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TOWN & COUNTRY PLANNING ACT 1990
PROPOSED ALTERATIONS & EXTENSIONS TO 15 MIDDLE LANE,
TEDDINGTON, MIDDLESEX TW11 0HQ

APPLICATION FOR PLANNING PERMISSION

DESIGN & ACCESS PLANNING STATEMENT incorporating **HERITAGE**
and **PLANNING FIRE SAFETY STRATEGY** statements as prepared by Andrew
Jones RIBA (ref: aj/1142 ver SEPT 2021).

1.0 Introduction

- 1.1 The subject property, which is known as 15 Middle Lane, Teddington, Middlesex TW11 0HQ is a two-bedroom two storey semi-detached single family dwelling house (planning use class C3). (Refer to fig 1 to 3 inclusive.)

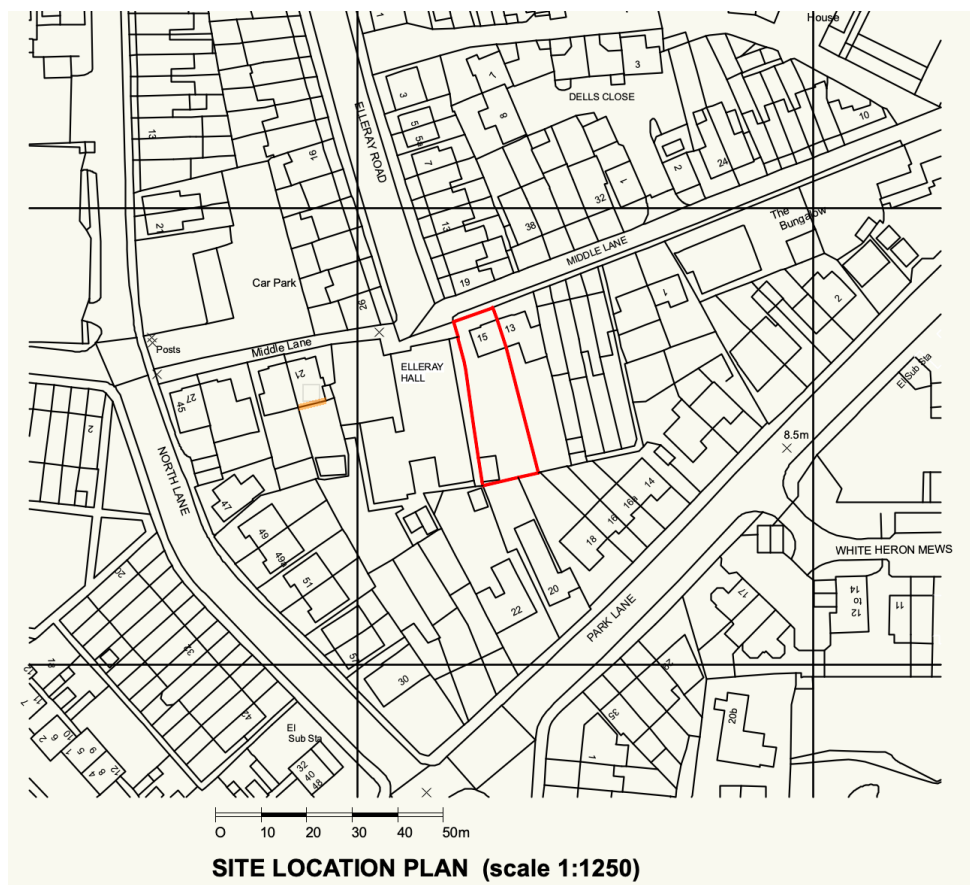


Fig. 1 Site Location plan



Fig. 2 Frontage Street Scene: 15 Middle Lane.



