

# *N. Turner Designs*



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## **Design & Access Statement**

**REF: PS-5922**

**Site Address:**

27 Elmfield Avenue, Teddington, TW11 8BU

### **1.0 Proposal**

- 1.1 Demolition of existing roof, gable ends, garage and attached garage outbuilding. Construction of a double storey side extension with a new hipped roof over, two front facing gables above the bay windows and change of windows and roof tiles all round.

### **2.0 Introduction**

- 2.1 This Design & Access Statement has been prepared by N. Turner Designs Ltd on behalf of Mr. Smyth & Mrs. Pierson who purchased the property in August 2021. The proposed development includes modifications to the existing building together with a side extension in order to improve the appearance, use and layout of the property.
- 2.2 The statement provides further details regarding the proposal and has been considered in line with key planning policies.

### **3.0 Key Planning Policies**

- 3.1 National Planning Policy Framework (published July 2021).
- 3.2 London Plan (2021) Policies D4 & D12
- 3.3 Richmond Local Plan (2018) Policies LP1, LP2 & LP8

3.4 Supplementary Planning Document – House Extensions & External Alterations.

#### **4.0 Site Layout & Surroundings**

4.1 27 Elmfield Avenue, is a 3 bedroom detached interwar property located on the western side of the road. The property is located on a plot of land measuring approximately 785m<sup>2</sup>.

4.2 From our searches, we can confirm that the property is not located in a conservation area, a site of scientific or architectural interest and there are no heritage assets nearby.

4.3 Properties in Elmfield Avenue are mostly equally matched semi-detached houses but there are a few detached properties too. Within 100m North and South of the application site, only two other detached houses were identified. These are numbers 25 and 39.

4.4 In terms of the street scene, the style of properties on the Western side are very similar in character with the exception of number 27. Generally the properties have tall hipped roofs with render and timber clad gables over the front facing bay windows. Roof tiles tend to be red clay. External walls are rendered and painted white. Windows are mostly white framed casement style. A cosmetic front facing balcony exists between each of the semi-detached properties. Some properties have benefitted from loft conversions however the roof forms as seen from the front are generally unaltered. It was noted that the properties are tightly packed, but the hipped roofs allow for plenty of viewable sky to be seen at street level. Most of the properties benefit from off street parking and front lawned garden space. Single side access to the rear grounds is available at all the properties observed. Boundary treatments are low level which in turn creates a feel of openness and spaciousness along the road.

No 27.

No 29.

No 31.



No 29.

No 31.

No 33.

No 35.



No 35.

No 37.

No 39.



No 39.

No 41.

No 43.

No 45.

No 47.



5.5 To the Eastern side of the road the individual house styles are quite varied in terms of their architectural features and external materials.

No 30.

No 28.

No 26.

No 24.



No 34.

No 32.



## 5.0 Application Site

- 5.1 The property is detached with accommodation over two storeys. It is located on an unusually large plot of land, more than double the amount compared to most of the other houses on the road.



- 5.2 The building itself is a solid masonry construction. Exposed brickwork can be seen around the base of the property approximately 12 courses up from ground level. Thereafter the property is finished with a white painted render coat. There is a double storey bay window to the front right hand side with a flat roof above. Interestingly this is the only property on the road with the flat roof bay window. All other bay windows are topped with a pitched roof and front facing gable. The roof design is also unique in that it comprises of three dual pitched roofs forming two central box gutters and four separate gable ends. Also the roof is finished with a grey slate tile which we do not think is original. All the other houses have clay tiled roofs.
- 5.3 In terms of the site layout, the property is set back approximately 8.3m from the front boundary wall. When viewed from the front elevation, there is a detached garage and linked outbuilding to the left hand side of the dwelling. There is a concrete paved drive to the front which is large enough for two parked cars. To the right of the drive there is a small front lawn. Access to the rear grounds is available both sides of the property via secured garden gates. Within the rear grounds there is a habitable outbuilding which is currently used as an office. A patio exists at the rear and sides of the property and the remaining space is lawned. The back garden is quite substantial which is unusual for a property in this area. The side boundaries are fenced which are fronted with a variety of shrubs. The rear boundary is part fence and part brick wall, fronted with tall conifers in order to provide privacy.

### Front Elevation



No 25.

No 27.

No 29.



No 25.

No 27.

