

Planning, Design & Access Statement for;

Part single, part two-storey side/rear extension at lower ground and ground floor levels with front elevation fenestration alteration



At –

18 Twickenham Road, Teddington TW11 8AG

1. SITE DESCRIPTION

1.1 The application site is located to the eastern side of Twickenham Road, which is a primarily residential road branching off Ferry Road to the south with a northern bend which turns into Manor Road. The building is of Edwardian style, finished mainly in red brick with some bandings, the original sash timber windows are still in place, and it features a prominent double storey front projecting bay with a gable above, a traditional open front porch, a ground floor canted bay window, a first-floor oriel window, roof finials and high chimneys. The plot is on fairly uneven land which means that the building has split levels with a Lower Ground Floor in the rear half.

1.2 The building is locally listed as a Building of Townscape Merit (BTM), the area falls within the borough ward of Teddington. The following constraints apply:

- **Archaeological Priority Area**
- **Floodzone 2 (medium risk of flooding)**
- **Floodzone 3 (higher risk of flooding).**

1.3 The property has been recently put back in its original form as a single-family dwelling following a long period where it was converted as 3Nos. self-contained flats. This was allowed through the appeal of application Ref No. 21/3415/FUL. Additionally, the property previously hosted 6Nos. detached independent garages to its rear which had separate access via a driveway at its southern end. These garages have since been demolished and the land reincorporated within the main residential use on site.

2. PLANNING HISTORY

2.1 The site has the following planning records;

22/3543/PDE –

- **Single Storey Rear Extension (8.00m depth, 3.00m eaves height, 3.50m overall height). Approved 03/01/2023**

22/2998/PS192 –

- **Loft Conversion including creating a hip to gable and a rear dormer roof extension and removal of part of a chimney. Granted Permission 09/11/2022**

21/3415/FUL –

• Reversion of existing building to 1No. single family dwelling from 3Nos. self-contained flats. Refused Permission 01/02/2022 / Appeal Allowed on 27/09/2022

Reason: The proposal would result in the loss of residential units which, in the absence of clear over-riding environmental or other planning benefits, would cause an unacceptable erosion of the borough's housing stock contrary to the aims and objectives of the NPPF (2021) and policy LP38 of the Local Plan (2018).

11/3978/FUL –

• Refurbishment & restructuring of existing block of six garages to form five new garages within the existing footprint. New metal gates to entrance to garages. Refused Permission 30/01/2012

Reason: By reason of inadequate turning space and width of access, it would not be appropriate to encourage use of vehicles by allowing new garages. The design quality of the layout and access are inappropriate, and the proposal is therefore contrary to Policy DM DC1 of the LBRuT's DMP (2011).

47/7889 –

• Erection of six lock-up garages. Granted Permission 27/03/1957

47/7400 –

• Conversion of existing house into three units of living accommodation and erection of three garages. Granted Permission 23/08/1956

3. PROPOSAL

3.1 The proposed scheme is for the construction of a part single, part two-storey side/rear wrap-around extension at lower ground and ground floor levels.

3.2 The proposal is an amendment to the recently approved scheme under permitted development prior approval (consent No.22/3543/PDE). Firstly, this scheme includes an extension to the main rear elevation which is shallower than that included in the prior approval scheme and a ground floor element has now been included above the Lower Ground Floor (at the main rear elevation and the side of the rear elevation) to ensure a more coherent form with the traditional cues in

keeping with the original character of the house. There will be a progression of hierarchy as you go up the building with a deeper Lower Ground Floor, a less deeper ground floor of roughly half the depth of the extension below and a first floor remaining as originally built.

4. DESIGN GUIDANCE

4.1 The application is not within a Conservation Area, but it lies across the road from the Teddington Lock Conservation Area directly opposite. Therefore, only the front of the building faces the CA and there is only minor fenestration alteration proposed at this elevation. However, the building is locally listed as a Building of Townscape (BTM), and it is one of a few properties along the street to have such a designation. A Building of Townscape is a non-designated heritage asset covered in the LBRuT's Local Plan (2018) under Policy LP 4 which states that "specific guidance on design and character is set out in the Council's Village Planning Guidance Supplementary Planning Documents, which applicants are expected to follow for any alterations and extensions to existing BTMs, or for any replacement structures."

