

19 LUTHER ROAD

TW11 8PU

DESIGN AND ACCESS STATEMENT - PLANNING APPLICATION
MARCH 2023

WRAP

CONTENTS

01 INTRODUCTION p. 3-4

02 THE SITE p. 5-14

03 PLANNING POLICY p. 15-17

05 PROPOSED APPROACH p. 18-26

05 APPENDIX - EXISTING DRAWINGS p. 27-31

06 APPENDIX - PROPOSED DRAWINGS p. 32-38

Revision	Description	Date	Doc. by	Ap. by
1	PLANNING	01/03/2023	JP	SW

INTRODUCTION



INTRODUCTION

This Design and Access Statement is intended to support the potential extension and improvement of an existing terraced cottage property at 19 Luther Road in Teddington, Richmond Upon Thames.

The ambition of the project is to develop a sustainable home via the development of the existing property to incorporate a new rear extension.

The following document will cover the site's existing configuration, history, planning policy and proposed design.

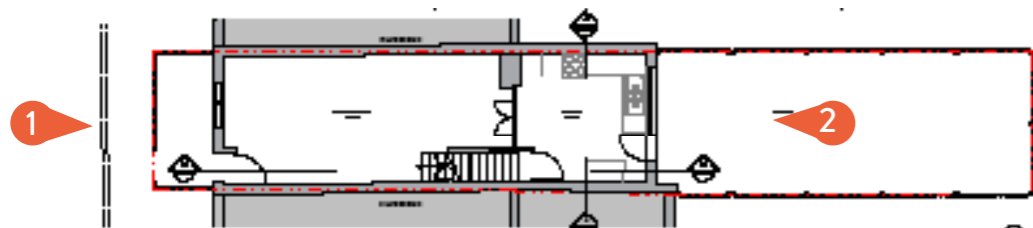
The client team is of the opinion that the current 19 Luther Road is in need of general refurbishment and thus, extending the property represents an opportunity to provide an improved family dwelling of architectural merit. Indeed, the client team are advocates of architectural design and would like to promote this through the proposed development of 19 Luther Road.



1. FRONT PHOTOGRAPH OF THE EXISTING 19 LUTHER ROAD



2. REAR PHOTOGRAPH OF THE EXISTING 19 LUTHER ROAD



KEY PLAN

THE SITE



THE SITE

EXISTING AERIAL PHOTOGRAPH WITH SITE BOUNDARY



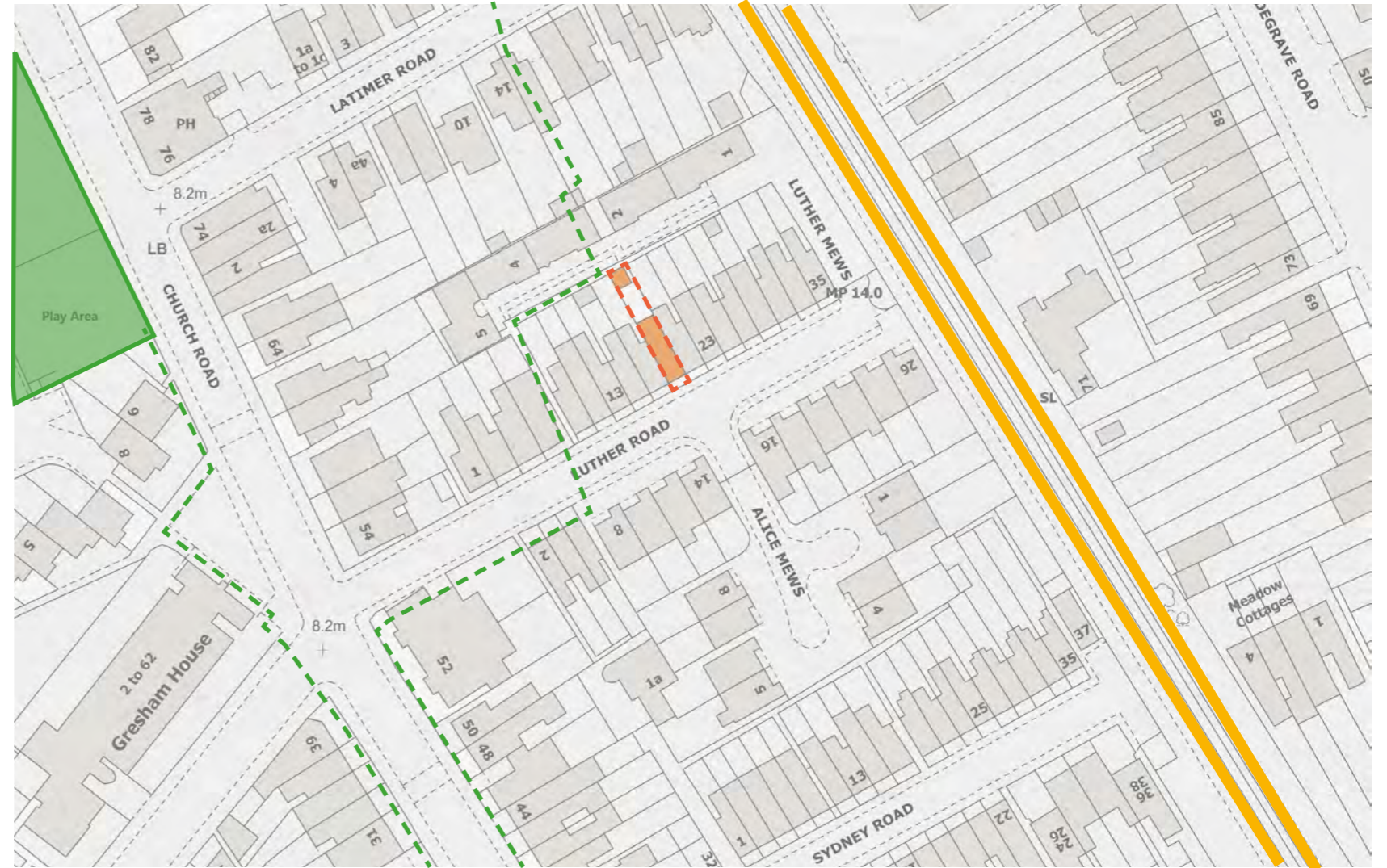
SITE INTRODUCTION

THE SITE

The proposed site is located in the ward of Teddington in the London Borough of Richmond Upon Thames. It occupies a cottage terraced house on Luther Road.

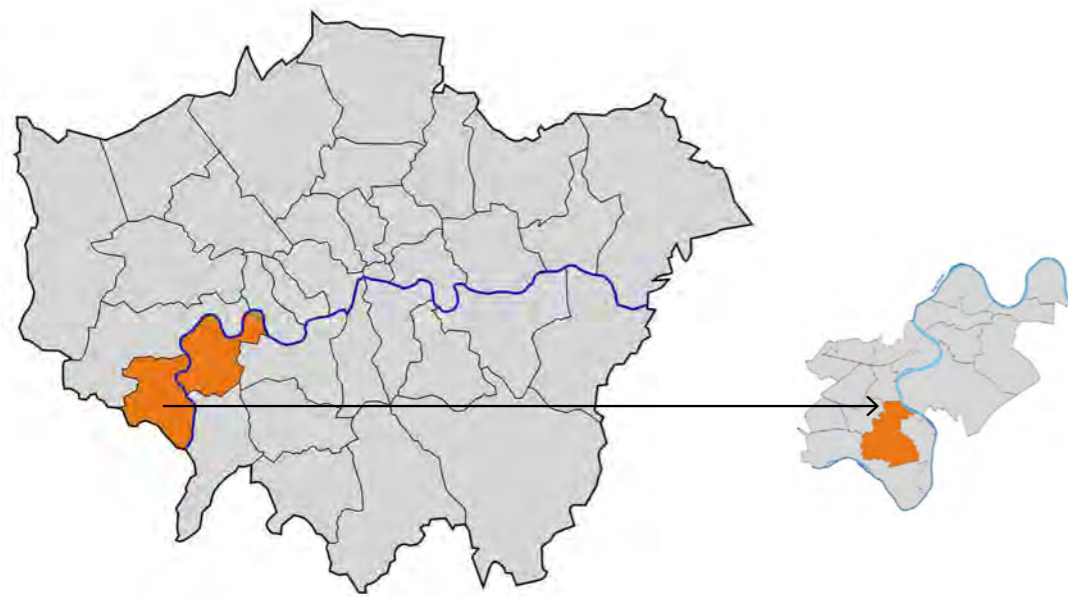
The clients for this application are the current legal owners and occupiers of 19 Luther Road.

The existing site has an area of circa 0.00795 ha (79.5sqm) based on OS Map data.



LOCATION MAP

- KEY:
- - - Site boundary
 - OOLTI Designated Land
 - - - Proposed area for tree planting
 - ▬ Railway tracks



THE IMMEDIATE CONTEXT

The below image is an aerial view of the site which shows 19 Luther Road situated within its terrace. The house fronts more residential properties along Luther Road.

The site is located in a high-density residential area, with a predominant number of the surrounding residential properties having undertaken rear and loft extensions.

The majority of the houses on the street are terraced cottages with pitched roofs, bay windows, and brick and render external materials.

As the proposed scheme will consist predominantly of work being carried out on the rear this will not have an affect on the external look of the property.



FRONT VIEW
SOURCE: GOOGLE EARTH MAPS



SITE ANALYSIS

Below we have undertaken site analysis before looking at the more specific constraints on the following page.

Topography: The site is situated within flood zone 1, meaning there is a low probability of flooding.

Environmental: The front of 19 Luther Road has outlook to the South, whilst the rear has outlook to the North.

Roads: There are no designated 'red routes' by Transport for London (TfL) within close proximity of the site.

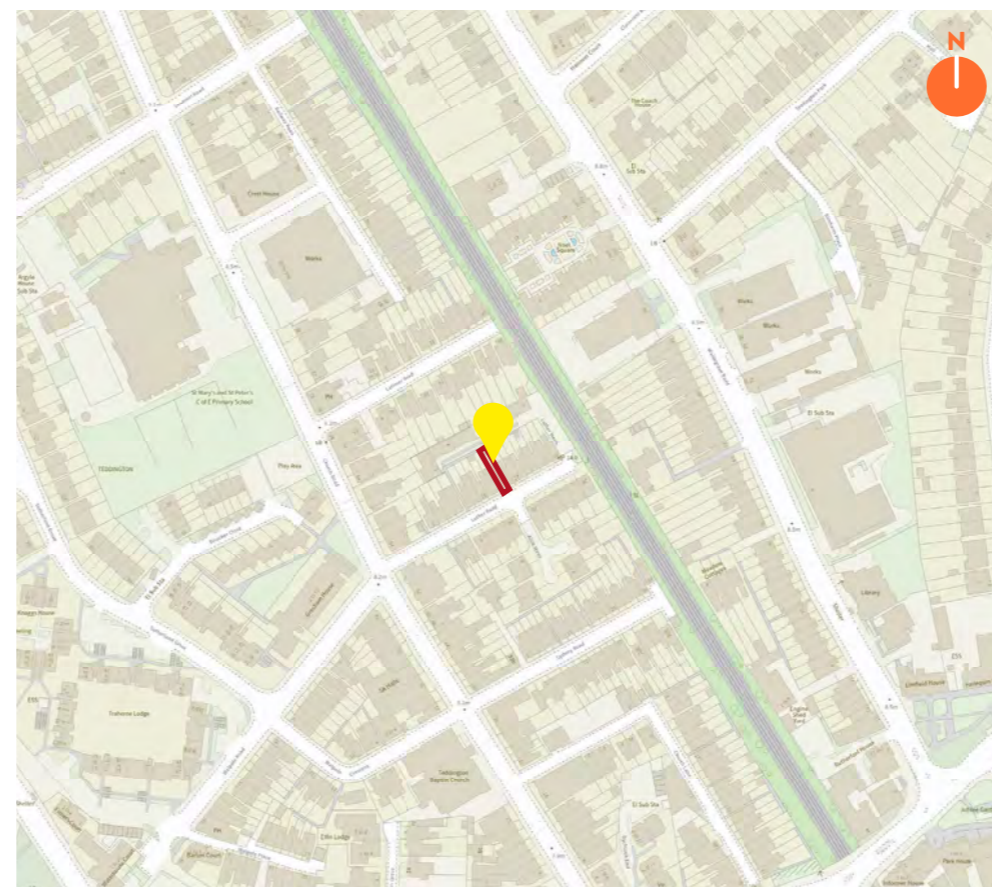
Public Transport: The PTAL rating of the site is 3, representing a moderate level of accessibility to public transport. Teddington train station is a 8 minute walk away with frequent trains going to London Waterloo.

Green Space: The area around 19 Luther Road is a predominantly residential area, with no designated green spaces or parks.

Heritage: The site does not lie within a conservation or area of specific interest.



