

DESIGN & ACCESS STATEMENT- 72 Bushwood Road, TW9 3BQ

(to be read in connection with architectural plans No. 1 to No.10)

SITUATION / CONTEXT:

72 Bushwood Road falls within the Kew Green Conservation area. Kew village and its tube and train station are about 5' walk away. Several Primary schools and nurseries are within 10' walk away making this a desirable location for families.

DESCRIPTION:

The subject property is a two storey, end of terrace, half brick-half rendered faced house, all painted in a light yellowish colour. It is set back slightly within the plot with a small garden area within a low wall separating it from the street and a long garden to the rear with brick and timber fences and some trees and shrubs at the boundary lines. The surrounding properties are all very similar.

The Ground floor consists of an entrance porch, long hallway, bay fronted reception room at the front extending to the rear with access to a small Conservatory that opens to pack patio area. There is also a dining room and a small kitchen at the rear.

The first floor comprises 3 bedrooms, an en-suite bathroom, and a family bathroom.

There is another bedroom in a loft conversion done previously by adding a small rear dormer to the house.

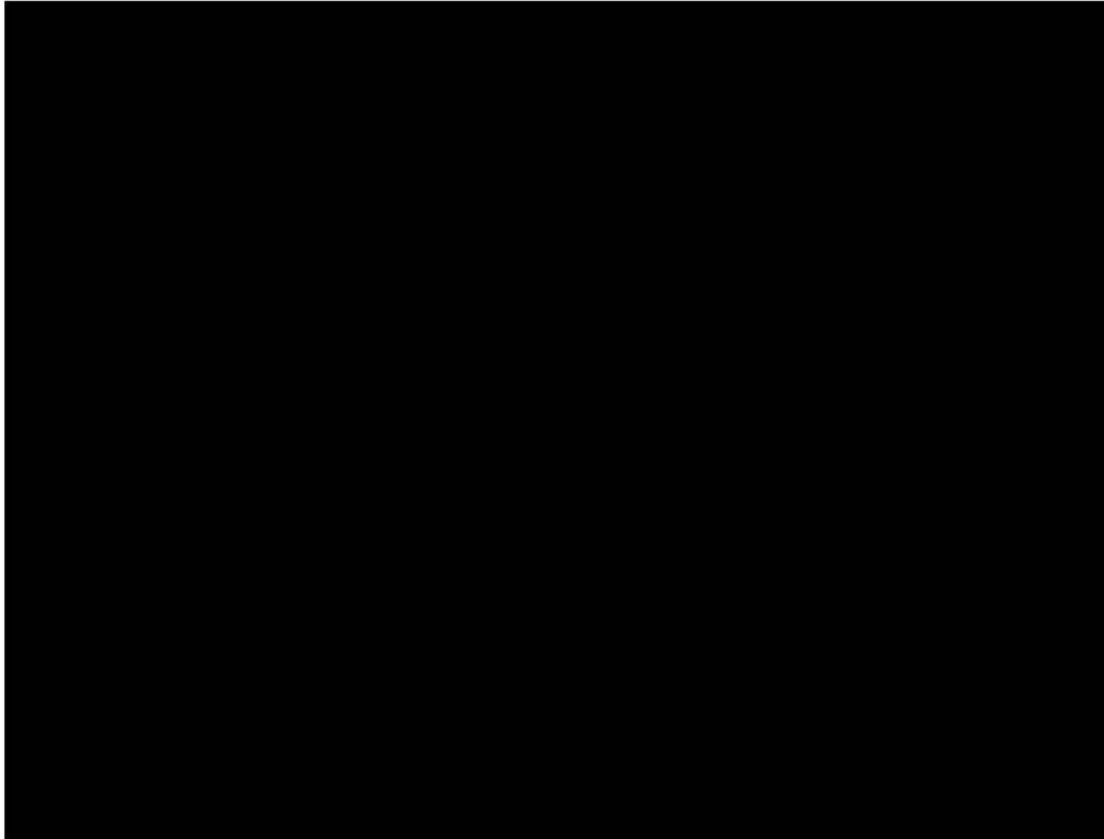
There is a direct access to the garden through the side of the property. There is a gap of 0.91m. between this property and the other end of terrace neighbour house. There is also small brick shed in the back garden.