4.2 The Council's approach to Buildings of Townscape Merit is that it is hoped that by drawing attention to the historic, architectural and townscape interest of such buildings and structures, owners and others will regard them more carefully when considering any proposals for alteration, extension or replacement. The removal of original or characteristic features, or the introduction of unsympathetic windows, doors or materials cannot only destroy the visual quality of one building but erode the entire character and interest of an area.

4.3 BTMs are not protected in the same way as a statutory listed building is and unless they are within a designated conservation area, they enjoy no legal protection from demolition. The NPPF para. 203 states that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

4.4 The Buildings of Townscape Merits Supplementary Planning Document (SPD) sets the following criteria will be used for designation of BTMs –

- i. Any building or structure which dates from before 1840;*
- ii. Later buildings or structures which are considered to be of definite quality and character, including the work of important architects or builders. Particular attention will be paid to buildings which:
- Have important historic associations, in terms of famous people or events;*

- *Illustrates an important aspect of social or economic history or use;*
- *Represent an exceptionally good example of a specific and distinctive architectural style;*
- *Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
- *Form part of a distinctive and cohesive group of buildings;*
- *Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
- *Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

4.5 The Hampton Wick & Teddington Village Planning Guidance Supplementary Planning Document acknowledges the area faces threats from unwanted development, but these are mainly related to:

- *Removal of front garden boundaries and replacement with different design/material (often to provide vehicular parking). This undermines the green character of the area and consistency of townscape.*
- *Replacement of historic timber windows and doors with modern (uPVC) or designs that do not follow the original glazing pattern and opening style.*
- *Poor quality pavements (e.g. tarmac is often mixed with paving slabs on the same road).*
- *Rooflights on front roof slopes which interrupt the regularity of the streetscape.*

4.6 It is clear that sensibly designed extensions which integrate well with the character of buildings are not resisted by the SPD and this is what the applicants are proposing in this scheme.

5. ANALYSIS

5.1 The scheme proposes a part single, part two storey wrap-around extension at the lower ground and ground floors. The site is on uneven sloping grounds which means the front of the building is higher than the rear and it has split levels with a Lower Ground Floor in the rear half. Therefore, whilst part of the structure would be two-storey high, entering the house from the front, the higher part of the proposed extension at approx. 2.9m deep at a width of roughly 3.5m with a slightly recessed structure of 2.5m deep at a width of approx. 2.34m would be at ground floor and the main lower part would align with the basement in the front half of the house and have a projection of some 5.5m from the original rear elevation. The projection at the side of the rear would be at a maximum projection of some 7.75m at Lower Ground Floor, with a small further projection of 0.5m, a minimum depth of 4.7m and 2.8m at Ground Floor due to stepped layout, as shown on Fig 1 below.