SITE PLAN - NTS



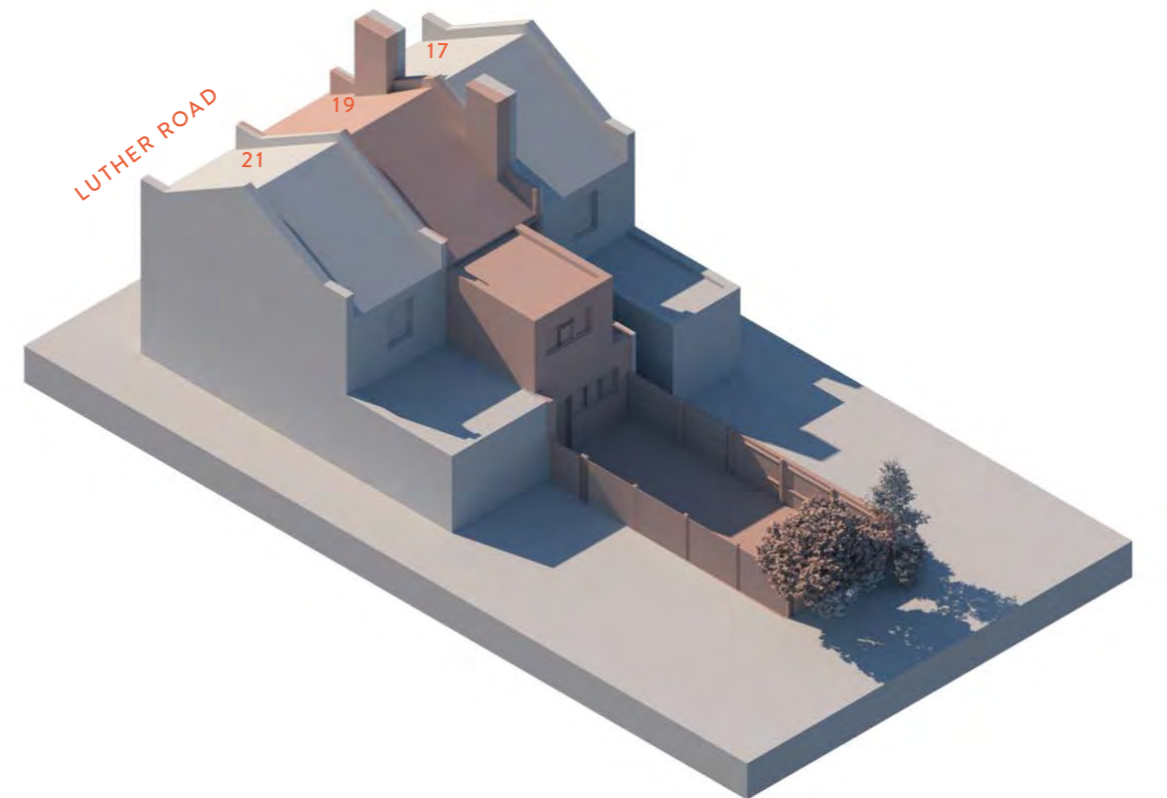
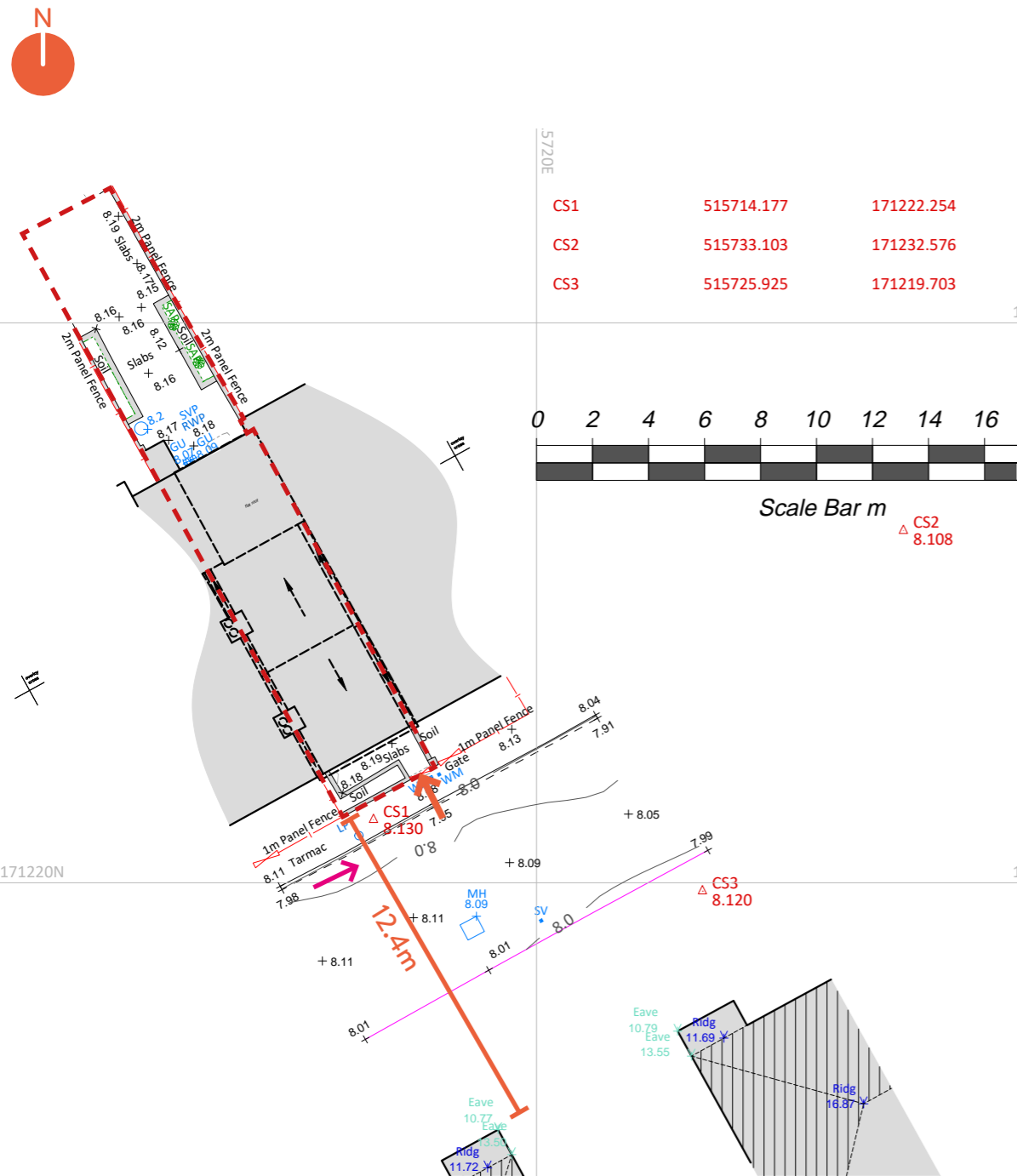
FLOOD RISK MAP - NTS
SOURCE - THE ENVIRONMENT AGENCY

KEY

- - - Site Boundary
- ☀ Sun Path
- ← Pedestrian Access to Site
- 📍 Site Flood Zone 1 (Low Risk)
- Flood zone 3
- ▨ Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

THE EXISTING DWELLING

The current dwelling consists of a 2 storey 2 bedroom terraced cottage.



SITE TOPOGRAPHY SURVEY - CASTLE SURVEYS LTD.

EXISTING SITE AXONOMETRIC (FRONT AND REAR)

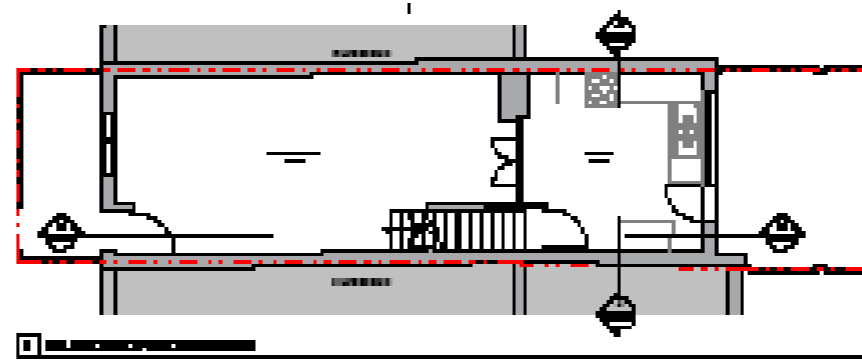
THE EXISTING DWELLING

Below is a summary of existing accommodation, with the existing plans adjacent. Please refer to the attached appendix for the full set of proposed and existing drawings of 19 Luther Road.

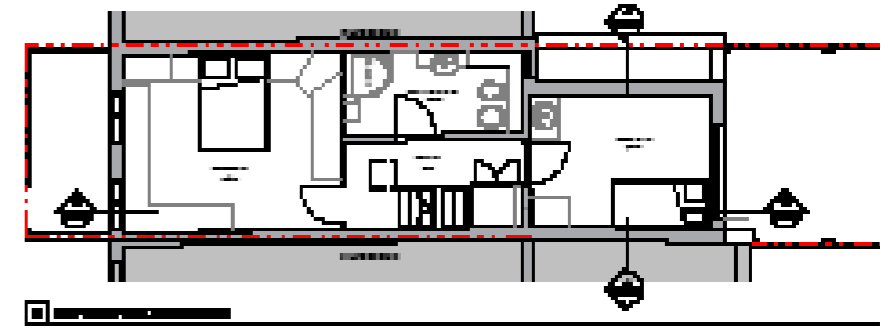
GROUND FLOOR	AREA (SQM)	FIRST FLOOR	AREA (SQM)	SECOND FLOOR	AREA (SQM)
Reception Room	24.8	Hallway	5	Loft*	15
Kitchen	11.4	Bathroom	5.5		
		Bedroom 1	14.6		
		Bedroom 2	9.1		
TOTAL	36.5		34.2		15

TABLE SHOWING EXISTING ACCOMMODATION

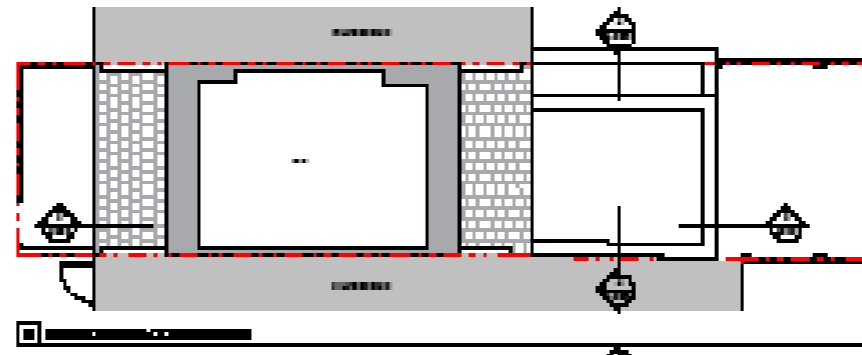
* Restricted head height non-habitable space



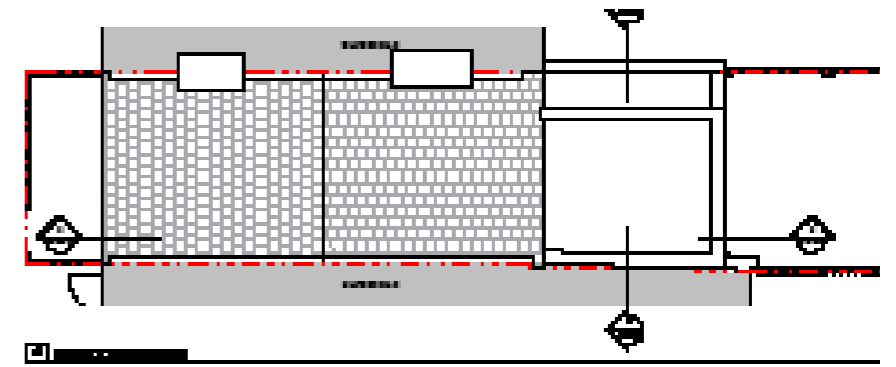
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT PLAN



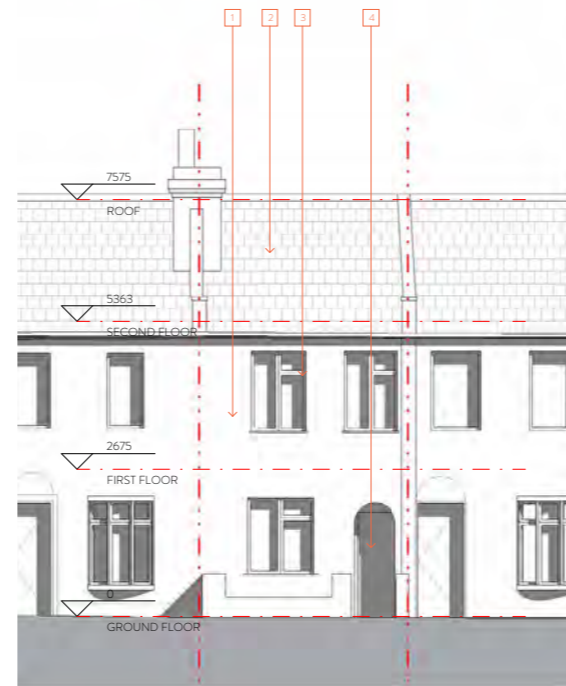
EXISTING ROOF PLAN



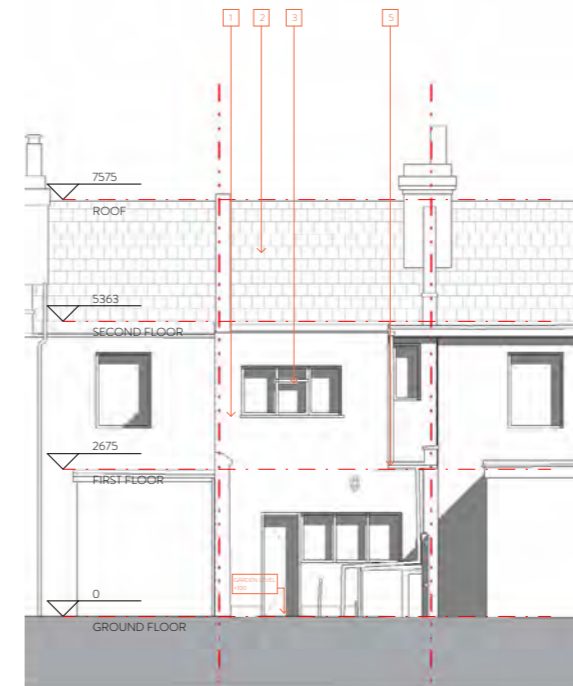
THE EXISTING DWELLING

This page shows a number of key elevations and sections of the existing dwelling.