Fig 3. Rear view 15 Middle Lane

- 1.2 The application site area is a generous 0.0398 hectares with Middle Lane located on the Northern side. The site is bounded to the West by a “Social Centre” known as “*Elleray Hall*” and to the East by the other semi-detached property known as 13 Middle Lane. The rear garden abuts the rear gardens serving Park Lane residential properties to the South.
- 1.3 There is evidence of extensive remodelling and extension works to adjoining Middle Lane properties and the adjoining site currently occupied by “*Elleray Hall*” is earmarked for extensive residential development. (Figs 4 & 5)
- 1.4 The applicant is currently implementing permitted development single storey extensions to the rear and flank including the introduction of roof windows to pitched roof slopes under cover of planning consent notices ref :21/2103/PDE & 21/2084/PS192 respectively The works are also covered by a Building Regulation notice ref: 21/1420/BN which has been served on Richmond Building Control.



Fig 4 Adjoining development at n° 13 & 11 Middle Lane

- 1.5 This application is for the erection of permitted development single storey rear and flank extensions with an additional single storey extension to the rear/flank side to create a “wrap around” extension together with the introduction of roof windows to the existing pitched roof slopes



Fig 5 "Elleray hall" current development proposals

2.0 Planning History

- 2.1 The property is recognised as having "Townscape Merit" although the site is not Grade Listed nor is it located in a designated Conservation Area.
- 2.2 Permitted development consent has been granted for single storey rear and flank extensions plus the introduction of Velux roof windows in existing roof slopes as aforementioned and these are being implemented at the time of application.
- 2.3 A previous planning application (*planning ref: 20/2367/HOT*) for a "wrap around" extension with two storey flank and single storey rear extensions. was withdrawn by the applicant due to it failing to respect Richmond Planning Authorities design guidance related to "bulk."
- 2.4 This Planning application seeks to effectively link the permitted development rear and flank extensions that are currently being implemented on site with a modest single storey flat roof extension featuring a Plateau styled rooflight and complimentary external materials

3.0 Objective and Design proposal

3.1 The primary objective of the proposed development is to introduce a third bedroom and enhance family living accommodation whilst respecting the donor property.

3.2 Summary of proposals:-

3.2.1 To be read in conjunction with application proposal drawings as scheduled below.

- 1142/S/001 Existing Ground floor plan
- 1142/S/002 Existing First floor plan
- 1142/S/003 Existing Roof plan
- 1142/S/005 Existing Elevations & Section A-A
- 1142/P/020 rev A Site Location and Block Plan
- 1142/P/001 Proposed Ground floor plan
- 1142/P/002 Proposed First floor plan
- 1142/P/005 Proposed Elevations & Section A-A

3.2.2 The proposals may be further summarised as follows:-

1. Erection of flank single storey extension to accommodate a new family bathroom (Currently being implemented under PD rights...Refer to Fig 6)
2. Erection of rear single storey extension with vaulted ceiling and roof windows to create new living accommodation to enable the creation of an additional bedroom to the frontage and repositioning of kitchen. (Currently being implemented under PD rights.....Refer to Fig 6)
3. Repositioning staircase to enhance access to opened up entrance hall and new bathroom/living accommodation.
4. The erection of an extended footprint to the rear extension as permitted to create a dining zone.

