

---

## DEBORAH JACKSON ARCHITECTS

41 BADDLESMERE ROAD  
WHITSTABLE CT5 2LB  
01227 771464  
dj@djarchitect.plus.com

---

---

# **DESIGN AND ACCESS STATEMENT** **HERITAGE STATEMENT**

First Floor Rear Extension  
**8 First Cross Road, Twickenham. TW2 5QA**

2102/H.ST A  
10/02/2021

## **SITE AND EXISTING USE**

The application site, 8 First Cross Road, Twickenham, TW2 5QA, is situated on the western side of Twickenham Green, within the Twickenham Green Conservation Area

The house comprises a small 2 storey Victorian mid terraced house in a block of 4 terraced houses. The house is a Building of Townscape Merit, as are the other 3 in the terrace. There are existing rear extensions, full width single storey extension and partial width first floor extension.

The house lies to the south of No.9 which has been extended at both ground and first floor and to the north of No.7 which which has been extended, considerably, at ground level.

The building is currently in use as a single, two bedroom, residential dwelling house.

## **PROPOSED DEVELOPMENT**

The proposal is for a new full width first floor extension, to replace the existing partial width extension.

The proposal will continue in use as a single, two bedroom, residential dwelling house.

## **LAYOUT:**

The proposed extension would be the full width of the existing property and to be in line with the existing neighbouring extension at No.9.

This will allow for the existing single bedroom to become a double bedroom and a full bathroom, at current standards, as apposed to shower room only.

## **SCALE:**

The proposed extension is very small in scale, to be in line with the existing extension at No.9. The total depth of new and existing extension would be 2.8 meters

The existing parapet walls will be removed, resulting in a perceived reduction in height, as well as more appropriate eaves detail.

The light to a first floor window at No.7 will be affected by the increased depth, but this will be mitigated to some extent by the removal of the parapet walls. Light at ground floor will not be affected due to the length of the ground floor extension.

The 'distinctive historic long narrow gardens plots' as mentioned in LBRUT Conservation area statement, will not be affected.

## **APPEARANCE:**

The small section of the original rear elevation remaining is barely visible and has been badly altered. The original eaves have been boxed out to create a deep overhang which is also greatly obscured by services. There is a replacement upvc top-hung window.

The existing extension has a single side-hung casement window, with wide proportions. At roof level there are inappropriate parapet side walls.

The proposed extension will result in the removal of these unsympathetic details.

It will be built in London Stock brickwork to match existing. There will be 2, well proportioned, sliding sash windows. Parapet walls will be replaced with simple eaves details. All materials and details are therefore sympathetic to the setting.

## **ACCESS:**

The existing building is a small Victorian terrace, there is little or no scope for improving access.

Pedestrian access will remain as existing; front access via short garden path from the street, with rear access via shared alley.

There is no existing vehicular access to the site, there will be no change to vehicular access.

## **ASSESSMENT OF IMPACT:**

The extension is modest in scale; at the back of the building and not visible from the street. The rooflights are similarly at the rear of the building.

The 'distinctive historic long narrow gardens plots' as mentioned in LBRUT Conservation area statement, will not be affected.

The proposal will therefore have little or no impact on the heritage setting.

## **CONCLUSION**

The proposals are modest in scale, respectful of neighbours and in keeping with the existing building.

The proposals should therefore be recommended for approval.