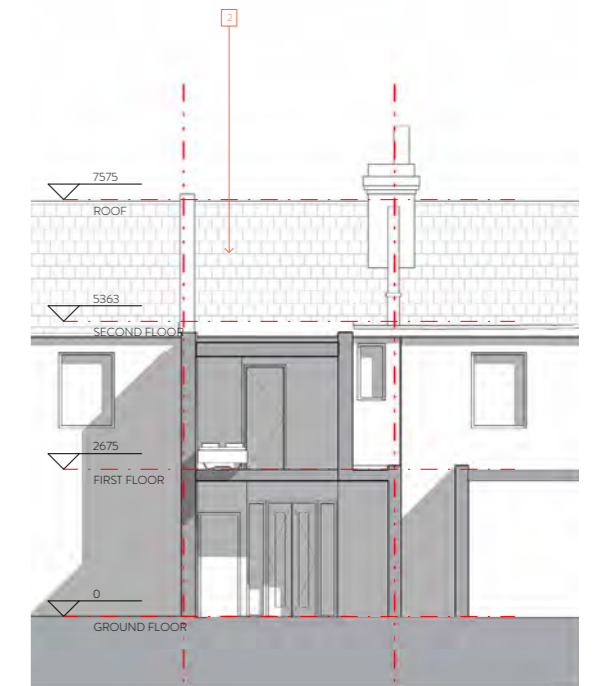
- EXISTING ELEVATIONS LEGEND
- - - - - Denotes site boundary
 - 1 Existing render
 - 2 Existing roof tiles
 - 3 Existing white PVC windows
 - 4 Existing door
 - 5 Existing drainage pipes



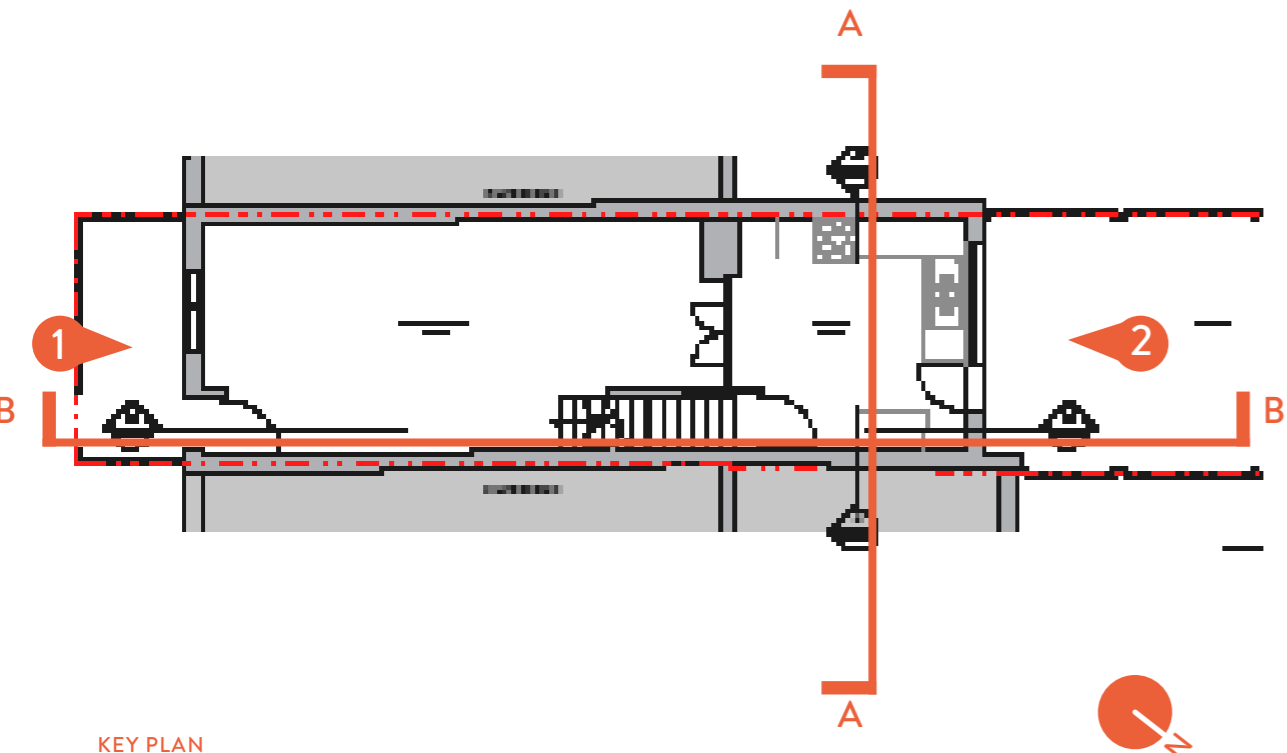
1. EXISTING FRONT ELEVATION



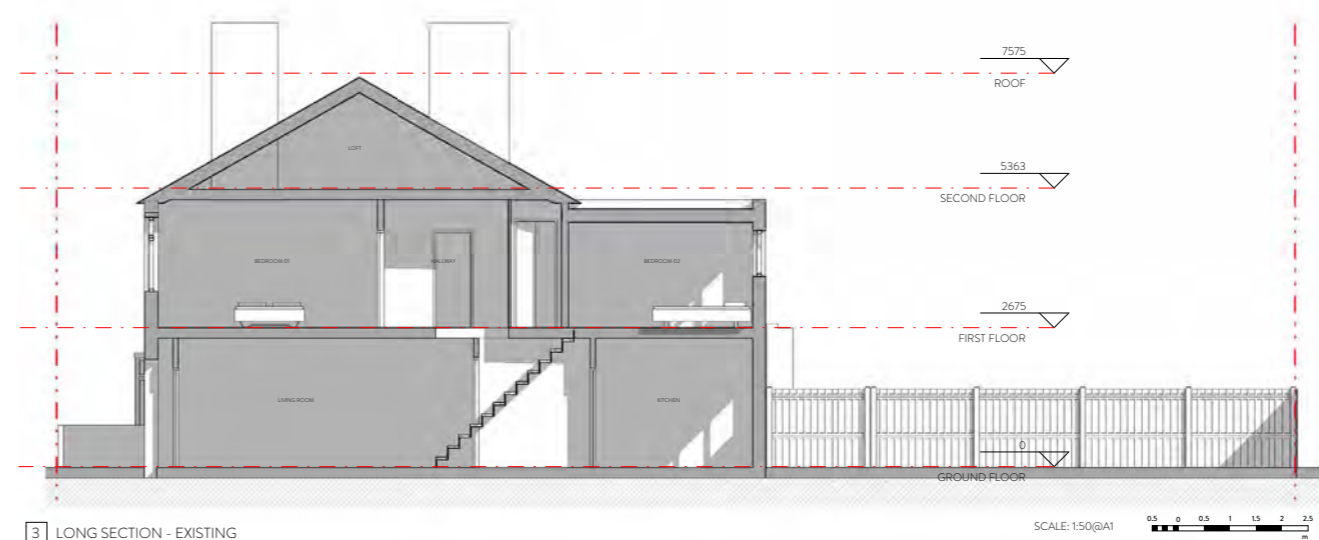
2. EXISTING REAR ELEVATION



3. EXISTING CROSS SECTION A-A



KEY PLAN

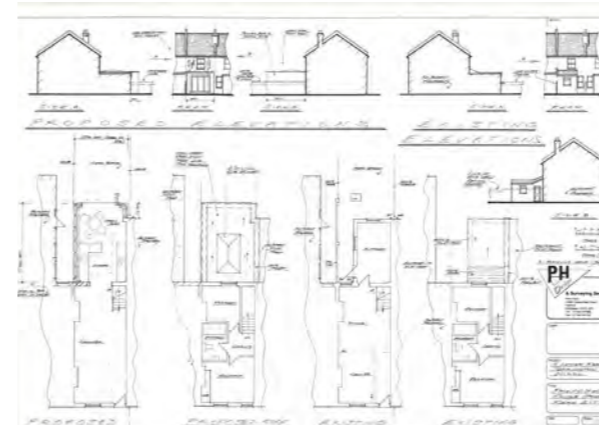


4. EXISTING LONG SECTION B-B

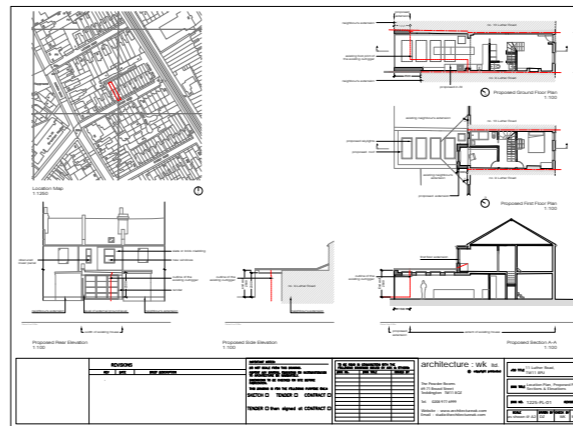
LOCAL PLANNING HISTORY

For the purposes of this document an analysis of recent planning applications in the vicinity of the site has been undertaken. We have noted a number of recent approved/pending local applications below:

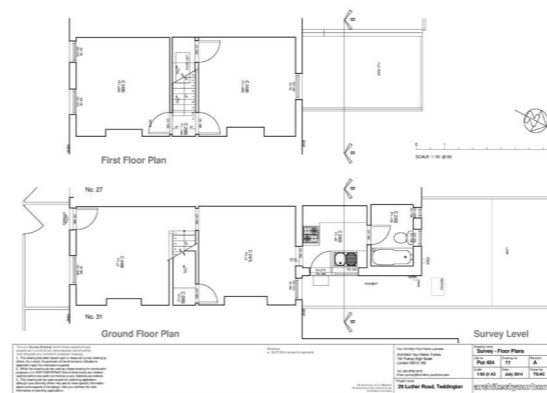
1. **80/1082** – 19 Luther Road, Teddington (Oct 1980) - Erection of part single, part two storey rear extension. – GRANTED PERMISSION
2. **17/2701/PDE** – 15 Luther Road, Teddington (August 2017) - Proposed single storey rear extension (5.2m in depth, 2.9m to the eaves and 3.4m overall height). – GRANTED PERMISSION
3. **22/0317/HOT** – 13 Luther Road, Teddington, (April, 2022) - Proposed rear extensions at ground and first floor levels. – GRANTED PERMISSION
4. **16/4447/HOT** – 11 Luther Road, Teddington, (Jan 2017) - Proposed single-storey rear and side extension. First floor rear extension– GRANTED PERMISSION
5. **14/0178/PDE** – 23 Luther Road, Teddington, (Feb 2014) - Proposed single storey rear infill extension (4.26m depth overall, 2.54m eaves height, 2.86m eaves height).– GRANTED PERMISSION
6. **14/3265/HOT** – 29 Luther Road, Teddington, (Sep 2014) - Proposed single storey rear infill extension.– GRANTED PERMISSION
7. **16/0956/HOT** – 42 Napoleon Road Twickenham TW1 3EP , (May 2016) - Proposed single storey rear and side infill extension. – GRANTED PERMISSION
8. **14/4711/HOT** – 46 Napoleon Road Twickenham TW1 3EP , (Jan 2015) - Proposed single storey rear wrap around extension. – GRANTED PERMISSION



