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249 St Margarets Road, Twickenham TW1 1ND

Proposed Loft Conversion

Design & Access & Heritage Statement

Dated : 17.05.21



THE PROPERTY:

The property is a large two-storey semi-detached residential dwelling situated on the western side of St Margarets Road, St Magarets Twickenham some 100 metres from the main A316.

The property is situated within CA19 St Margaret's Conservation area but does not have a specific Listing nor is a Building of Townscape Merit.

The immediate area is pre-dominantly residential and the street is characterised mainly by two storey semi-detached Edwardian properties with others being 1930s pre-war semi detached property.



Rear elevation to 249 St Margarets Rd with outrigger

DESIGN PROPOSAL:

A proposed loft conversion, which incorporates a rear hipped dormer roof light and small glazed stairwell enclosure to the main roof with 2No matching hipped dormer roof lights to the existing rear outrigger and the removal of a disused single rear chimney stack. This design has been used successfully to No's 243 & 247 St Margarets Rd (see photos to follow).

PROJECT DESIGN:

The proposed hipped dormers are considered to be an acceptable form of development and comply with Richmond upon Thames Council's SPG on Design Guidelines for House Extensions and External Alterations in the following ways:-

- i. The proposed dormers are 'in-scale' with the existing dwelling and the overall width of the dormers do not exceed their height;

- ii. The proposed dormers are not considered to be dominant roof extensions given their modest size and scale and do not project above the ridgeline;
- iii. The dormers have been adequately set up from the eaves and in from either side of the roof on both the rear and side return roof slopes;
- iv. The dormers incorporate gabled roofs, which are preferable to flat roofs.

With regards to the tile hung enclosure over the proposed stairwell, this is also considered to be acceptable given that it is of a very modest size and scale and does not occupy a large part of the main rear roof slope along the side return. Furthermore, the enclosure is tucked away in the corner adjacent to the rear roof slope and will not appear overly prominent when viewed from any street view or indeed neighbouring property.

MATERIALS:

The roof dormers have been designed to reflect the existing materials of the property and appearance of the dwelling. This will be done by using natural slate roof tiles with white timber painted sash windows as designed, sized and aligned to maintain visual continuity and vertical and horizontal emphasis.

The main street scene of St Margarets Road, and conservation area is therefore considered to be protected and not in any way interrupted by the proposed project.

RESIDENTIAL AMENITY & SCALE:

The dormers roof lights and stairwell enclosure are not considered to be overbearing to neighbouring properties as they sit well within the side/rear roof slopes and can actually only be viewed in part from the rear of the said property. Furthermore, it is considered that the existing structure would not result in a substantial loss of privacy due to the existing level of common overlooking.

The scale of the works as proposed is directly proportional to that of the surrounding developments of similar houses in this row. Furthermore this part of St Margarets has a mixture of housing, generally similar large scale semi-detached houses but also blocks of more modern flats whilst side roads such as Ailsa Avenue are mostly lined with more modest terraced houses.

PRINCIPLE OF DEVELOPMENT AND PLANNING POLICY:

All developments shall, be assessed on their individual merits, and their effect on the character and appearance of the conservation area needs to be considered as the main issue.

The principle of extending a residential property to increase residential accommodation via a loft conversion is therefore acceptable in principle provided the proposed development is in accordance with all other UDP Policies.

Policies BLT2 and BLT4 require the preservation or enhancement of conservation areas and Buildings of Townscape Merit. The proposed dormers are modest seeming well mannered and will have no material effect on the character of adjoining houses.

Policy BLT 11 requires “a high standard of design in...extensions and alterations to existing buildings, whilst ensuring that schemes are compatible with the scale and character of existing development...”. The dormers are of high quality, comply with the Council’s guidelines , and satisfy this policy’s standards by reflecting the scale of the existing building (factors A&B), being subservient to the existing townscape (C&F),relating positively to the height and form of the existing building (D&E), and using materials and design details that reflect the scale and appearance of the existing houses(G&H).

The surrounding properties are all in residential use and such a use is therefore appropriate in this location.

Almost identical loft conversions with rear dormers were recently approved by Richmond upon Thames Council to Nos 239, 243, and 247 St Margaret’s Road, all of which have carried out their loft conversion designs in a similar sympathetic manner to that of the main property.

CONCLUSION:

Having considered the forgoing proposal it is our professional view that the proposed dormers and small rear staircase enclosure are considered to satisfy the design and residential amenity criteria in the Council’s UDP and would not prejudice the aims of the Council’s SPG. It is further considered that the proposed development is of an acceptable size and scale that would not harm the character and appearance of the surrounding area and the amenities of nearby residents.

To conclude, it is considered that the proposals will not have a significant effect on the residential amenity of adjoining occupiers and will be an acceptable visual appearance within the Conservation Area in which the application site sits.

The scheme therefore aims to contribute to the existing housing stock without compromising the character of the area or amenity of its neighbours and conforms to planning policy guidance as set out in the UDP.

Photos of Similar Properties with loft conversions



No 247 St Margarets Rd – loft conversion with 3No dormers to rear outrigger, glazed staircase enclosure & main roof rear dormer



No 243 St Margarets Rd – loft conversion with 3No dormers to rear outrigger, glazed staircase enclosure & main roof rear dormer