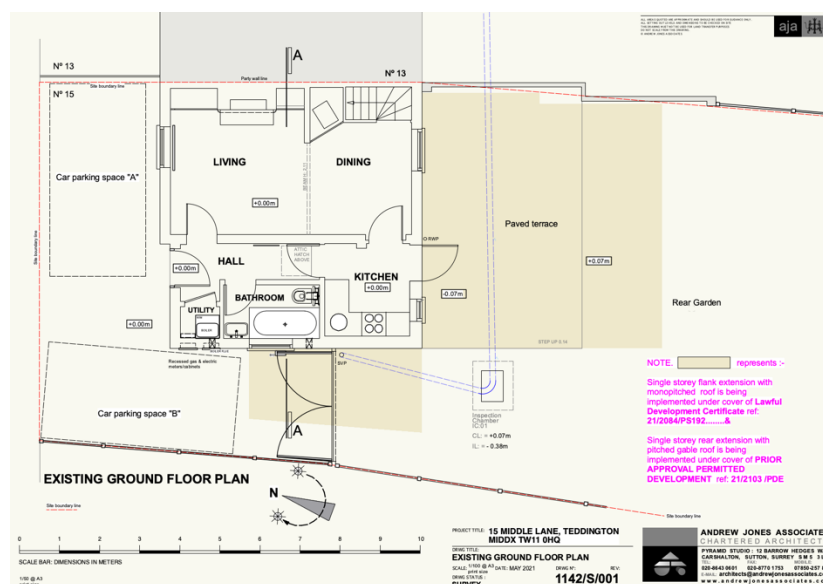


Fig 6. Permitted development extensions being implemented

4.0 Access

- 4.1 The existing wide dwelling house entrance door with flush threshold will be retained and the internal open plan living layout; opened out hallway and new ground floor bedroom/bathroom has been designed to allow for disabled access.
- 4.2 Access to the rear garden is possible via a new side passageway with secure gate and sliding doors serving the rear extensions.
- 4.3 Mean of escape access is enhanced by the repositioning of main staircase and the provision of new fire doors and fire/smoke detection (*Refer to Appendix B: Planning Fire Safety Strategy*).

5.0 Planning matters

Space standards

- 5.1 The proposed gross internal floor area for the proposed 6-person 3-bedroom dwelling house will be 114.0m² which is in excess of the 102.0m² London Plan minimum footprint size requirement and therefore deemed appropriate. (*refer to extract table 3.3 below*).

Table 3.3 Minimum space standards for new dwellings⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Car parking

- 5.2 Current frontage off street parking facility for two cars is being retained.

Amenity.

- 5.3 Amenity provision in the form of a private rear garden will remain substantial in footprint area at 242.0m²

Natural light and ventilation & Privacy

- 5.4 There are no implications created by the proposals with respect to loss of daylighting, sunlight or privacy/amenity/outlook by adjoining owners.

Trees

- 5.5 There will be no impact on any trees or habitat.

Flood risk

- 5.6 There is no knowledge of flood risk from rivers in the area and surface water flooding is consider low risk.

Community Infrastructure Level (CIL)

- 5.7 Liability for Community Infrastructure Levy (CIL) is nil due to the fact there is no change to the Lawful residential use and extensions to the existing footprint does not exceed 100.0m²

6.0 Summary

- 6.1 The proposal seeks to increase the number of bedrooms from two to three and provide enhanced living space appropriate for family living. This has primarily been covered by permitted development consents that are being implemented at the time of this application and due consideration should be made when assessing and processing this application.
- 6.2 Notwithstanding the fact the application encompasses permitted development extensions that are being implemented the proposal is understood to accord with the Richmond Planning Authorities policies for domestic extensions. It also respects the London Plan minimum space standards for dwellings.
- 6.3 An additional extended footprint (*approx. gross internal area of 12.00.m²*) that is subject to planning consent has been designed to respect and offer minimal impact on the street scene and historic original built form.
- 6.5 The impact of the proposal off street parking for cars and amenity provisions for family living will be no different to the existing situation.

end
aj/1142 ver 2.
Sept 2021

APPENDIX A:

HERITAGE STATEMENT as prepared by Andrew Jones RIBA (ref: aj/1142 ver 2. SEPT 2021)

PROPOSED ALTERATIONS & EXTENSIONS TO 15 MIDDLE LANE, TEDDINGTON, MIDDLESEX TW11 0HQ

Historical background

- 1.1 The property is of Townscape merit and the following description by the Teddington Society Directory of Buildings of Townscape Merit applies :-

No. 15 is one of a pair of 2-storey semi-detached cottages (with no. 13), brick built with stringer courses under pitched slate roof with clay ridge tiles and, originally, a single storey side addition with front door, now further extended at one storey level into the back garden in keeping with the rest of the cottage. There is a small front garden with a brick boundary wall.

Current proposals

- 1.2 The property is currently being extended to the flank and rear by single storey extensions under permitted development rights at the time of this application. (planning ref: 21/2103/PDE & 21/2084/PS192).
- 1.3 The design of the extensions allow for the original built form to be visibly retained without harmful effect and the external materials respect and reflect the original London Stock brickwork and Slate roof coverings. There are no proposals to alter or extend the principle elevation that faces Middle Lane .
- 1.4 An extended footprint that effectively links the two permitted extensions requires planning consent and this has been purposely limited to single storey with a flat roof to avoid harmful visual impact on the street scene and for the extensions to remain sub-ordinate to the main dwelling house and without harmful effect on the Historic built form.