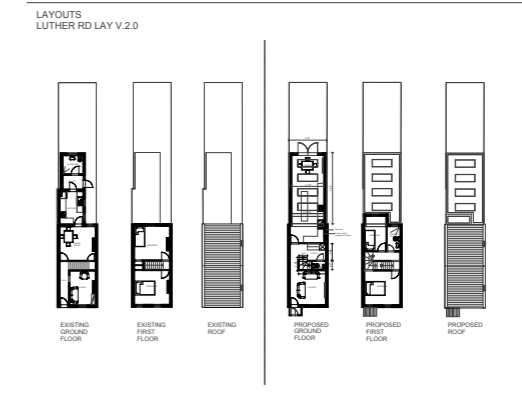
2.17/2701/PDE



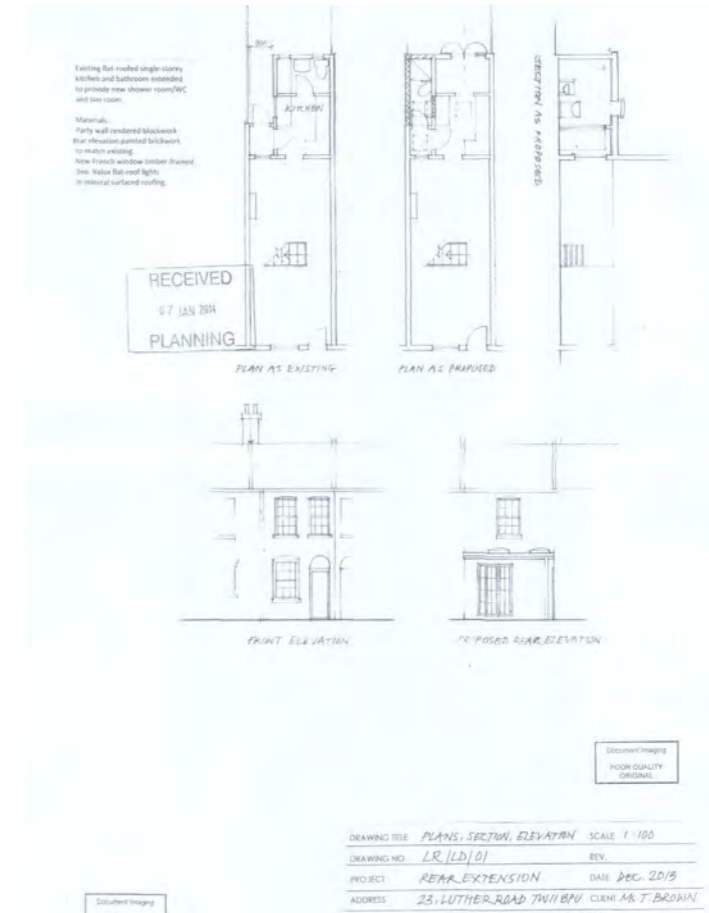
4.16/4447/HOT



6.14/3265/HOT



3.22/0317/HOT



5.14/0178/PDE



PLANNING POLICY

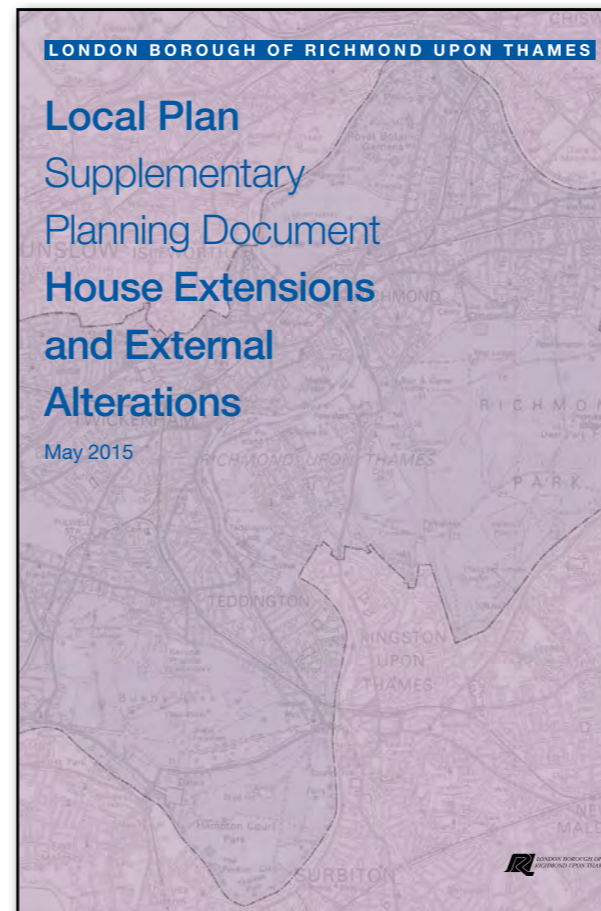
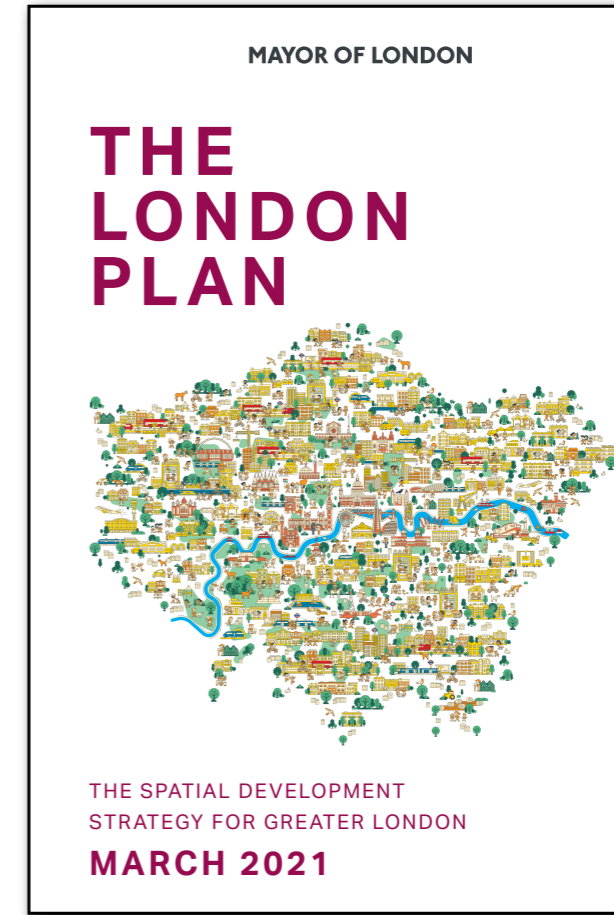
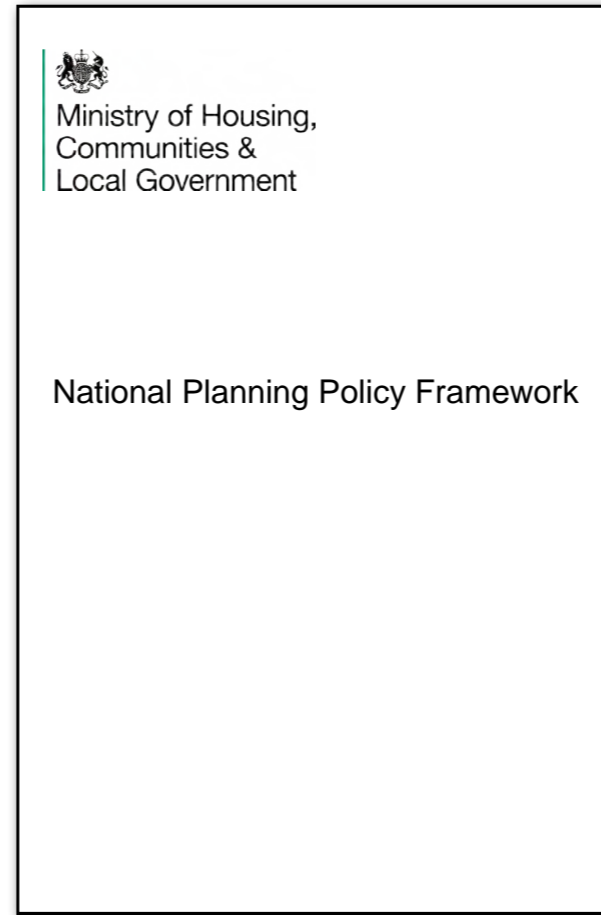
This section identifies the planning policy context relating to the proposal.

PLANNING POLICY

The site is located within the administrative area of London Borough of Richmond upon Thames and the relevant development plan comprises the London Plan (2016), and the Core Strategy for Richmond (2009), together with the 'saved' policies of the LDF (c2009), and adopted Supplementary Planning Guidance (SPGs). The following chapter is a summary of the most relevant policies and guidance documents.

PRINCIPLE OF DEVELOPMENT

The proposed design seeks to refurbish and provide additional accommodation, a rear extension, for the property at 19 Luther Road. The new extension will provide a new kitchen, a dining area and snug area, as well as replacing the existing windows on the front and rear elevation.



RELEVANT KEY POLICIES

PLANNING POLICY

NATIONAL PLANNING POLICY

National planning policy is expressed in the Government's National Planning Policy Framework (NPPF) which requires good design to be an integral part of the planning process. The following paragraphs are most relevant with regard to residential development:

- Paragraph 60 – Planning policies and decisions should not attempt to impose architectural styles or particular tastes, stifle innovation, originality or initiative
- Paragraph 61 – Securing high quality and inclusive design goes beyond aesthetic considerations
- Paragraph 63 – In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area
- Paragraph 64 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- Paragraph 65 – Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape

REGIONAL PLANNING POLICY

The Mayor of London has provided a strategic plan for the Greater London Authority area, expressed in the Mayor's London Plan 2021, which sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. The following principles are most relevant for the development of residential design:

- Policy 3.5 – Quality and design of housing development (points a-d)
- Policy 7.1 – Building London's neighbourhoods and communities (point d)
- Policy 7.4 – Local Character (points a-g)
- Policy 7.6 – Architecture (A, B: points a-i)
- Policy 7.8 – Heritage assets and archaeology
- Policy 7.9 – Heritage-led regeneration

All new homes, including conversions, will be expected to be designed to standards contained in the Mayor's Housing Supplementary Planning Guidance.

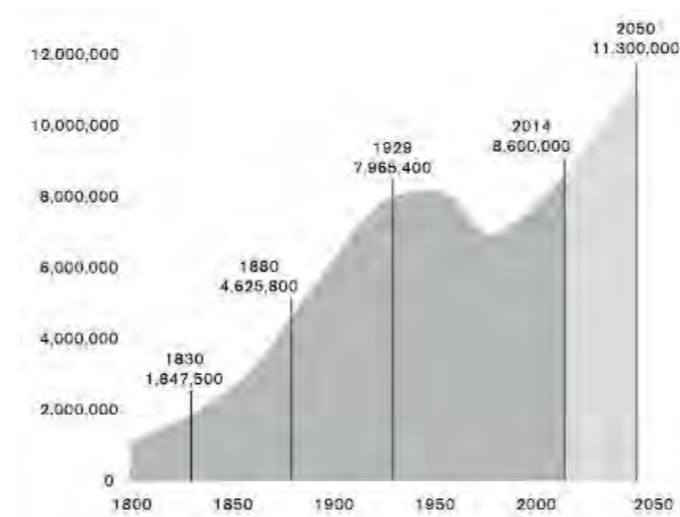
HOUSING NEED

London is changing rapidly and the population has grown significantly in recent decades, rising from 6.8m people in 1982 to 8.6m people in 2014. Further growth is expected in the years ahead, with projections suggesting the population will reach 11.3m by 2050, according to the Mayor's Design Advisory Group's Growing London.

London is thus, struggling to accommodate the demand for housing, resulting in a shortage of homes. The low availability of market and affordable homes is contributing to escalating prices; putting pressure on living costs and living quality. The potential of each and every new development site must therefore be maximised and the NPPF 2021, London Plan 2021 and Core Strategy 2012 all support the densification of existing residential accommodation.

The current owners and occupiers of 19 Luther Road are therefore, looking to add additional space to their home for their increasing family needs.

Chapter 5 will explore the planning context in more detail and show how policy has driven the proposals and where we have taken a lead from Richmond Supplementary Planning Document (SPD) 2015.



LONDON'S POPULATION GROWTH AND FORECAST
SOURCE: GROWING LONDON, MAYOR'S DESIGN ADVISORY GROUP

PROPOSED APPROACH



THE PROPOSAL

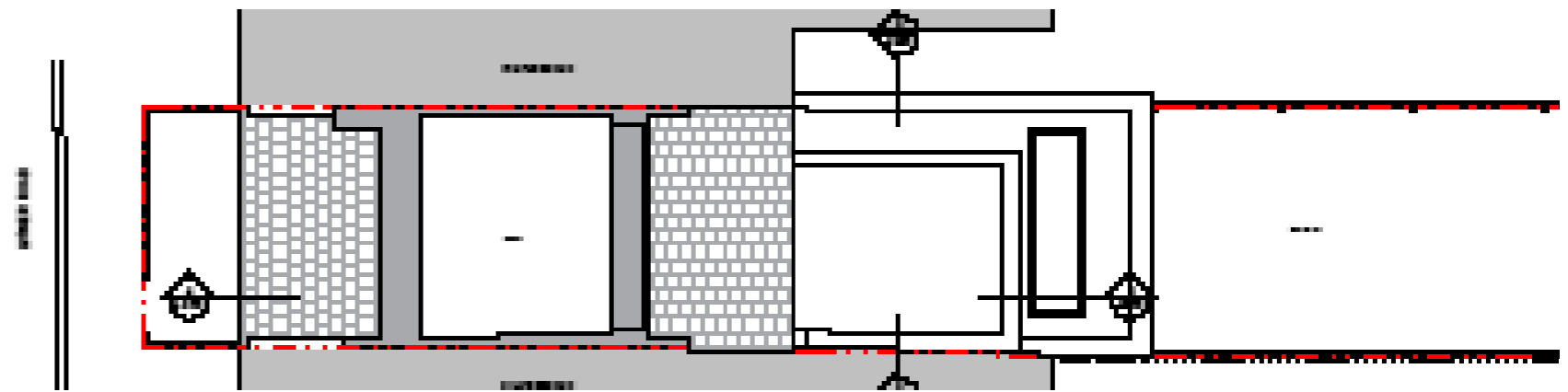
The proposal seeks to enhance the living spaces within the development with the creation of a new rear extension. The adjacent table shows the proposed areas, along with the proposed floor plans.

