

61 Twickenham Road, Teddington, TW11 8AL

12th September 2022

SOA Ref: 2249_pl_2.8

Statement

1.0 SITE LOCATION

- 1.1 61 Twickenham Road is located in the of London Borough of Richmond upon Thames. The site does not fall within designated land including; conservation area, national parks, Areas of Outstanding Natural Beauty, or World Heritage Sites
- 1.2 The road is residential; comprising of two storey semi-detached houses of similar style.
- 1.3 No.61 Is located on the west side of the street.
- 1.4 Approximately 1km directly south is Bushy Park and 200m north Ham Lands, both SINC (Site of importance for Nature Conservation)
- 1.5 Approximately 91m northeast is the south bank of the river Thames Roundabout and 70 m south west lies Grosvenor gardens.
- 1.6 Development of two-storey side extensions on the same side of the road have been allowed for several similar properties in the area including, but not limited to;
 - 01/0089 – 57 Twickenham Road – Demolish Garage And Utility Area, Build Two Storey Side Extension.
 - 20/2302/HOT – 63 Twickenham Road – Ground floor rear extension; full house height side extension; first floor rear extension; alterations to existing loft conversion.
 - 94/1318/FUL – 65 Twickenham Road – Erection Of A Two Storey Side Extension, Porch And Conservatory.
 - 14/0979/HOT – 67 Twickenham Road – Two storey side extension and a single storey rear extension.
 - 16/4114/HOT – 75 Twickenham Road – Two-storey side extension and single-storey rear extension

2.0 BUILDING FEATURES AND HISTORY

- 2.1 The property faces Twickenham Road to the front at the north east, and to the south west the property has a long garden backing onto the rear properties of Grove Gardens.
- 2.2 The property features 2 non original extensions to the rear including a dormer extension and a single storey rear extension.
- 2.3 The property also features a single storey garage to the side.
- 2.4 No.61's front elevation features a two-storey bay windows and a hipped cantilevered roof structure forming a covered porch entrance. The ground floor walls are covered in red bricks and the first floor is painted an off-white colour. The doors and windows are in white UPVC frames.
- 2.5 To the rear, the garage is in similar red brick as in the front. The rear ground floor extension is rendered white, the first floor in red brick and the dormer in clay tiles similar to the roof tiles.



Figure 1 Left; Existing front elevation, Right; existing rear elevation

3.0 THE PROPOSED DEVELOPMENT AND DESIGN APPROACH

- 3.1 It is proposed to erect a double storey side extension.
- 3.2 The entire side extension will sit 300mm further back from the main house and will be covered by a gable roof which will sit below the existing roof. Both the set back from the main elevation and the design of the proposed roof aim to make the double storey extension visually “subservient” to the existing building. The materials will match the existing with the ground floor being in red brick, the first floor rendered in similar off-white colour and the new roof’s tiles will match the existing.

S Q U A R E O N E A R C H I T E C T S

- 3.3 The internal alterations, will allow for three additional bedrooms to accommodate the owner's family, with the ground floor bedroom additionally housing an en-suite, easily accessible for people with mobility issues.
- 3.4 Similar two storey side extensions are found in several neighbouring properties (see Fig. 2). Whilst we are aware of "terracing effect" risk, it should be noted that a very large number of houses on the street carried out similar alterations and on top of this the neighbouring property at No.63 features a double storey side extension with a significant gap between the side wall and the boundary line. For the reasons outlined above we believe the new addition will keep with the local architectural style and aesthetic and preserve cohesion at the same time improving the liveability and value of the property.



Figure 2. Neighbouring properties' side extensions. (From upper left: #65, #69, #73, #77 Twickenham road)

3.5 Preplanning advice was received on Oct.27th 2022. The conclusion read:
“It is considered that there is scope for the proposals given the above advice is followed, namely a greater set in from the common boundary. Should you wish to submit a planning application for the scheme you are advised to consider whether the scheme would be best assessed under a householder application. “

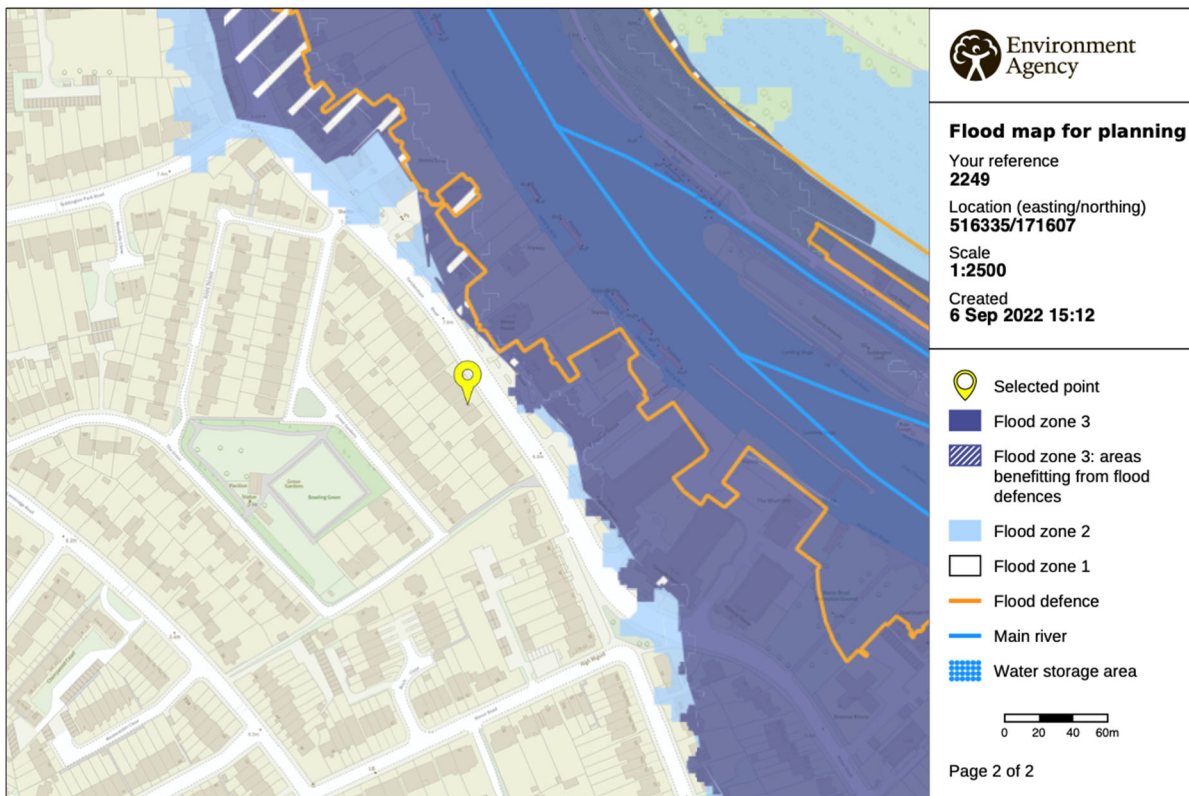
Whilst we appreciate the logic behind the recommendation to set back the first floor side extensions by 1m, it should be noted that such extension would look very different from any other existing double storey side extension on the street and this may harm the character of the street view making the extension visually inconsistent with most of the other nearby properties.

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 1.



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