGE

To remain unchanged.

ACCESS

Access to the front of the property will remain unchanged. A new access to the private rear garden is being proposed from the first floor.

CONCLUSION

The proposed modifications have been sensitively designed in order to preserve the characteristic form of the existing building.

It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties.

Therefore, it is concluded that the proposals would be in accordance with the relevant policies of the development plan.