Please refer to the attached appendix for the full set of proposed and existing drawings of 19 Luther Road.

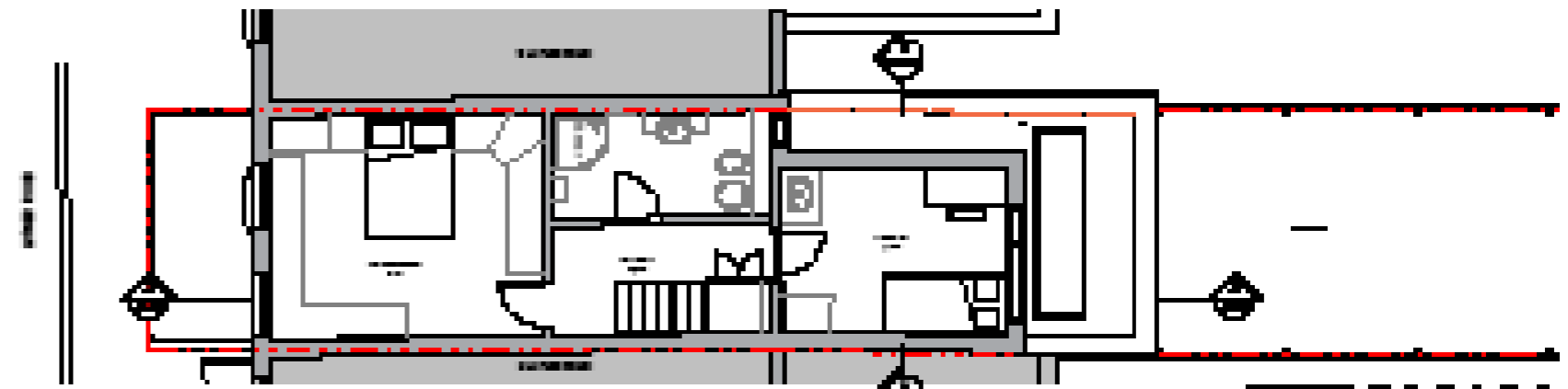
GROUND FLOOR	AREA (SQM)	FIRST FLOOR	AREA (SQM)	SECOND FLOOR	AREA (SQM)
Living Room	24.8	Hallway	5	Loft*	15
Kitchen	18.4	Bathroom	5.5		
		Bedroom 1	14.6		
		Bedroom 2	9.1		
TOTAL	36.5		34.2		15

TABLE SHOWING PROPOSED ACCOMMODATION

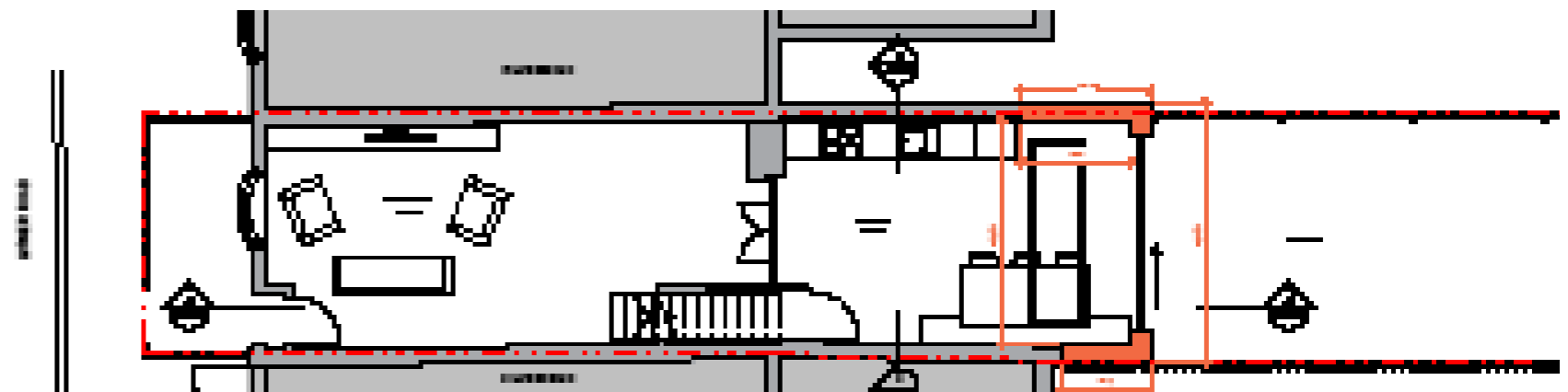
* Restricted head height non-habitable space



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

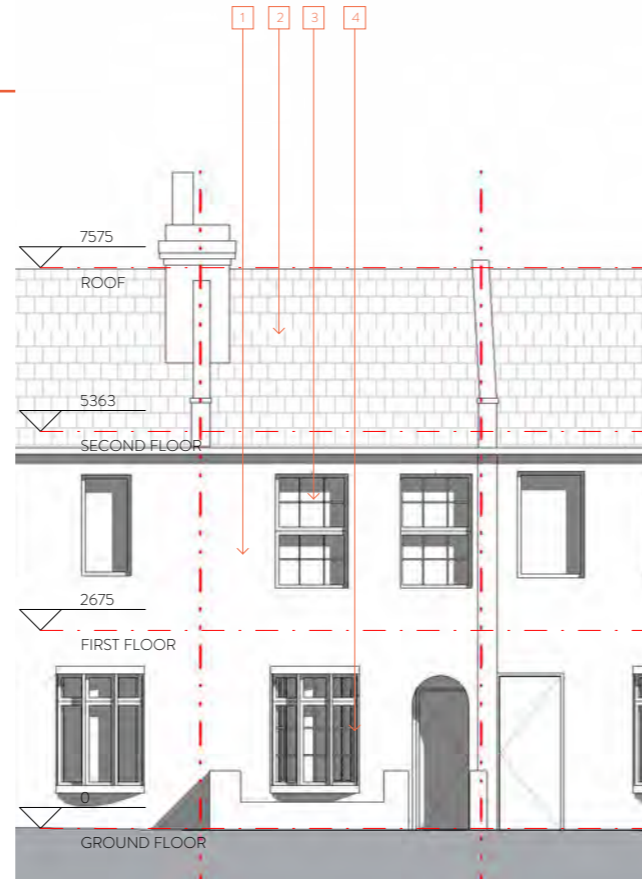


THE PROPOSAL

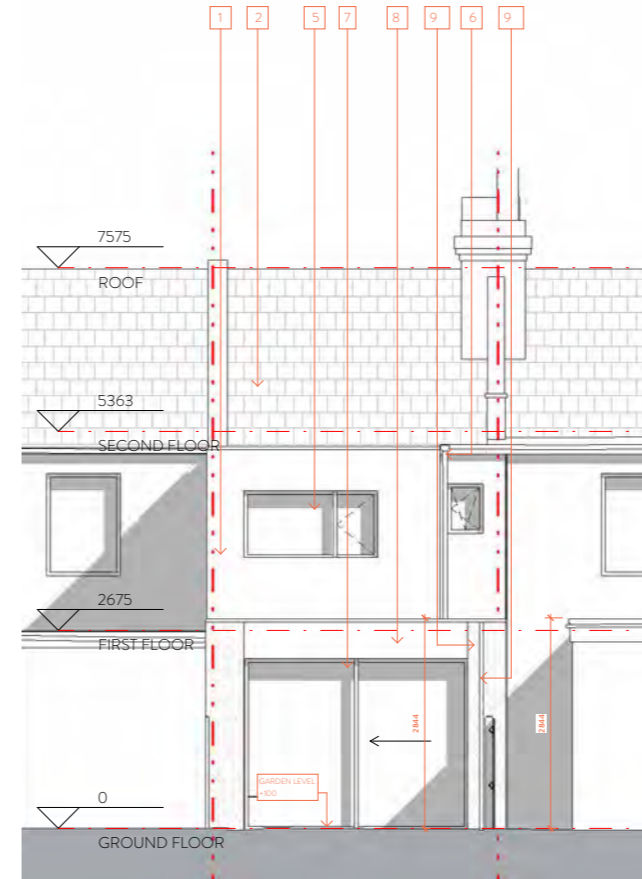
The drawings here show the front and elevations and cross and long sections of the proposed 19 Luther Road.

PROPOSED ELEVATIONS LEGEND

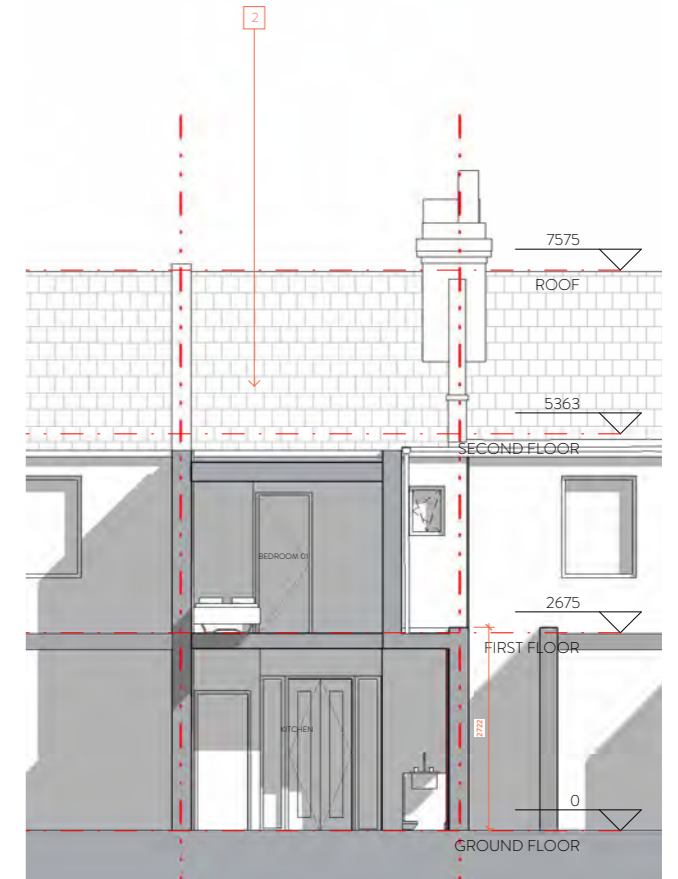
- 1 Existing light render
- 2 Existing roof tiles
- 3 New sash windows
- 4 New bay window to match neighbourin properties
- 5 New black frame aluminium windows
- 6 Existing drainage pipes
- 7 New black aluminium sliding doors
- 8 New light reconstituted stone lintel
- 9 New light render
- 10 New drainage pipe



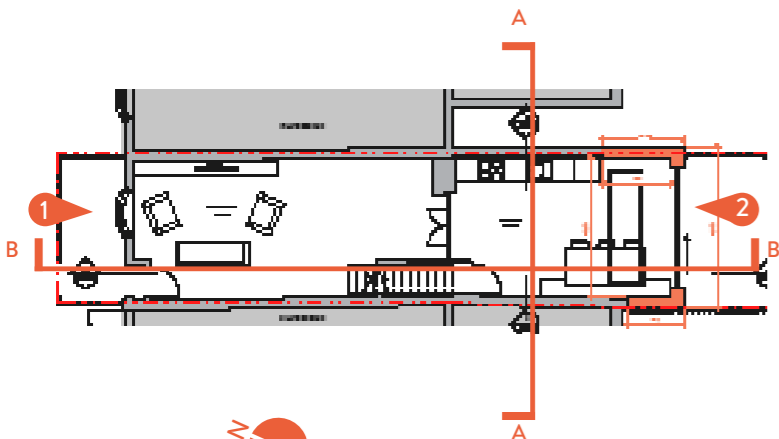
1. PROPOSED FRONT ELEVATION (SOUTH)



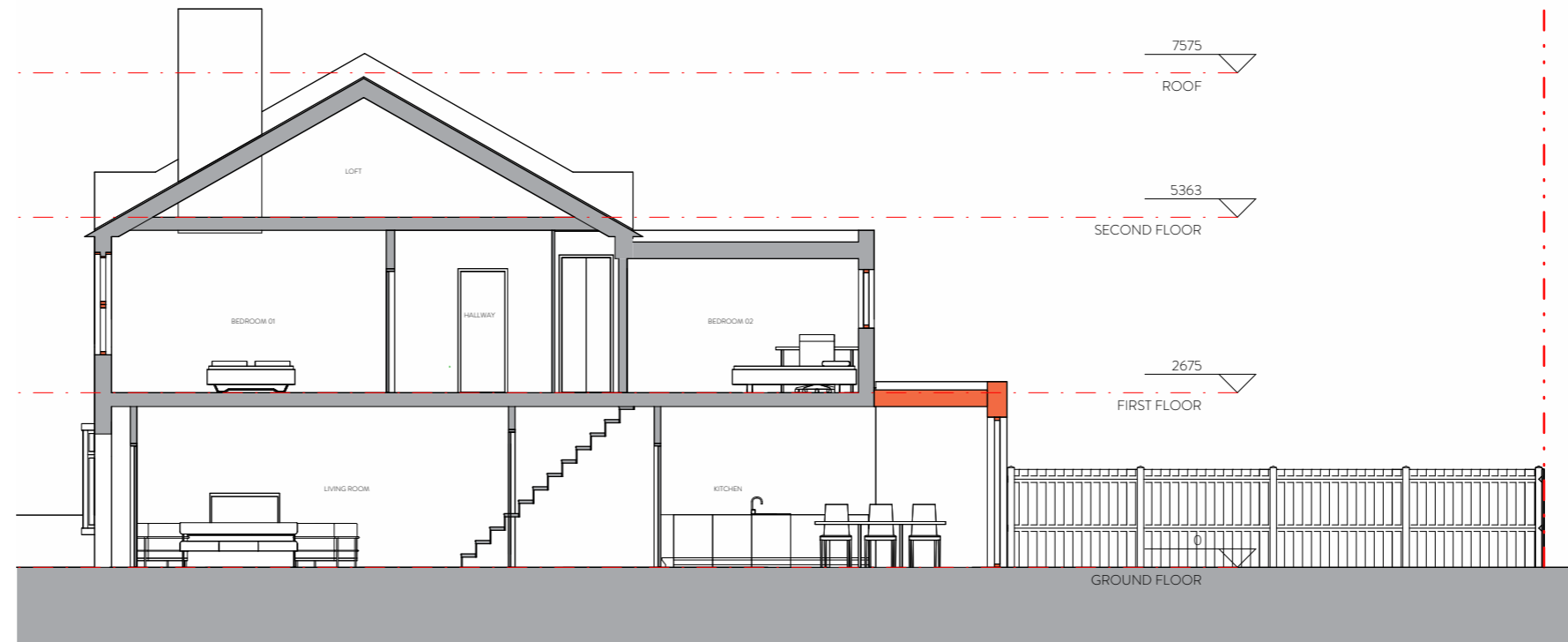
2. PROPOSED FRONT ELEVATION (NORTH)



3. PROPOSED CROSS SECTION



KEY PLAN



4. PROPOSED LONG SECTION B-B

RESIDENTIAL DESIGN SPD 2015

Policy Guidance – Ensure continuity of the whole

‘The essence of visual success is to look at the street as a whole, and through an appreciation of the original design and construction, blend repairs and new work into the existing house. A well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood, is likely to add more value to the property than an inappropriate design.’

