



Design and Access Statement
30 Broad Street, Teddington
May 2021



Report Contents

30 Broad Street

Report Content

01 | The Site & Planning History

A short description of the site and the planning history of the project.

02 | Retrospective Roof Pitch

Justification for altering the roof pitch of the building.

03 | Retrospective Rooflight and Conclusion

Justification for an AOV rooflight above stairwell.

04 | Appendix



01 | Site and Summary Description

30 Broad Street

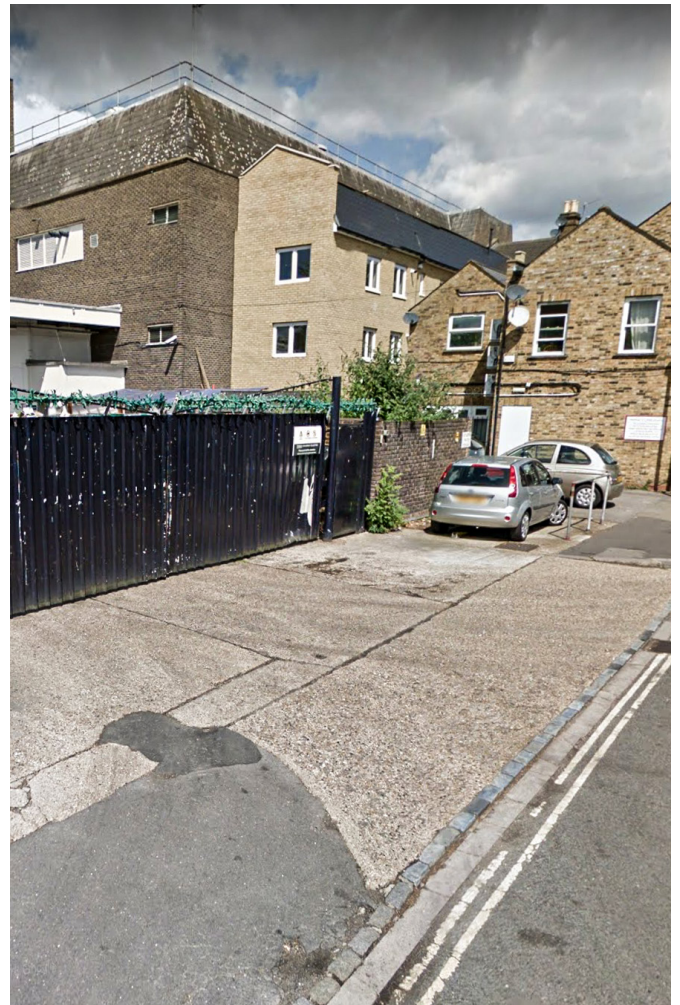
01 THE SITE & PLANNING HISTORY

This report has been prepared to support a retrospective planning application for alterations to 30 Broad Street, Teddington. The site is a narrow strip of land sandwiched between a large Tesco convenience store and existing residential housing along Broad Street. The approved development provides seven flats whilst retaining the ground floor street facing shop-front. The building is three storeys high and has a pitched roof. A planning application was previously applied for and approved by Richmond Planning Department, however modifications - assumed by the client to be covered under typical permitted development rights - were implemented during the construction phase. In most circumstances, these modifications were at the request of building control. The extension is set back from the street scene and partially obscured by the extensions of neighbouring buildings, thus reducing visibility of the extension to 30 Broad Street from the street scene.

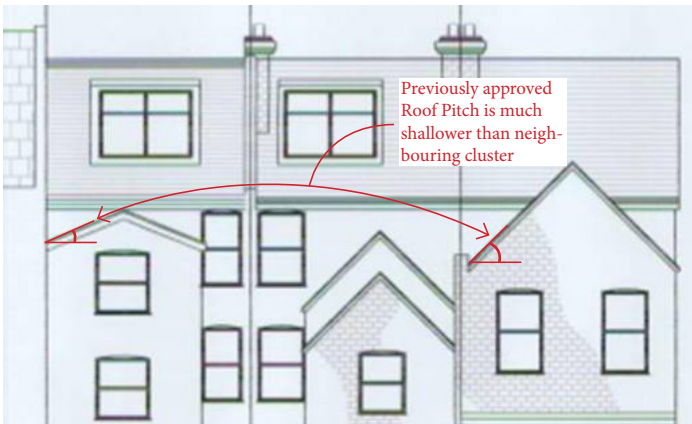
Although the modifications to 30 Broad Street were constructed and publicly visible for a substantial amount of time, the record of evidence the client provided was not sufficient for a lawful development certificate to be granted. The client has since made some of the alterations in line with the Local Planning Authorities comments, however retrospective approval is required for a steeper roof pitch than in the previously approved plans as well as a rooflight required for smoke extract. The modifications do not detract from any visual public amenity value in the surrounding context.



