

12 Langwood Chase, Teddington TW11 9PH

3rd June 2021

SOA Ref: 2115_pl_2.8

Statement

1.0 SITE LOCATION

- 1.1 12 Langwood Chase is in the London Borough of Richmond Upon Thames. The site does not fall within a designated land including conservation areas, national parks, Areas of Outstanding Natural Beauty, and World Heritage Sites.
- 1.2 The road consists of two storey houses which are mostly terraced or semi-detached. The style of properties is consistent along the street
- 1.3 Development of ground floor rear extensions have been allowed for similar properties on the same road - for example:
 - 18 Langwood Chase, Proposed full width single storey rear extension with internal alterations, app No. 16/0752/HOT

2.0 BUILDING FEATURES AND HISTORY

- 2.1 The property's front elevation faces towards the north onto Langwood Chase, and to the side and rear it benefits from a rear garden.
- 2.2 The property features a non-original rear conservatory that extends the existing living area into the garden.
- 2.3 The applicant was informed by No.10 of the intention to carry out a 3m ground floor rear extension. (TBC by JK&PR)



Figure 1; Existing front elevation



Figure 2; Existing rear elevation and non-original conservatory.

3.0 THE PROPOSED DEVELOPMENT AND DESIGN APPROACH

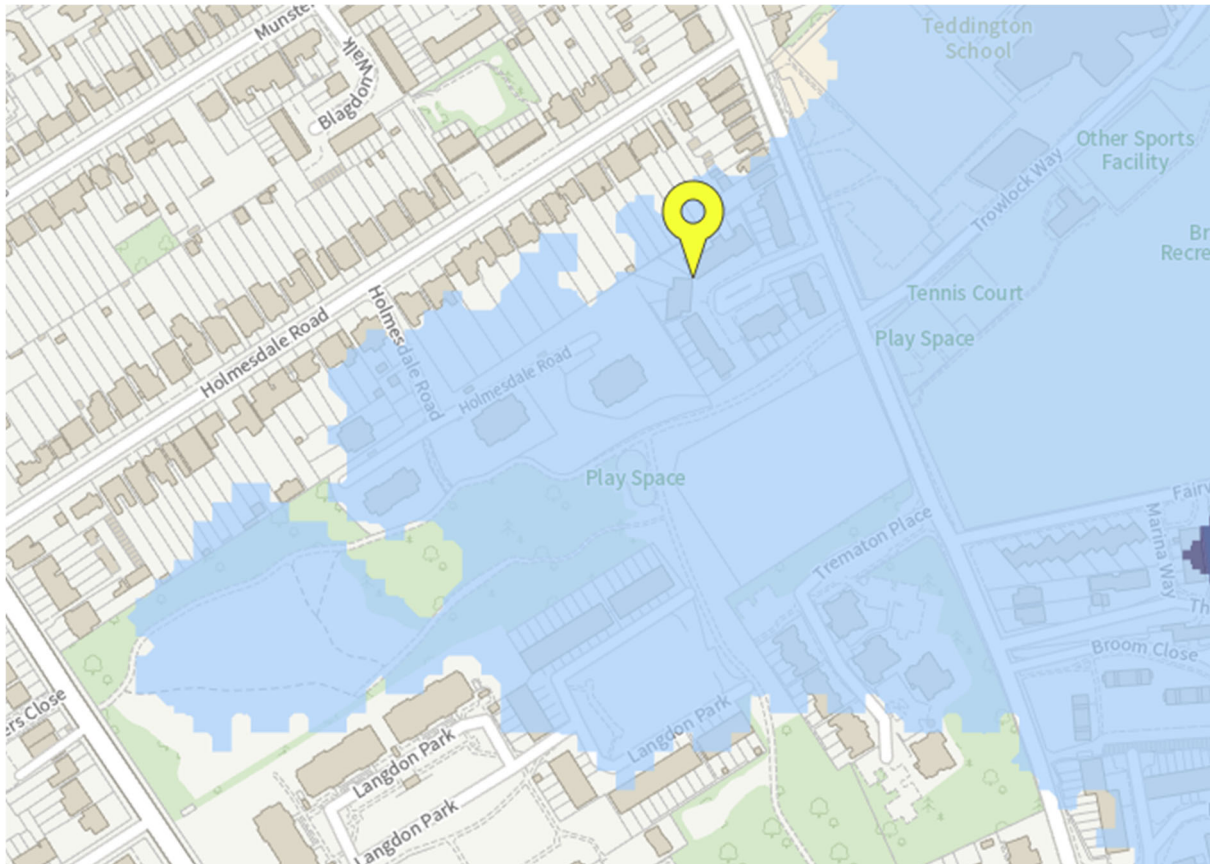
- 3.1 It is proposed to remove the existing conservatory and replace with a ground floor rear extension.
- 3.2 The proposals to ground floor will match the existing conservatory in terms of footprint.
- 3.3 The party wall with No.10 will be built astride the two properties, the applicant agreed this with No.10 verbally.
- 3.4 There are no proposed changes to the external appearance of the front elevation.
- 3.5 The character of the existing property has been carefully considered in our designs; we propose the use of matching materials and detailing to respect the local area.
- 3.6 The new extension will include an open plan with dining and living areas connected to a new kitchen.
- 3.7 The rear elevation, we feel, will be greatly improved as the intentional and considered design of the proposals carefully knit the existing fabric of the property with the new additions to create a homogenous rear elevation that enhance the character of the building replacing the conservatory that we feel is out of character.
- 3.8 The neighbouring properties will not be impacted in terms of overbearing or overlooking due to the presence of the existing conservatory.

4.0 SUSTAINABILITY

4.1 All new construction will comply with current Building Regulations Part L.

5.0 FLOOD RISK

5.1 The area falls within a flood zone 2. A separate flood risk assessment has been attached to the present application.



Source: Environment Agency website