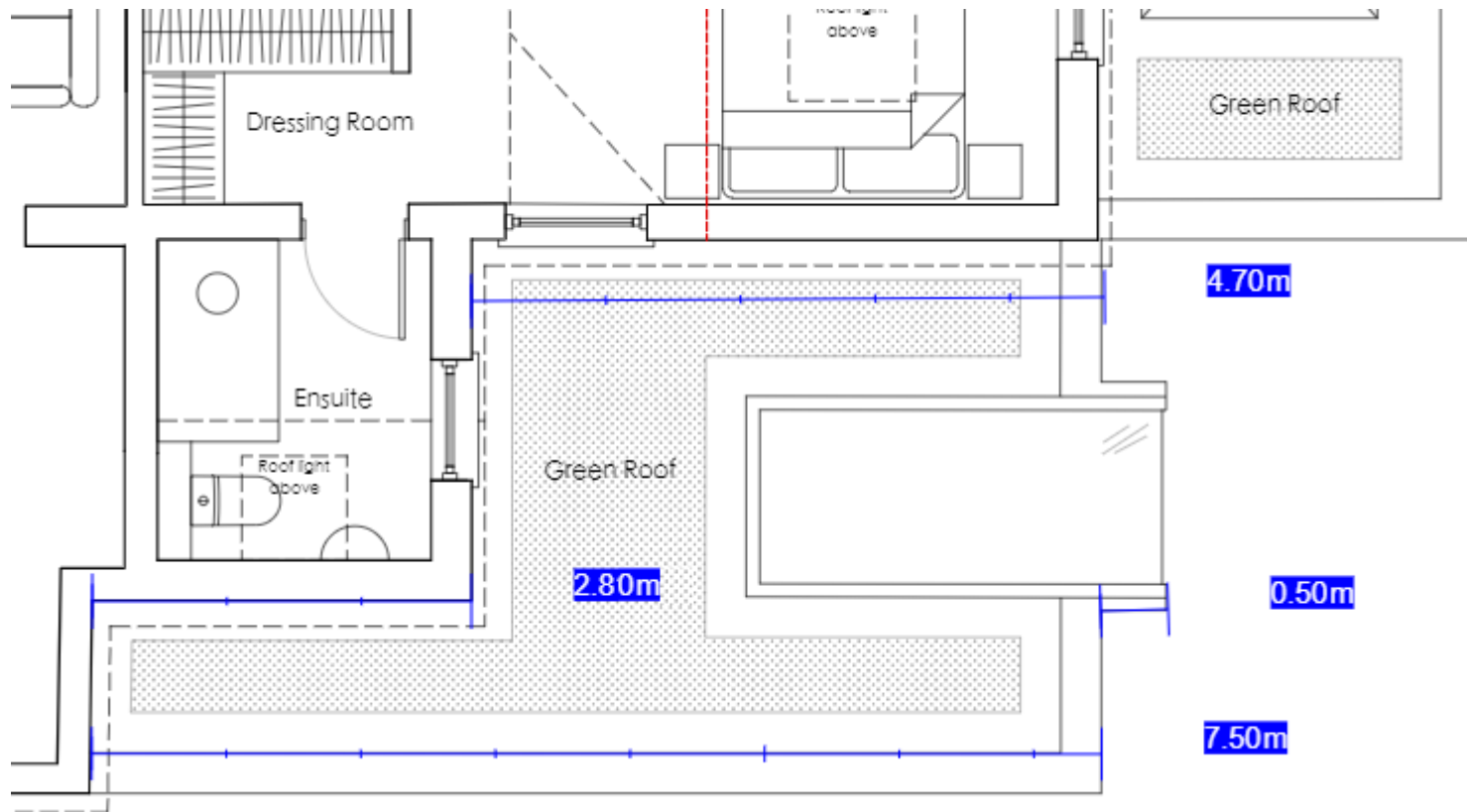


Fig 1: LGF & GF side extension measurements

5.2 The extension at Lower Ground Floor has been designed with a traditional vernacular architecture consisting of 4Nos. arched French doors surrounded with brick soldier courses at Lower Ground Floor and vertical sliding sash windows with central glazing bars and flat arch soldier courses above. Two interlocking rear gables and a separate recessed gable are also proposed at Ground Floor where the overall width of the structure would not extend the full width of the elevation. Two lantern rooflights would sit atop of the Lower Ground Floor structure and have a limited height above plane of the flat roof to ensure adequate hierarchy. The proposed side element at ground floor would include a more contemporary style of opening at Lower Ground Floor and traditional sash windows at Ground Floor, with rooflights above but given they

would constitute only a small part of the scheme and tucked quietly to the corner, there would be no conflict with the more traditional or deeper aspect of the proposal. The proposed finish materials externally would constitute of London Stock Brick to match existing and Accoya Hardwood Double Glazed Sash Windows (see Fig 2 below).