Response - The property at 19 Luther Road lies on a road of distinct set of residential cottage typologies. As such the new development does not look to make any extensive changes to the mass or bulk of the property as observed from the street. The only proposed elements are a new bay window to match the neighbouring properties and replacing the upper floor windows for sash windows. This will ensure a more coherent character of the external appearance of the property on the street.



PROPOSED ELEVATION OF 19 LUTHER ROAD SHOWING THE DISTINCT BAY AND SASH WINDOW DETAILING

19LR



SOUTH FACING LUTHER ROAD STREET PHOTO MONTAGE

RESIDENTIAL DESIGN SPD 2015

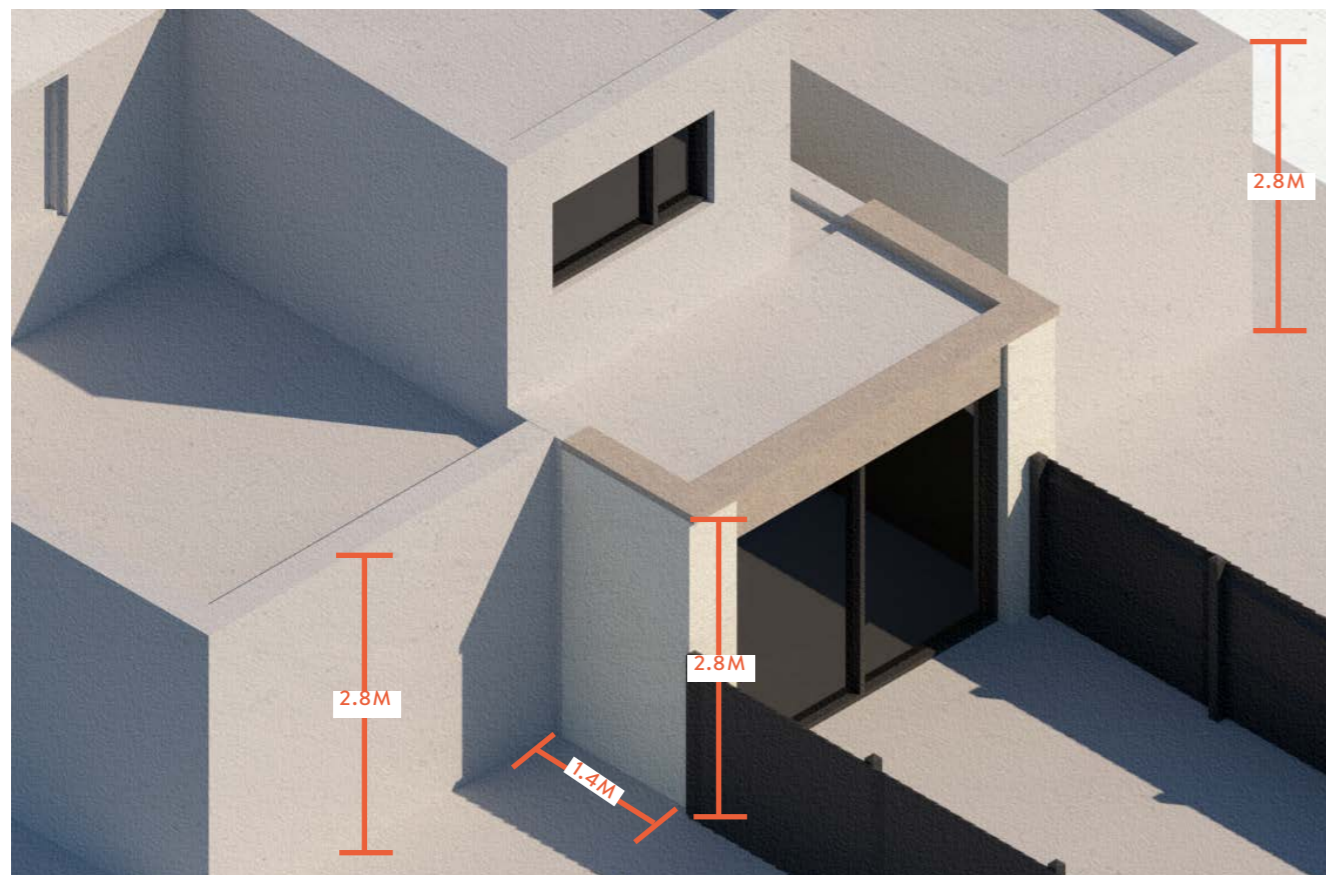
Policy Guidance – Form, scale and location

3.1.2 'The effect of a single storey extension is usually acceptable if the projection is no further than: 3m for a terraced property

3.1.4 'Infill extensions to Victorian properties are fairly typical around the borough. In such instances, where the depth exceeds that outlined above, the eaves height should be limited to 2.2m to mitigate the sense of enclosure.'

5.2.1 'The overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes'

Response - The proposed development at 19 Luther Road complies with policies set out above. The new rear extension does not dominate or compete with the original building. The rear extension does not go over 3m in depth from the original property line, and although the eaves height exceeds 2.2m it matches the height of the neighbouring property's extensions, as such it will not comprise the light and sense of enclosure of the neighbouring properties. The proposed accommodation offers a new open plan kitchen, dining and snug area, this ensures the future proof of the house as well as provide the current tenants with a maximum efficiency home fit for their needs.



PROPOSED REAR DIAGRAM



EXISTING REAR DIAGRAM



PROPOSED REAR DIAGRAM

RESIDENTIAL DESIGN SPD 2015

Policy Guidance – Materiality

‘External materials should normally match those already found on the house. The aim is to integrate the extension with the original house keeping the number of materials used to a minimum. Avoid unrelated and incompatible materials.’

‘On terraced and semi-detached houses, or in a road of similar houses, avoid refacing the existing house in either paint, render or cladding (so as to match the finish of the extension) because this will be disruptive to the overall appearance of the street.’

Response - The proposed materiality strategy for the development at 19 Luther Road, seeks to be both sensitive to the existing character of the property, whilst also offering a modern look. The proposed extension will match the existing house with white render and ensure the continuity of the rear facade. Some architectural detailing is proposed such as recessed reconstituted stone lintel above the sliding doors.

LIGHT COLOURED RENDER



LIGHT COLOURED RECONSTITUTED STONE



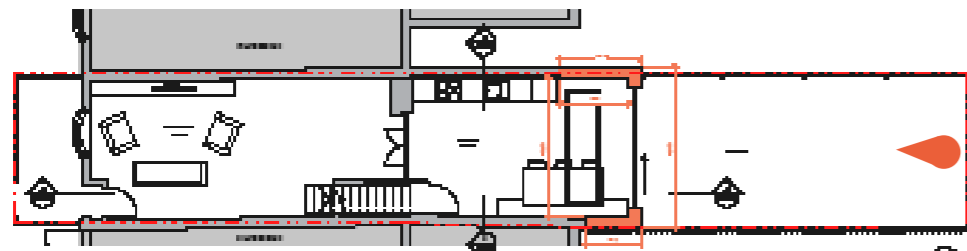
BLACK ALUMINUM WINDOW FRAMES



REAR COLOURED ELEVATION

CONCLUSION

Overall, the proposal represents an opportunity to improve the existing dwelling at 19 Luther Road to make the property suitable for the current family, whilst providing satisfactory living arrangements for future occupiers without detriment to the amenity of neighbouring properties.