PLANING HISTORY:

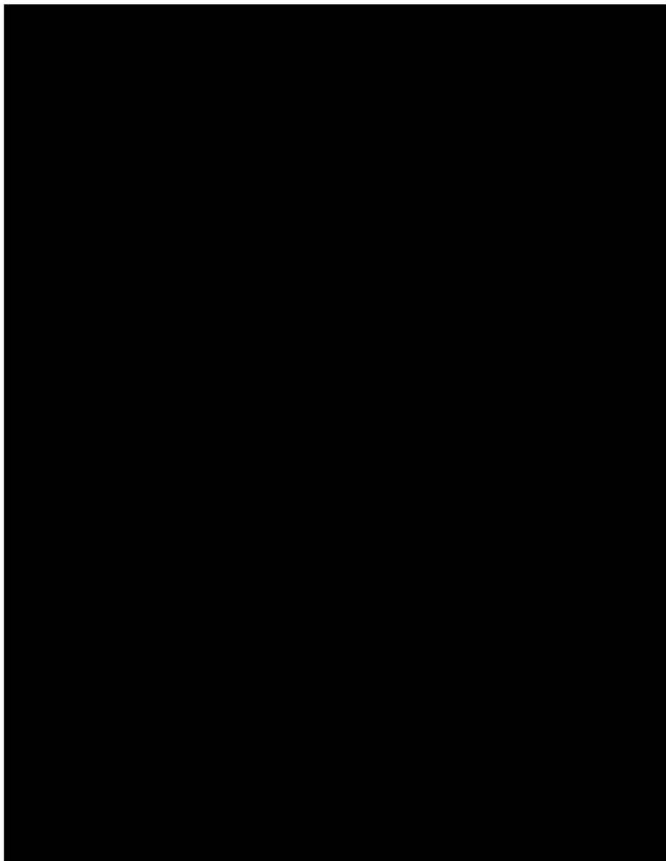
There is no planning history recorded for 72 Bushwood Road on the planning portal.



FRONT ELEVATION FROM ACROSS THE STREET



REAR ELEVATION WITH NEIGHBOURING TERRACE HOUSE AT THE LEFT AND AT THE RIGHT HOUSE NO. 74 BUSHWOOD SHOWING THE EXISTING REAR AND SIDE DORMER FRAMED BY TALL CHIMNEY STACKS.



EXISTING REAR DORMER SET HIGH IN THE ROOF.

PROJECT BRIEF:

To refurbish and extend the house on the ground floor to provide a more comfortable kitchen- dining space and to do a loft conversion to enlarge and improve the bedroom on the second floor and add a toilet/shower room if possible.

PROPOSAL:

- To do a hip to gable Loft conversion with the addition of a small front dormer and widening of the existing rear dormer to improve the internal space of the existing room on the second floor of the house.
- There will be 2 new rear windows facing the garden, widening the existing flat roof dormer. These will be the same size as the existing windows at that level, keeping the current distance to the eaves to keep the existing projection towards the rear. The rear elevation will only show a wider line of windows but no new straight full walls to avoid the boxy dormer look from the rear of the property.
- The change proposed will be noticeable at the Front Elevation of the house but the big front gable on that side of the house, and the tall chimney stacks at either side, make the change of that side of the roof barely noticeable. The neighbouring property at No. 74 has a big side dormer that also altered that end of terrace house on the side and shows a side slope very similar to what this proposal will show on the front elevation.
- This application also seeks permission to add a traditional looking pitched roof dormer at the front of the house. This will be aligned with the first floor en-suite bathroom window to be harmonious to the rest of the elevation. There are another 2 houses in the same row that have added small dormers like this one, at the opposite end and at the middle of the row so we believe this change will sit well withing the street scene.

Materials

- The front dormer is proposed with rendered sides painted white as other dormers in the street.
- The rear dormer sides will be covered using artificial slate that will match the existing flat grey roof tiles of the roof. The windows will be framed with lead cladding.
- New white-painted wooden sash windows in the front and rear dormers will harmonise with existing sash windows.

NATURAL DAYLIGHT/PRIVACY ISSUES / AREA IMPACT:

We believe the proposal will not increase the amount of overlooking that already exists towards adjoining properties.

When analysing the potential reduction on natural daylight on neighbouring properties, we understand this proposal might have an impact on the property at No. 74 Bushwood Rd.

The rear of these houses is facing south so they enjoy good light most of the day on that aspect. But in the early hours of the morning or late in the afternoon, the main roofs of both houses cast shadows in turns on the neighbouring side buildings. No. 74 has a side dormer looking directly onto the roof slope and the two tall chimney stacks of No. 72. So given its position the views and light it receives is already partly compromised.

If that window were facing the rear garden, it would enjoy great south light most of the day. This proposal was shown to the owners of that property and they expressed their interest in carrying out the same changes to improve their loft if this one got approval.