Detached Garage

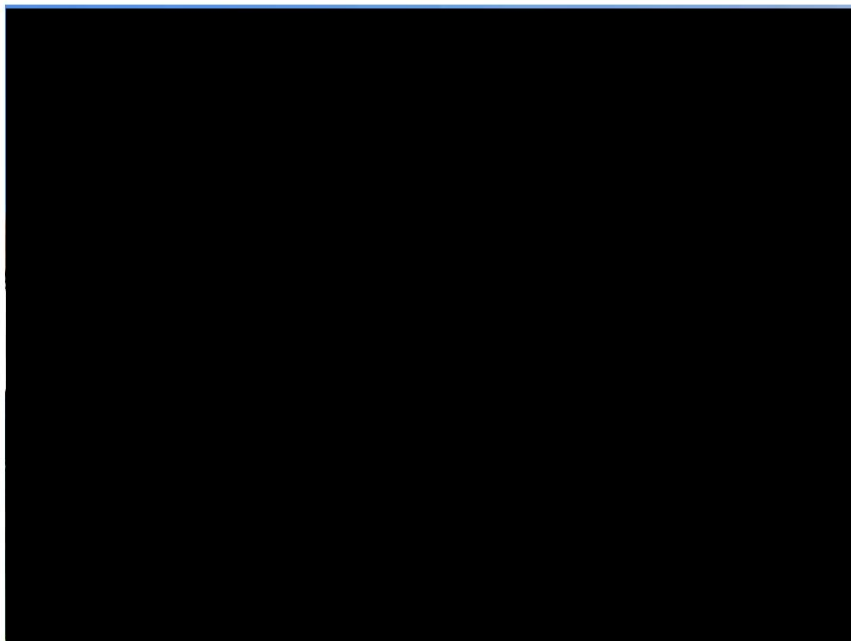


No 27.

No 29.



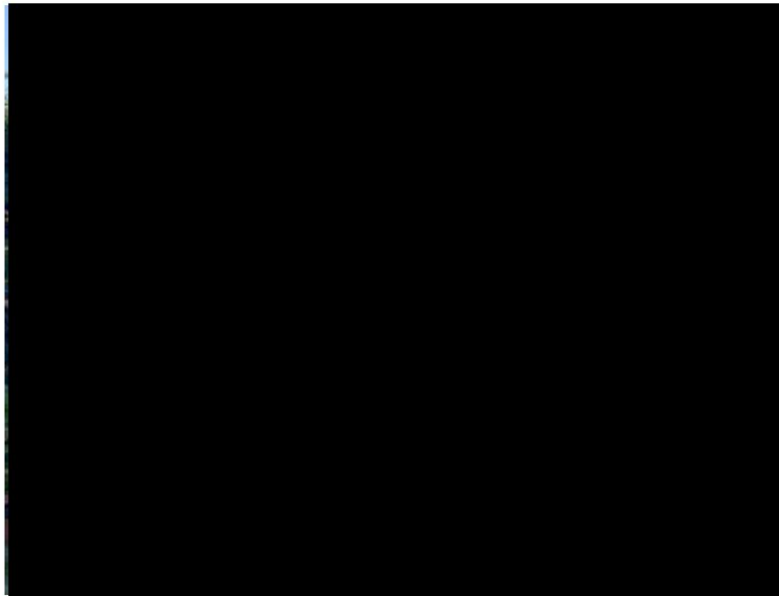
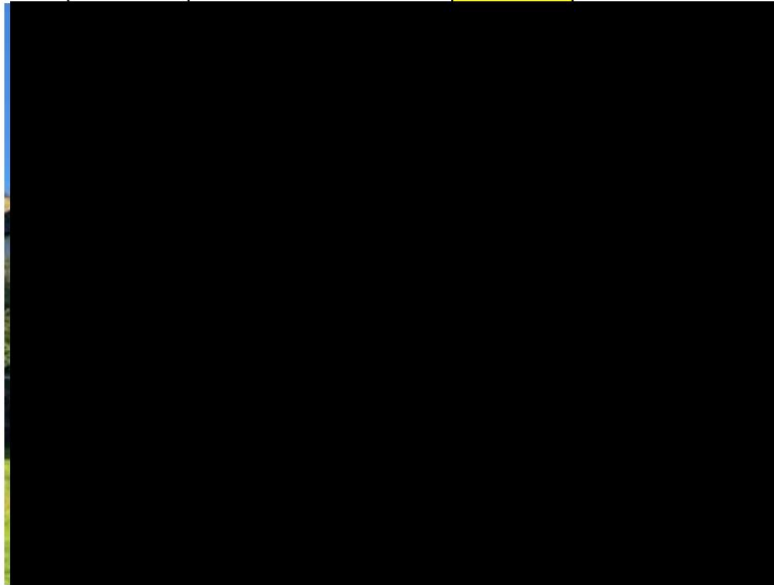
**Rear Elevation**





No 29.