Summary

- 1.5 The applicant is mindful of the fact buildings with Townscape Merit are not the same as Listed Buildings and enjoy no legal protection against demolition when they are not located in a designated Conservation Area. Notwithstanding this point the applicant has been keen to avoid harmful material and visual alteration to the original built form when viewed from the street whilst at the same time updating and enhancing the building to satisfy the brief for family living in the 22nd Century.

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SEPT 2021

APPENDIX B:

PLANNING FIRE SAFETY STATEMENT as prepared by Andrew Jones RIBA
(ref: aj/1142 ver 1 SEPT 2021).

PROPOSED ALTERATIONS & EXTENSIONS TO 15 MIDDLE LANE, TEDDINGTON, MIDDLESEX TW11 0HQ

1.0 Introduction:

1.1 This statement addresses the requirements of the London Plan Fire Safety Policy D12A. (NOTE: *Policy D12 B does not apply*)

1.2 The proposal entails the erection of single ground storey flank and rear wrap around extensions to a two storey semi-detached dwelling house and internal alterations including the relocation and redesign of the main staircase and the increasing the bedroom accommodation from two to three bedrooms.

1.3 Policy D12A of the London Plan States:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. *identify suitably positioned unobstructed outside space:
for:- a) fire appliances to be positioned on; and b). appropriate for use as an evacuation assembly point*
2. *are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.*
3. *are constructed in an appropriate way to minimise the risk of fire spread.*
4. *provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
5. *develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.*
6. *provide suitable access and equipment for firefighting which is appropriate for the size and use of the development."*

2.0 Competency Statement

2.1 The scheme will be compliant with Approved Document "B" Volumes 1 and 2 of current Building Regulations.

2.2 Chartered Architect Andrew Jones RIBA has been running a private Architectural practice for 30 years since November 1991 with a full understanding of the requirements of Part "B" of the Building Regulations for domestic and commercial residential development.

3.0 Policy D12A compliance

- 3.1 Middle Lane is fully **accessible for fire appliances** and provides appropriate and unobstructed direct access to the semi-detached dwelling house plus a suitable **assembly point**. Due to the domestic scale of the development there is no designated location for fire appliances,
- 3.2 The property will be provided with a heat detector in the new kitchen interlinked with smoke detectors in the revamped entrance hall and new first floor stairwell landing . The **smoke detection system** will be an LD3 Grade D2* system under **BS** 5839 Part 6 2019. (*Note*: Grade D2 means all detectors to be mains powered with an integral standby supply consisting of a user replaceable battery or batteries*).
- 3.3 The entrance hall with new staircase and first floor landing will be protected by 30 Minute fire rated construction partitions/walls. All door openings in the **protected enclosure** serving bedrooms, living accommodation and boiler cupboards etc will be fire rated (30mins). Any building service cable, pipe and /or ducts etc penetrating the protected enclosure will be fire stopped to 30 minutes standard.
- 3.4 The new staircase in full compliance with Approved Building regulation document “K” will provide a significant improvement on the current **means of escape route** for bedrooms as it will lead direct to the external entrance door as opposed to living space as current. The maintained smoke/fire detection installation will enhance escape/evacuation times. The rear garden with side passageway provides an additional escape route and the garden depth is appropriate for evacuation
- 3.5 Regular **maintenance checks** of smoke/fire detection apparatus and advice with respect to ensuring fire doors are closed at night time will be promoted.
- 3.6 The domestic property is appropriately sized for **Fire Brigade Access**

4.0 Summary

- 4.1 The proposals will comply with the current approved Building Regulation Document “B “ and the existing property will benefit from enhanced means of escape and evacuation provisions.
- 4.2 Regulation 38 of the Building Regulations requires that the Fire Safety information is handed over to the person responsible for the occupied building (*i.e. the applicant*). This will be undertaken ensuring the responsible person will acknowledge and understand the fire safety strategy; fire safety maintenance requirements and compliment their own fire safety risk assessment.

end
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