KEY PLAN



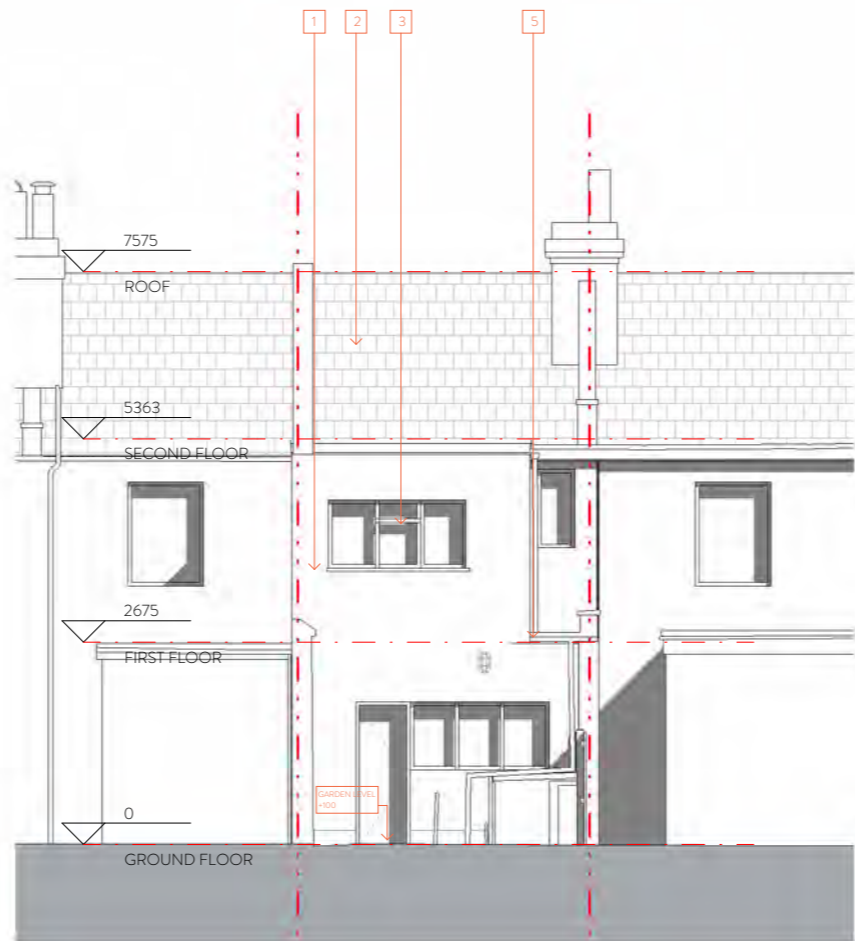
REAR VIEW ARTIST IMPRESSION

APPENDIX - EXISTING DRAWINGS

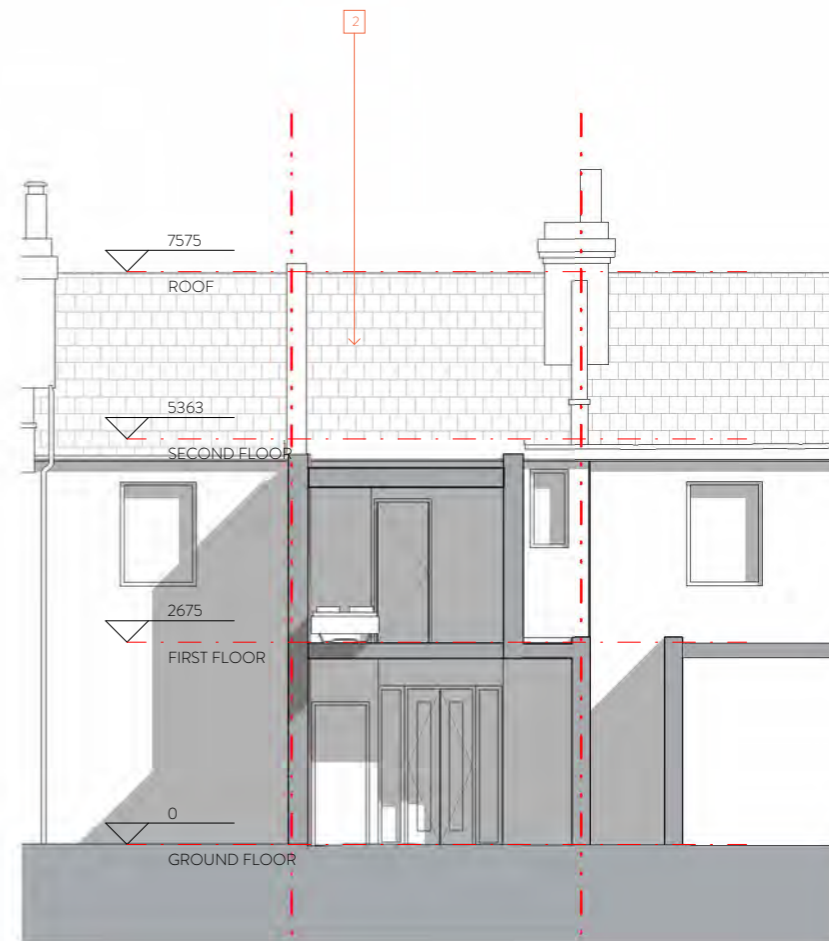




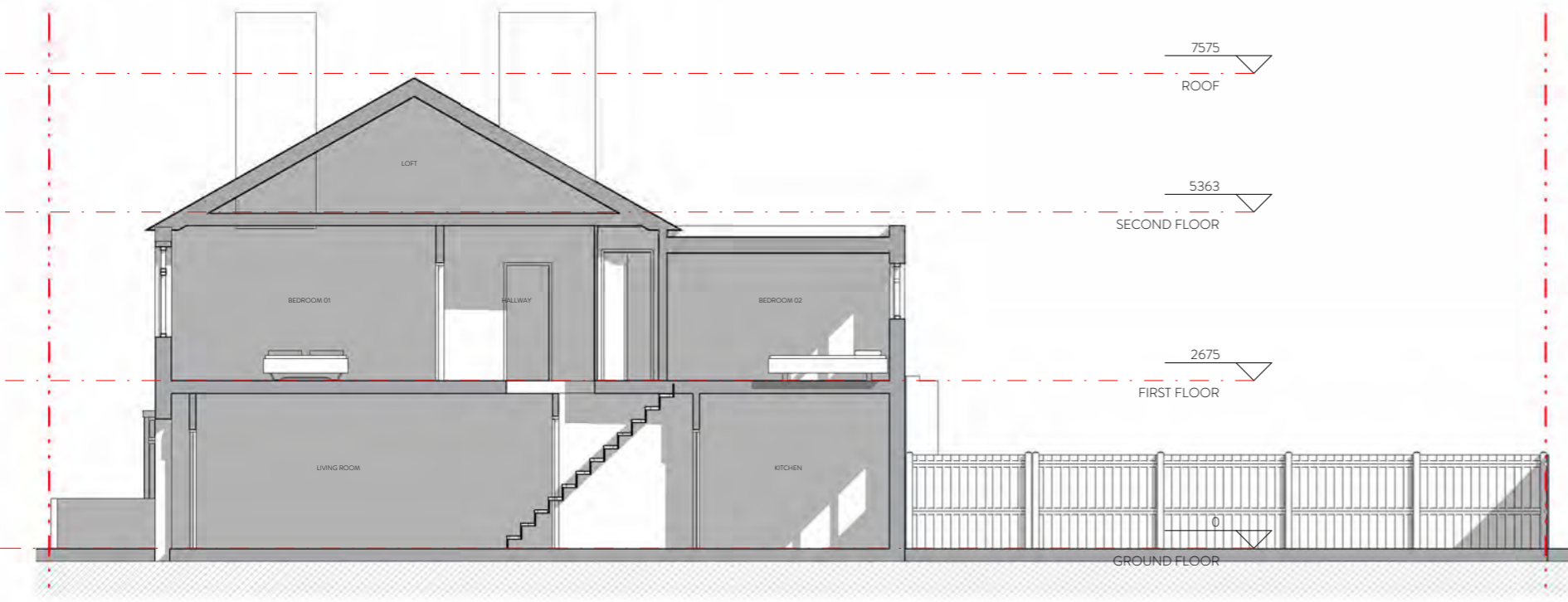
2 FRONT ELEVATION-EXISTING SCALE: 1:50@A1 0.5 0 0.5 1 1.5 2 2.5 m



1 REAR ELEVATION-EXISTING SCALE: 1:50@A1 0.5 0 0.5 1 1.5 2 2.5 m



4 CROSS SECTION - EXISTING SCALE: 1:50@A1 0.5 0 0.5 1 1.5 2 2.5 m



3 LONG SECTION - EXISTING SCALE: 1:50@A1 0.5 0 0.5 1 1.5 2 2.5 m

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 4. This drawing is to be read in conjunction with all related drawings.
 5. The originator should be notified immediately of any discrepancy.
 6. All dimensions and Setting-out must be confirmed on site, prior to start fabrication and installation.
 7. This drawing is to be read in conjunction with M&E, Fire, Structural, Landscape information, drawings and specifications.
 8. Fire rating as per fire strategy.
 9. All foundations setting out info and all structural information to be taken from structural engineers documents.
 10. Final Fixing detailing and setting out for envelope to be developed by selected subcontractor in compliance with design intent and planning requirements.

- EXISTING ELEVATIONS LEGEND
- - - - - Denotes site boundary
 - 1 Existing render
 - 2 Existing roof tiles
 - 3 Existing white PVC windows
 - 4 Existing door
 - 5 Existing drainage pipes

rev	description	date	dr by	cb by
1	Planning	09/03/23	JP	SW

ORIGINAL BY JP



Client	Claudio Borges & Bethany Moore
Project	19LR
Drawing	EXISTING ELEVATIONS AND SECTION
Drawing number	WRAP - A - A0120
Scale	1:50
Project number	22016
Issue status	Planning

WRAP	A	A0120	1

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APPENDIX - PROPOSED DRAWINGS



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PLAN SITE LEGEND

-  Denotes site boundary
-  Proposed rear extension

rev	description	date	dr by	ap by
1	Planning	01/03/23	JP	SW
ORIGINAL BY		JP		



Client				
Claudio Borges & Bethany Moore				
Project				
19LR				
Drawing				
PROPOSED LOCATION AND SITE				
Drawing number		Scale		
WRAP-GA-A-A0150		As indicated @A3		
Project number		Issue status		
22016		Planning		
WRAP	GA	A	A0150	1
ORIGINATOR	CODE 1	CODE 2	CODE 3	REV

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3 SITE-PROPOSED



1 LOCATION-PROPOSED

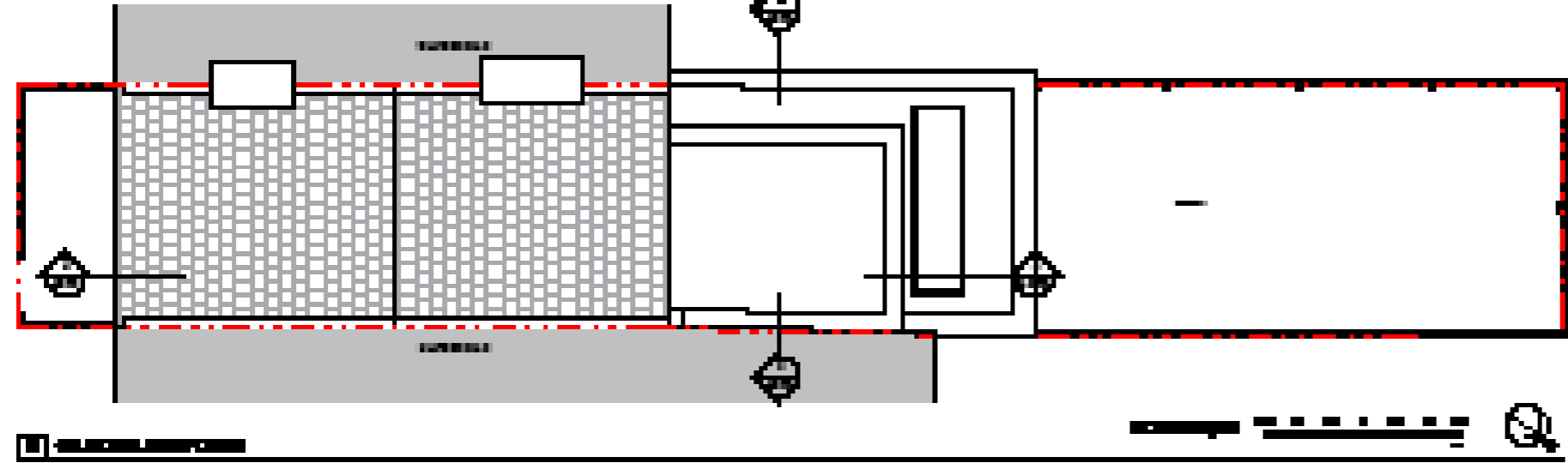
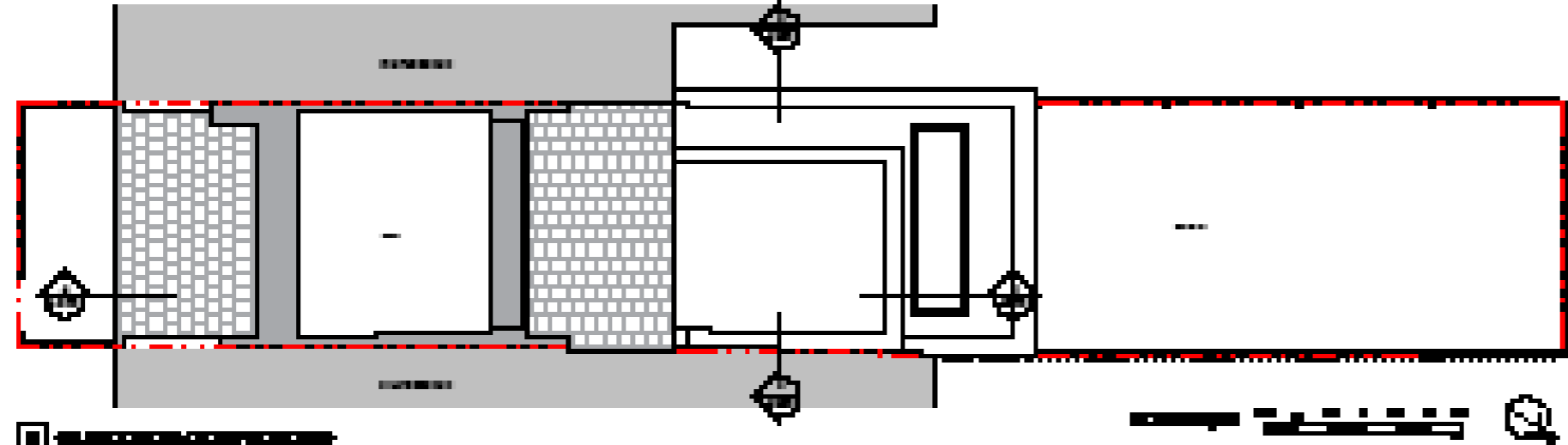
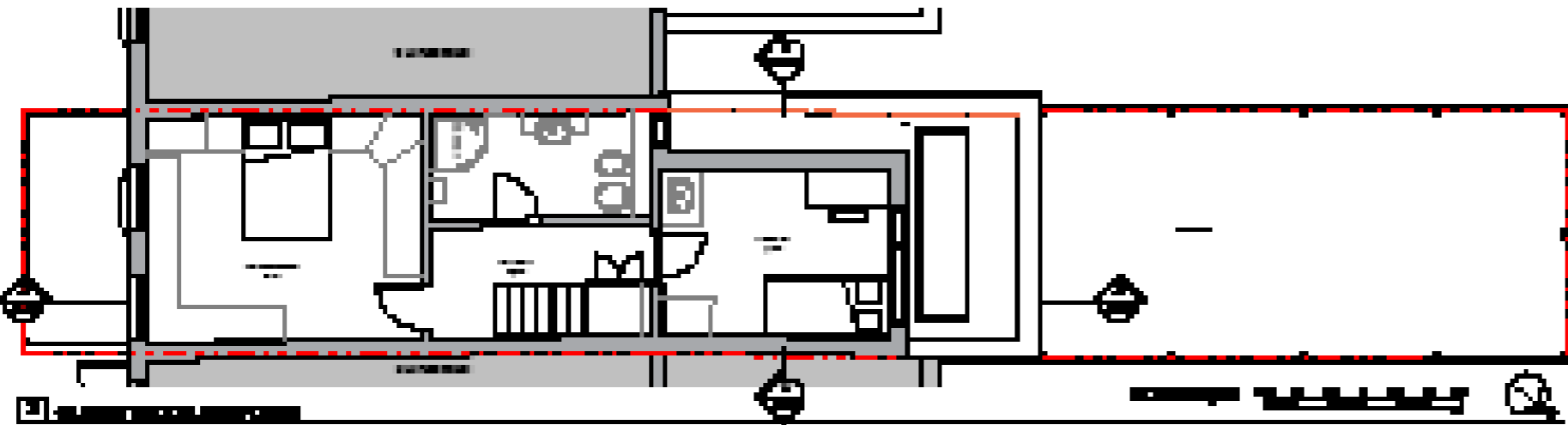
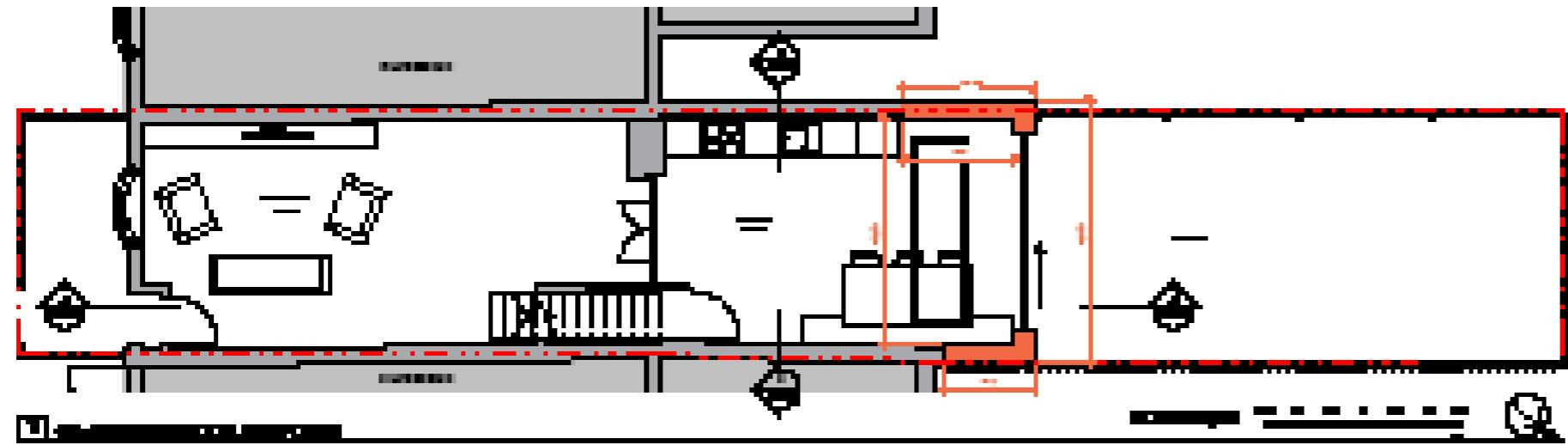
10 0 10 20 30 40 50
 m SCALE 1:1250