No 27.



## 6.0 Design Principles

- 6.1 At present the property is quite small. The GIA measures only 123m<sup>2</sup> and is considerably smaller when compared to other houses along the road. The purpose of the development is to create a more spacious 4 bed roomed house that is in keeping with the street scene. We also want to demolish the unsightly concrete framed garage and attached outbuilding and integrate the garage within the dwelling. Several other properties have attached garages and some have constructed first floor extensions over.

- 6.2 As previously mentioned, number 27 Elmfield Gardens is a unique property in terms of its size and appearance. It is located on a very large plot of land and so there is a reasonable scope for development.
- 6.3 At ground floor level, we are proposing to remove the internal wall between the current lounge and kitchen and provide an open plan kitchen and dining arrangement. The lounge will be relocated within the extension together with a separate utility room, water closet and integral garage. At first floor level, we intend to provide a walk-in-wardrobe and en-suite bathroom to the existing master bedroom. We will also construct a fourth bedroom with a walk-in-wardrobe and en-suite bathroom. The two original smaller bedrooms and master bathroom will remain untouched.
- 6.4 Externally it is our intention to alter some of the properties features so it blends in with the immediate adjacent and surrounding properties. We are proposing to mirror the existing front facing bay window to achieve a double fronted property as seen on the uniform pairs of semi-detached houses. We are also proposing to fully demolish the existing roof and replace it with a hipped roof and clay tiles. Above the bay windows we intend to construct two front facing gables which will be rendered and timber clad. The side extension will also include an integrated garage with its first floor counterpart being stepped back by 1.0m from the front elevation. The setback has been designed so it does not intrude on the double fronted aspect. Policy LP1 of the Local Plan stipulates the following:

***“The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.”***

*It also refers to “Compatibility with local character including the relationship to existing townscape...”*

Taking consideration of the surrounding area and the street scene, we are of the strong opinion that the proposal meets the criteria as set out in Policy LP1 of the Richmond Local Plan.

- 6.5 The proposed roof alterations increase the height of the building so we have ensured that the increase in height does not conflict with the immediate adjacent properties nor the area in general. Policy LP2 encourages designers to:

***“respect and strengthen the setting of the borough’s valued townscapes and landscapes, through appropriate building heights...”***

Looking at the street scene diagrams below it is clear that the proposal is compliant with Policy LP2.



**EXISTING FRONT ELEVATION – STREET SCENE**

Proposed building height is harmonious with the adjacent dwellings

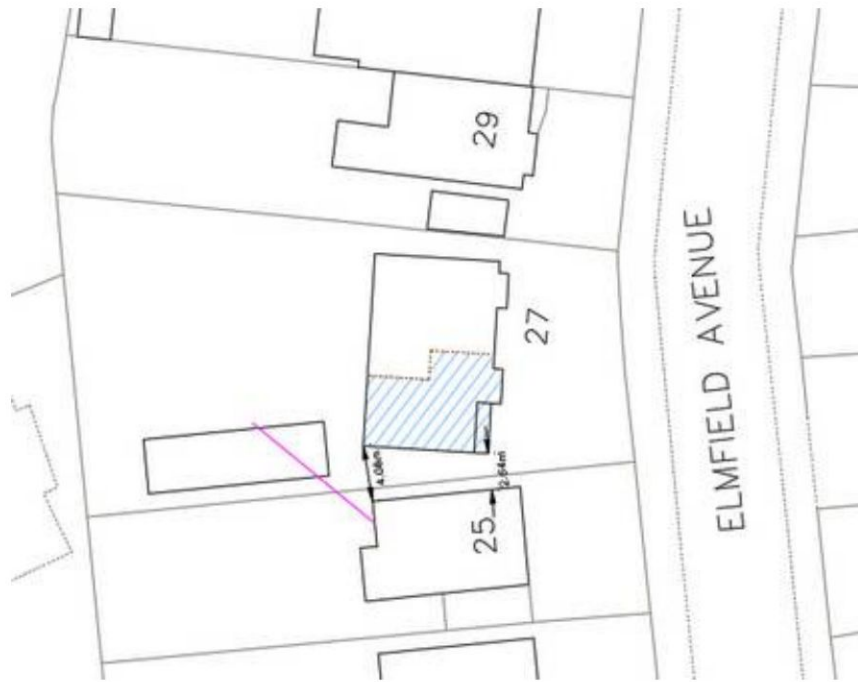


**PROPOSED FRONT ELEVATION – STREET SCENE**

6.6 Policy LP8 stipulates that:

***“All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.***

The design and layout of the proposed building has no impact on neighbouring amenity whatsoever. If we look at the relationship with number 25 Elmfield Avenue, one can see that a separation gap of 2.64m exists between the fronts of the two properties which enlarges to 4.08m towards the back. If we take a 45 degree light angle (on plan) from number 25’s closest windows at ground and first floor levels, we can see that plenty of clearance is achieved. Please refer to the diagram on page 12. The 45 degree angle of light is shown in purple.



