

DESIGN AND ACCESS STATEMENT

SITE: 15 Grove Gardens, Teddington, TW11 8AR
DATE: 23 January 2023
REF: 718-102-002-B

1.0 INTRODUCTION

- 1.1 The site at 15 Grove Gardens, Teddington, TW11 8AR is located within the London Borough of Richmond upon Thames and within The Grove Conservation Area 26. The building is not listed.
- 1.2 The application seeks to replace the non-original roof and rear openings to the existing rear extension. The application also seeks to reconfigure and improve the interior layouts to all levels.

2.0 USE

- 2.1 The use is a residential dwelling house. This will remain unchanged.

3.0 LAYOUT

- 3.1 The layout of the house will be improved and made more functional. The existing ground floor has a garage and WC which access is not direct through the back of the kitchen. Also the dining room is a long and unused space that spans the whole width of the rear extension.
- 3.2 The proposal is to reconfigure the ground floor creating direct access to study room, utility and WC from the entrance hallway. The front living room will remain the same, while the rear of the house will have an open space with kitchen, dining and snug area very well connected to the terrace and garden. Big doors will provide access to the garden and three skylights will provide plenty of light to all areas.
- 3.3 The first floor as well will be reconfigured, while retaining three bedrooms. The spaces will be better organised creating a master suite with dressing room and ensuite bathroom. The bathroom and WC will be merged to create a spacious family bathroom. The rear windows will be relocated to align with the bathtubs and creating more symmetry to the rear elevation.
- 3.4 The loft is currently accessed through a ladder. The proposal is to continue the new staircase up to the second floor level and to create a bedroom and shower room. There will be four new rooflights to front, side and rear roof.

4.0 SCALE

- 4.1 The alterations proposed will not affect the scale of the building. There will be no extension but only replacement of the ground floor roof and creation of new openings.

5.0 APPEARANCE

- 5.1 Internally there are not original features to be protected, therefore the appearance of the house can be changed without affecting its character. To the front living room, any relevant features such as fireplace, skirting and cornicing will be retained, or replaced like for like if necessary.
- 5.2 Externally the front of the house will have minor alterations such as the addition of two rooflights and the replacement of the garage door with a new window to the study room. The same replacement to the garage door has been done to other properties along the street: No.5, No.7, No.9, No.11, No.13, etc. The old garages are too small for modern cars, therefore they are converted into usable rooms. Also, all existing painted metal windows will be replaced.
- 5.3 The rear of the house was already altered in the past, with the creation of the rear extension, new dining and kitchen connected to the garage. The sloped extension roof will be replaced with a flat roof and the existing openings will be replaced with bigger ones to have a nice relationship with the garden.

6.0 ACCESS

- 6.1 Improvements to access will be made where possible. Floors will be kept at existing level to the front part of the building, while they will be levelled without steps at the rear, to align with the garden level.
- 6.2 Power sockets will be installed in appropriated locations, at minimum 450mm from floor level.