

Design & Access and Heritage Statement for Demolition of side garage to create a new single storey garage extension at 2 Broom Water West, Teddington TW11 9QH

Access:

The site is located to the South-East of Teddington town centre and is within the Broom Water Conservation Area (CA28). The house is not a designated Building of Townscape Merit and the application site is not the subject of an Article 4 directive.

The Broom Water Conservation Area was first designated in 1977 and was further extended in 2003 and 2005. LBRUT has published a Broom Water Conservation Area Study which helps to define the key characteristics of the area.

Contained within the Conservation Area are a number of significant C19 and C20 buildings which were developed to follow a natural creek that was lengthened to form a man-made inlet. The rears of the gardens all run down to this outlet and the prominence of boathouses contribute to the charm of the area.

Vehicular and transport links are generally not adversely affected by this scheme. Being central to Teddington, there are very good road and rail Public transport links available locally. Access within consist of using the garage door and accessing the new area.

Use:

The new garage architecture will provide a building more in keeping with the conservation area slightly set forward from its current position to the property in accordance with the Clients needs. Sufficient amenity space will be left for the clients and future users requirements.

Amount:

The proposal is for a garage extension to replace the current garage. There are many examples of similarly sized extensions throughout the borough and along the street. Proposals are generally consistent with advice given in LBRUT's supplementary planning guidance and previous granted schemes though out the Borough.

Layout:

The new layouts are largely unchanged with the exception of the new garage being more symmetrical to the side of the building and a better use of internal space at ground floor in accordance with the clients needs.

Scale:

The proposed extension is similar in size and appearance to previously approved schemes in the Borough and in the adopted supplementary planning guide. They match neighbouring properties and maintain consistency to the street scene. The proposals do not impede on privacy or light of adjacent neighbours.

Landscaping:

Hard or soft landscaping is not affected by this proposal.

Appearance:

The design chosen was decided upon to keep proposals sympathetic to previously approved schemes in the vicinity. The materials used will fully match and be sympathetic to the existing house and neighbouring constructions.



Front Elevation of 2 Broom Water West



Rear Elevation of 2 Broom Water West