Fig 2: Accoya Hardwood Double Glazed Sash Windows

5.3 It is important to note that there would no visible aspect of the scheme from the streetscene and public realm and as the Lower Ground Floor would sit parallel with the basement in the front side of the building, an assessment based on the LBRuT's Policy LP 11 of the Local Plan is partially applicable. This requires that basements and developments below existing ground floor level to not extend more than a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area (this excludes the footprint of the original building). The proposal at Lower Ground Floor would adhere to the specified part of Policy LP 11, although it is not entirely a basement. However, the impact would be fairly similar as this proposed structure would be below natural ground level from one side of the house in the rear sunken garden. The proposed ground floor extensions would project no more than 3m from the original rear elevation and would be of an acceptable form in general. The Council's 'House Extensions and External Alterations' SPD states that a ground floor rear projection of no more than 4m is usually acceptable on a detached dwelling and the proposal is for a

ground floor extension well below 4m in depth with the site-specific circumstances allowing for such a scale of development. There would be no overdevelopment of the rear garden nor the property.

5.4 In terms of neighbouring amenity, the ground floor element would be sited a minimum of 2.8m and a maximum of 3.2m from the shared boundary lines with the side adjoining properties to the north and south (Nos. 16 & 20) and this is sufficient to mitigate any harmful impacts of enclosure, overbearingness and loss of light. Regarding the proposed Lower Ground Floor extension, it is noted that both side adjoining properties also have extensions at ground and Lower Ground Floor. At No.16 to the immediate south, due to the slightly slanted building line, there is an extension which projects about 5.25m beyond the rear elevation of the application property (see Fig 3 below). As such, with a maximum proposed projection of 5.5m from the rear elevation, only approx. 25cm of the proposed structure would be visible from the lowest rear structure at No.16 and this is considered as generally modest. It is noted that in the assessment of the proposal for the extension at No.16 (consent No.11/2033/HOT), the Officer Report mentions that the driveway at the application site was deemed as an adequate separation to ensure neighbour amenity impacts are unharmed within the context.



Fig 3: Extension at No.16 as shown in application Ref No.11/2033/HOT



Fig 4: Aerial measurement of No.16's extension beyond the application property

5.5 No.20 to the north, has a double storey extension at ground and Lower Ground Floor levels which projects approx. 2m beyond the outermost rear elevation of the application property. Therefore, the proposed additional depth beyond the rear elevation of No.20 would be approx. 4m and there would be an approx. 2.5m elevation-to-elevation gap between the application property and No.20. Given that the 'House Extensions and External Alterations' SPD states that in order to limit the effect of extensions on neighbouring amenity, a projection of no more than 4m is encouraged on detached dwellings, it is considered that in this case, given the projection beyond No.20 which is also a detached dwelling would be about 4m and the gap observed between the two buildings which is noticeable at approx. 2.5m, the overall impacts on No.20 would be largely neutral.

5.6 In terms of privacy and overlooking, any side openings at Lower Ground Floor would be interrupted by boundary fences/walls, foliage, trees and vegetation screenings, so as to limit any views towards adjoining properties. At ground floor, the new rear openings would afford the same views as the existing windows, resulting in mutual overlooking, as is the case with the current situation. Properties adjoining to the rear (east) along Manor Road are too far set back from the rear elevation of the application property by some 35m to be affected by the scheme.

5.7 In terms of access, some minor landscaping works are proposed to level the rear garden and provide accessible amenity space. The proposal does not affect the hardstanding area, parking and footpaths at the front. The access/driveway at the side which previously lead to the garages that have since been demolished, would remain redundant as existing and be integrated within the rear external amenity space.

5.8 The proposed front fenestration alteration would involve changing an existing secondary door to a window, the new window would constitute of similar detailing and opening style and scale to existing and therefore maintain an acceptable fenestration pattern and hierarchy.

6. CONCLUSION

6.1 The proposal is an amendment to the recently approved scheme under consent No.22/3543/PDE by reducing the depth of the approved Lower Ground Floor extension and introduce a ground floor element in keeping with the traditional style, extending less than 3m in depth. There would be no public views of the rear extensions, especially from the adjacent Conservation Area and there is enough offset from adjoining shared boundaries to limit impacts on neighbouring amenity. Crucially, the bulk of the proposal is at Lower Ground Floor which would align with the basement in the front half of the building, and this is considered to comply with policies and guidance requiring basements and below ground floor structures to occupy no more than half the depth of the rear garden. In this case, the proposal would occupy less than 25% of the garden at Lower Ground Floor to the rear.