We had initially considered proposing the same side dormer, but that would not have solved any possible detrimental impact on light and would have added privacy issues. Therefore, we hope that if there are no neighbours' comment against this proposal, that it can be seen as an acceptable opportunity to enhance both houses as they could gain considerable space by having similar loft conversions done.

When looking at the surroundings of the house, given the tight continuity of the houses along the street scene, we believe the changes proposed will not affect the conservation area in a negative way and they will blend in well in its setting. Similar alterations have already been done in other neighbouring houses. The new rear dormer will not protrude towards the rear more than the existing one that is almost aligned with the rear chimney stack. The scale of the windows as seen from the rear elevation are in proportion with the main roof and respect the character of the house.

ACCESS STATEMENT:

- The proposed loft rooms will be accessed internally via the existing staircase to the loft.
- The pedestrian front and side accesses from Bushwood Road will not be changed in any way.
- Access within the site will not be affected by this.



STREET SCENE SHOWING SAME TYPE OF PITCHED ROOF SMALL DORMERS AT THE FRONT ELEVATIONS OF THE OPPOSITE END AND IN THE MIDDLE OF THIS ROW OF TERRACED HOUSES.

CONCLUSION:

The proposed development is a high-quality loft extension building that aims to be done with matching materials and colours to that of the host building. The side of the roof of the building will be altered but the changes will integrate well with the host building and will be consistent with its character and that of the surrounding houses. Therefore, we believe this extension and the proposed changes to the building will enhance the house and that they would not have any detrimental impact on the street scene of the area.

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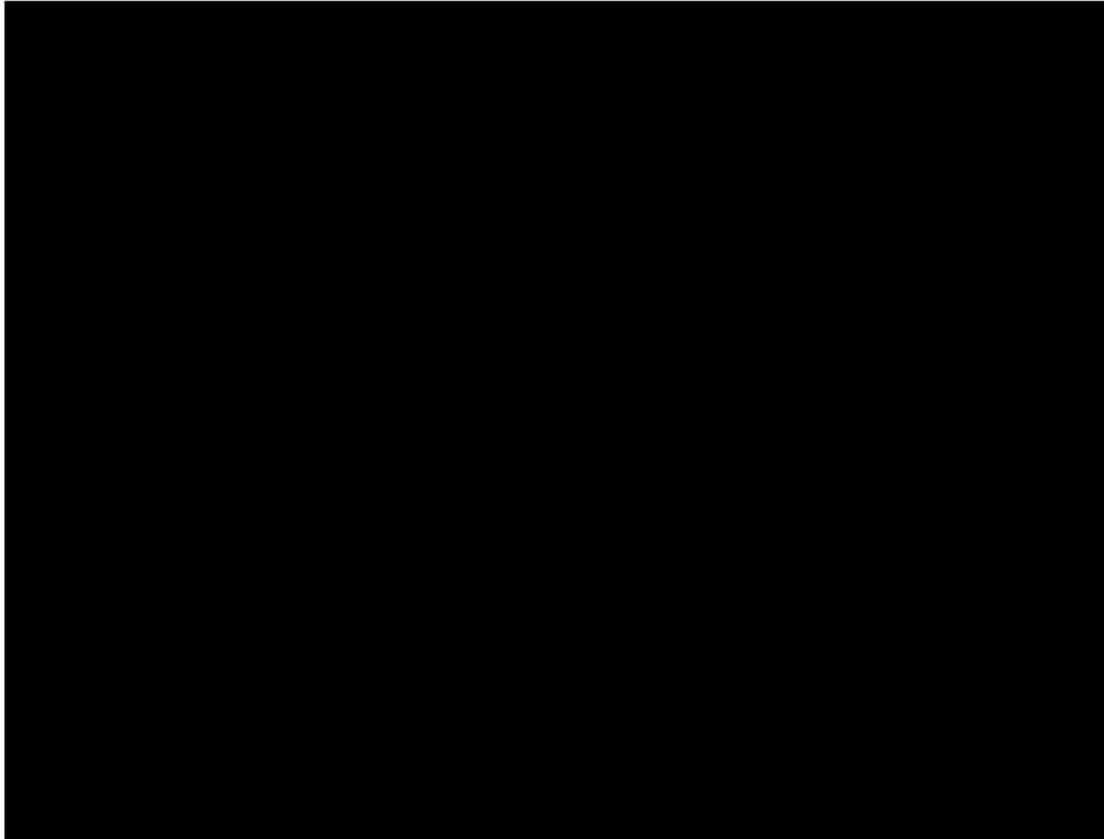
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