5 0 5 10 15 20 25
 m SCALE 1:500

ReQueraPlan
 Main number: TORQM22328164117916
 Date: 01/03/23
 Author: Weston Rengifo Architects Practice
 Project: 19LR
 Drawing: PROPOSED LOCATION AND SITE
 Project number: 22016

- LEGEND**
- 1. All equipment is shown in grey
- 2. All new equipment is shown in orange
- 3. All existing equipment is shown in white
- 4. All new furniture is shown in orange
- 5. All existing furniture is shown in white
- 6. All new carpeting is shown in orange
- 7. All existing carpeting is shown in white
- 8. All new wall treatments are shown in grey
- 9. All existing wall treatments are shown in white
- 10. All new lighting fixtures are shown in orange
- 11. All existing lighting fixtures are shown in white

- LEGEND**
- 1. New wall
- 2. Existing wall
- 3. New floor
- 4. Existing floor



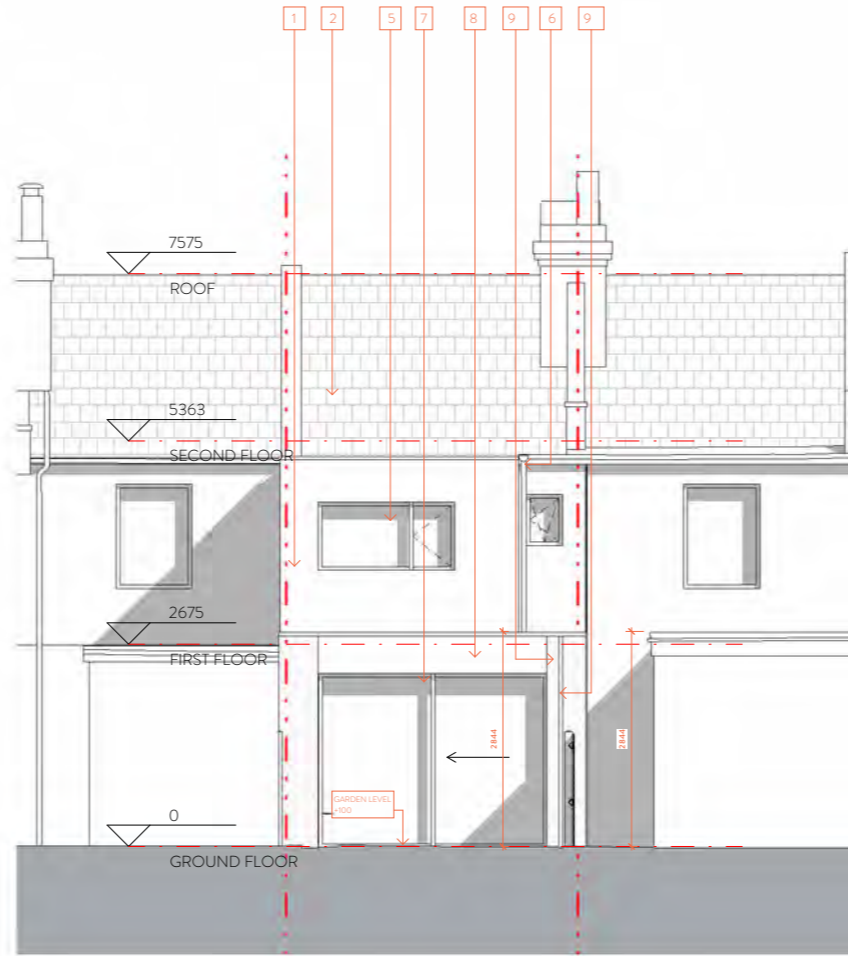
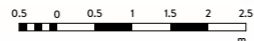
WRA 2

Project Information	
Name	
Address	
Contact	
Phone	
E-mail	
Date	
Drawn by	
Checked by	
Scale	



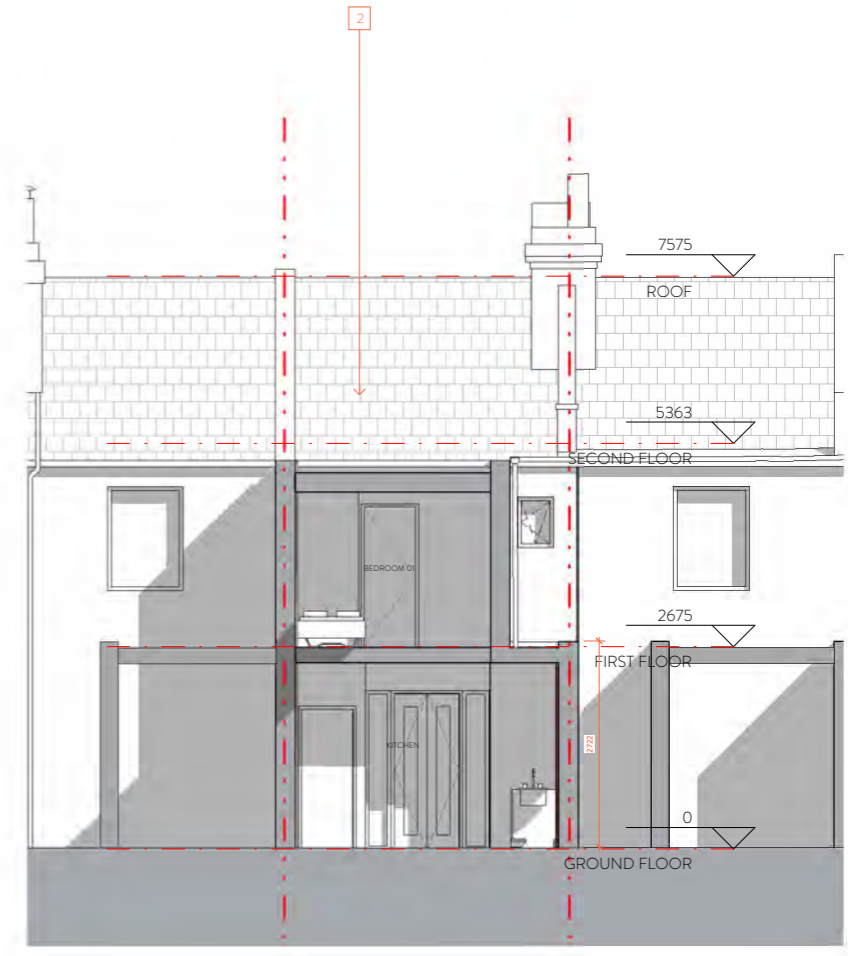
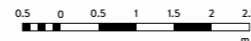
2 FRONT ELEVATION - PROPOSED

SCALE: 1:50@A1



1 REAR ELEVATION - PROPOSED

SCALE: 1:50@A1



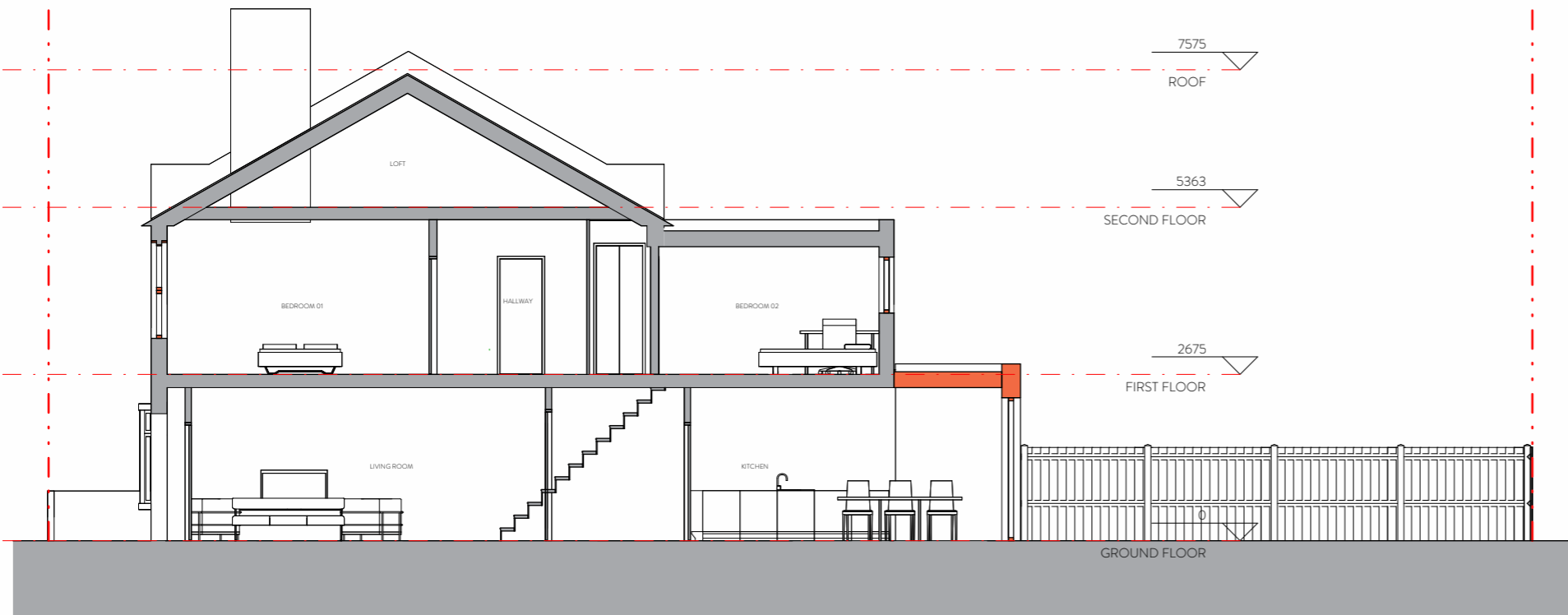
3 CROSS SECTION - PROPOSED

SCALE: 1:50@A1



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 3. Do not scale from this drawing.
 4. This drawing is to be read in conjunction with all related drawings.
 5. The originator should be notified immediately of any discrepancy.
 6. All dimensions and Setting-out must be confirmed on site, prior to start fabrication and installation.
 7. This drawing is to be read in conjunction with M&E, Fire, Structural, Landscape information, drawings and specifications.
 8. Fire rating as per fire strategy.
 9. All foundations setting out info and all structural information to be taken from structural engineers documents.
 10. Final Fixing detailing and setting out for envelope to be developed by selected subcontractor in compliance with design intent and planning requirements.

- PROPOSED ELEVATIONS LEGEND
- - - Denotes site boundary
 - 1 Existing light render
 - 2 Existing roof tiles
 - 3 New sash windows
 - 4 New bay window to match neighbouring properties
 - 5 New black frame aluminium windows
 - 6 Existing drainage pipes
 - 7 New black aluminium sliding doors
 - 8 New light reconstituted stone lintel
 - 9 New light render
 - 10 New drainage pipe



4 LONG SECTION - PROPOSED

SCALE: 1:50@A1



Rev	Description	Date	By	App'd By
1	Issued	01/03/23	JP	SW

ORIGINAL BY JP



Client Claudio Borges & Bethany Moore			
Project 19LR			
Drawing PROPOSED ELEVATIONS AND SECTIONS			
Drawing number WRAP-GA-A-A0170	Scale 1:50	Project number 22016	
Issue status Planning			
WRAP	GA	A	A0170

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