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SIMON MERRONY ARCHITECTS

71 Bushy Park Road, Teddington TW11 9DL

DESIGN & ACCESS STATEMENT

REF: 2021/08/DAS

1.0 Introduction

This Design & Access Statement has been prepared in support of a House Holder Planning Application for a single storey rear extension to 71 Bushy park Road, Teddington TW11 9DL. The purpose of this statement is to give a brief outline of the existing site, planning history, main planning issues, and finally to demonstrate the appropriateness of such a development in this area.

2.0 Existing Site

The site is located on the East side of Bushy Park Road Grove and is within the Wick Road Conservation Area 83. The existing site is rectangular in shape and covers an area of 127m². The site is relatively flat in nature and contains 1 tree to the very rear of the garden.

The site contains 1 building, the main house, which is a 3-storey mid-terraced building with a loft conversion and single storey rear extension.

The site is not located within a flood risk zone.

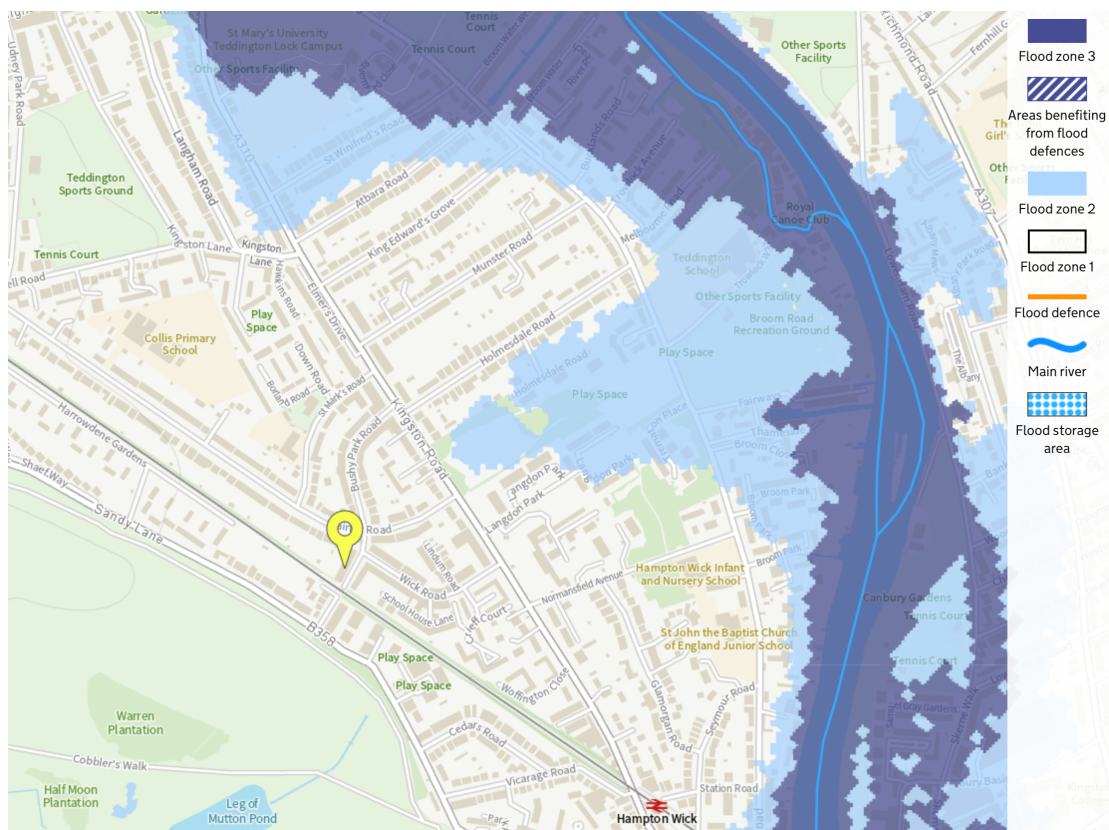


Figure 1 - Flood Map



Figure 2 – Rear View 01



Figure 3 - Rear View 02



Figure 4 - Rear View 03

3.0 Proposal

Overview

The proposal is to demolish the existing rear GF extension erect in its place a much more harmonious rear extension with dual pitched roof and low eaves. This will provide an open plan living arrangement to the rear with a much better connection to the garden. The new staircases will open up and consolidate the circulation spaces. We propose no changes at roof level, keeping the existing dormer and front facing rooflights as they currently exist.

The scheme will exceed all the current standards for Part L Building Regulations, by super insulating the building envelope and will further minimise its carbon footprint by lowering its demand for natural gas by the installation of an ASHP.

No.69 currently has a 3.5m rear extension and our proposal will not result in a detriment to this neighbour's amenity. We have kept the proposed eaves very low to the boundary with no.73 and are positioned on their NE boundary, so there will be no overshadowing from our extension.

4.0 Access & Parking

Vehicular access & parking arrangements remain exactly as per the existing.

5.0 Conclusion

The proposed rear extension is sympathetic to the original house and will cause no detrimental harm to neighbouring and provides a high quality, and well-planned addition. The benefits of the scheme, together with its negligible impact, outweigh any potential neighbour concerns, and therefore, we respectfully request that an approval be granted.