**PROPOSED BLOCK PLAN**

Number 25 also has a side facing window at second floor level only. For this scenario, we take a 25 degree angle of light on elevation. Viewing the diagram below, one can see that plenty of clearance is achieved. The BRE test demonstrates no negative impact on daylight or sunlight.



**PROPOSED FRONT ELEVATION**

The building is not being enlarged to the side facing number 29 Elmfield Avenue. The only alteration visible to this side is the removal of a gable and changes to the roof. As the roof will be fully hipped, it will in effect improve

light to number 29's side facing windows. As such a BRE light test is not applicable here.

The proposal does include a front balcony to match in with neighbouring semi-detached properties. However the balcony is cosmetic only and there will be no access to it. There will be no overlooking onto neighbouring land.

Policy LP8 also states that

***proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure***

By reviewing the street scene diagrams in section 6.5 one can see that the proposal does not dominate the grounds nor does it have a negative impact on neighbouring amenity. Whilst the footprint has been enlarged, the area of ground coverage is very similar to many properties along the road. The ground floor coverage at number 27 measures 131m<sup>2</sup> GEA. This is slightly larger than that of number 30 (immediately opposite) who have a GEA ground coverage of 118m<sup>2</sup> and less than that at number 35 who have a GEA ground coverage of 158m<sup>2</sup>. Furthermore the separation gaps between number 27 and the two adjacent neighbours are still larger than any other separation gap seen on the road. The property is well placed and well sited on the land and plenty of viewable sky is seen between the neighbouring properties.

- 6.7 Policy LP8 refers to the Supplementary Planning Document where further guidance is given on two storey side and rear extensions. Generally side extensions should not exceed more than half the width of the original building. Number 27 measures 8.9m in width and therefore 50% would equate to a side extension measuring up to 4.45m. The proposed side extension is slightly wider at 5.1m. However the SPD only provides guidance on a very typical London property. It does not provide guidance on properties of a complex shape nor does it provide guidance on whether a permanent detached outbuilding to the side of a dwelling should be taken into account when equating this figure. If we consider the width of the detached garage together with the width of the property, and consider that we are encompassing the garage into the extension then we would be well within the 50% guideline. We are of the opinion this should form the calculation as we are trying to retain a garage as part of this proposal. Furthermore, if one reviews the "Ground Floor Demolition Plan" it is clear that the proposal is not excessive when viewing other buildings that are to be demolished. As previously stated, the design retains very large separation gaps both sides and we therefore do not believe that the width of the proposal is overly excessive.

6.8 Policy LP45 stipulates the provision for parking spaces based on the number of bedrooms proposed. For a 4 bedroom property, 2 car parking spaces must be retained. The integrated garage and current drive allow for three parked vehicles.

6.9 The clients have liaised with the owners at numbers 25 and 29 Elmfield Avenue and no objections were raised.

## 7.0 River Flooding & Surface Water Flooding

7.1 Having reviewed the flood maps as provided by the Environment Agency, we can confirm that river flooding nor surface water flooding need to be considered as part of this application.



## RIVER FLOODING



## SURFACE WATER FLOODING

7.2 The proposed extension will be constructed over an area that is already covered by hard standing. We are not proposing to enlarge the hard standing as part of the application.

### 8.0 Access

8.1 Vehicular access to the property will remain as existing. The drive and integral garage will allow for three vehicles to be parked within the grounds.

8.2 Access to the garden will be via a retained footpath on both sides of the dwelling. The footpaths are wide enough for disable access and any equipment that is required to maintain the grounds. Bins can be stored to the rear of the property and easily moved to the front for collection.

8.3 Both access to emergency services and egress from the property have not been compromised in any way.

### 9.0 Conclusion

9.1 The proposal as designed has taken into account key architectural features and material finishes as seen on many other properties in the immediate and surrounding vicinity.

- 2.2 The clients and I are of the opinion that the proposed scheme is visually attractive, congruent, is of a scale & height that does not dominate the grounds or neighbouring properties and will be a positive contribution to Elmfield Avenue.
- 9.2 We believe the proposal has been designed in accordance with the relevant Planning Policies and Guidelines.