Aerial Imagery Courtesy Google Maps



Old Street View Image of Previously Constructed Building



Previously Approved South Elevation



Steepness in pitch of neighbouring dwellings



Proposed View from North Lane



Proposed View from Entrance to Tesco's Yard

02 Retrospective Roof Pitch

The extension to 30 Broad Street is visually grouped with neighbouring extensions to 32-34 Broad Street. This is due to the extension's size, massing and relationship with the original host buildings along Broad Street. However the extension's to the neighbouring buildings within the cluster have much steeper roof pitches than what was previously approved to 30 Broad Street. As a result, constructing to the previously approved drawings will create visual disconnect within this small clustered roofscape (as can be seen in the top left hand illustration). The flatness of the previously approved roof also goes against paragraph 8.2.1 of Supplementary Planning Document 'House Extensions and External Alterations 2015', which suggests pitched roof extensions should share a relationship with their host dwelling regarding roof pitch. The host dwelling - similarly to most buildings within the locale - has a steeply pitched roof, which the previously approved roof does not match. The revised roof shares a much closer relationship whilst retaining the appearance of a subordinate extension to the original host dwelling.

This retrospective planning application is requesting approval for a roof pitch which has better visual consistency with neighbouring extensions and the original host dwelling. 3D Illustrations have been provided (above) to give an indication of what the revised roofscape will look like from the street scene of North Lane. The detail of having a parapet on the west side with box rainwater gutter and a parapet upstand is a reoccurring feature among the cluster of extensions to the rear of Broad Street. Replication on the proposed design provides visual consistency whilst carrying out the practical function of protecting the neighbouring Tesco building from rainwater ingress.



Rooflights are present on neighbouring extensions as well as many other residential properties along North Lane.

03 Retrospective Rooflight

The scheme provides much needed residential accommodation for the Borough of Richmond. However in order for this accommodation to be safe and usable, and meet building regulations, an 'Automatic Opening Vent' rooflight is required. This small rooflight was a requirement of the building control officer and opens in the instance of a fire to enable purge ventilation of any smoke so the inhabitants of the flats can escape. It is for this reason the rooflight cannot be considered unnecessary and therefore does not contravene the 'necessary requirement' stated in the Broad Street Conservation Area Statement. The rooflight is required simply for functional purposes, is above a stairwell as opposed to inside a flat, and has no overlooking impact on the neighbouring properties.

Furthermore, the rooflight is not a dominant feature of the roofscape. Instead, it is quite a small element on a large roof and the colour of its framing material and flashing matches the colour of the constructed slate roof. The roofs within the same cluster also have rooflights (pictured above) and additional examples are visually present on North Lane.

Conclusion

The steeper roof pitch enables the extension to appear more visually consistent with the neighbouring cluster, and the proposed AOV rooflight is a small and subservient feature on a large slate roof. A previous planning approval report described the extension as "*similar to that at the adjoining property (no.32) and is of a height, bulk and design which is acceptable in this rear of shop location.*" The visualisations on the previous page show this comment is still applicable and by comparing the new roof design with the approved drawing (previous page), it is clear the new roofscape is more in-keeping with the neighbouring cluster of dwellings.

The approval report also comments on the overbearing nature of the Tesco building in contrast to the subordinate nature of 30 Broad Street. The visualisations on the previous page confirm the altered roof pitch does not change this. Furthermore, the report discusses how the extension "*is to the rear of shops where servicing occurs and backs onto a car-park and thus has limited public views.*" This suggests that although the roofscape is in-keeping with the neighbouring cluster, its visibility is nevertheless limited from any key street scenes.



Key Notes Extracted from Previous Approval Report

and character of existing development. The Council will take into account the following factors in considering applications: scale, layout and access arrangements, and relationship to existing townscape in terms of height, form, frontage, building materials, colour and detailing.

The site adjoins the huge side wall of Tesco's and therefore its impact next to this is reduced. The two storey rear extension is similar to that at the adjoining property (no.32) and is of a height, bulk and design which is acceptable in this rear of shop location.

at no.32 Broad St. However, the rear blank wall of Tesco's is 21.8m long and 8.5m high with a mansard roof. This wall is extremely overbearing and oppressive and the rear of no. 30 Broad Street appears subordinate at present. The two storey rear extension to no.30 is entirely in keeping with the neighbouring buildings which are at a similar depth and height to the proposal. The building is to the rear of shops where servicing occurs and backs onto a car park and thus has limited public views. There are no letters of representation received and therefore it is not considered that the owners of no.32 are overly concerned by the proposal.

The proposal is considered to comply with saved policies BLT15 and BLT16.

I therefore recommend that PERMISSION be granted subject to the conditions & informatives set out below & the satisfactory completion of a s106 agreement covering the points identified in the Conclusion paragraph above & delegate the issuing of the decision notice to the Development Control Manager when the s106 has been completed.