



DESIGN AND ACCESS STATEMENT

REPLACEMENT CONSERVATORY AND DOOR SET, AND A CHANGE OF SINGLE DOOR TO A WINDOW AT:

**8, CAMBRIDGE ROAD
TEDDINGTON
LONDON
TW11 8DR**

APRIL 2023

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Section 1: Introduction

- 1.1 8, Cambridge Road is located within the boundary of the London Borough of Richmond upon Thames and sits in High Street (Teddington) Conservation Area (CA37). The property is also recorded as a Building of Townscape Merit (BTM). This statement has been prepared to accompany the householder application for planning permission to 'replace an existing conservatory, door set and single door to change to a window' and is set out to provide a brief history of the property, assessing the key characteristics and how these contribute to the significance of the area, and to assess the impact of the proposed development.
- 1.2 This statement demonstrates that the proposed development complies with all local and National Planning Policy documents, in particular:
 - 1.2.1 London Borough of Richmond upon Thames Local Plan (July 2018):
 - LP1 Local Character and Design Quality
 - LP3 Designated Heritage Asset
 - LP4 Non-Designated Heritage Assets
 - LP7 Archaeology
 - LP8 Amenity and Living Conditions
 - LP16 Trees, Woodlands and Landscape
 - LP21 Flood Risk
 - LP22 Sustainable Design and Construction
 - 1.2.2 Buildings of Townscape Merit SPD (May 2015)
 - 1.2.3 Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
 - 1.2.4 High Street (Teddington) Conservation Area Statement CA37
 - 1.2.5 House Extensions and External Alterations SPD (May 2015)

Section 2: Site and Surroundings

- 2.1 The Application Site is situated within the High Street (Teddington) Conservation Area of London Borough of Richmond upon Thames. It is not a listed building but is a BTM (listed on 23/02/2004) as are the majority of dwellings on this side of Cambridge Road, as well as Nos. 31 to 45 (odds) on Manor Road to the north. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that in exercise of planning functions “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. In addition to the above, the property is located in Area 2 (Cambridge Road and surrounds) of the Hampton Wick and Teddington Village Planning Guidance. The site is an Archaeological Priority Area (Tier 2) and a Critical Drainage Area, it also falls within Flood Zone 1.
- 2.2 No 8, Cambridge Road is a semi-detached Victorian ‘villa style’ property located on the eastern side of Cambridge Road towards the southern end at the junction with High Street in a run of generally mixed stock and red brick dressed houses with varied roof finishes. As noted in the High Street (Teddington) Conservation Area Statement, the Conservation Area was first designated in 1982, however was extended in 2013 and again in 2019. It describes the character of the area as “forming part of a varied busy commercial centre and good quality residential areas extending from the High Street of Teddington...”. The nearest listed buildings are located on the High Street. The Application Site is well outside this setting.
- 2.3 No. 8 [the Application Site] benefits from a generous rear garden and an existing conservatory, built in approx. 1993 but granted under permitted development (CLD) in 2003. It is this existing conservatory that permission is sought to replace with a bespoke timber, and double-glazed garden room on the same footprint. In addition to this, the owner would like to replace the existing rear elevation double doors and change the single door in the same elevation to a window.

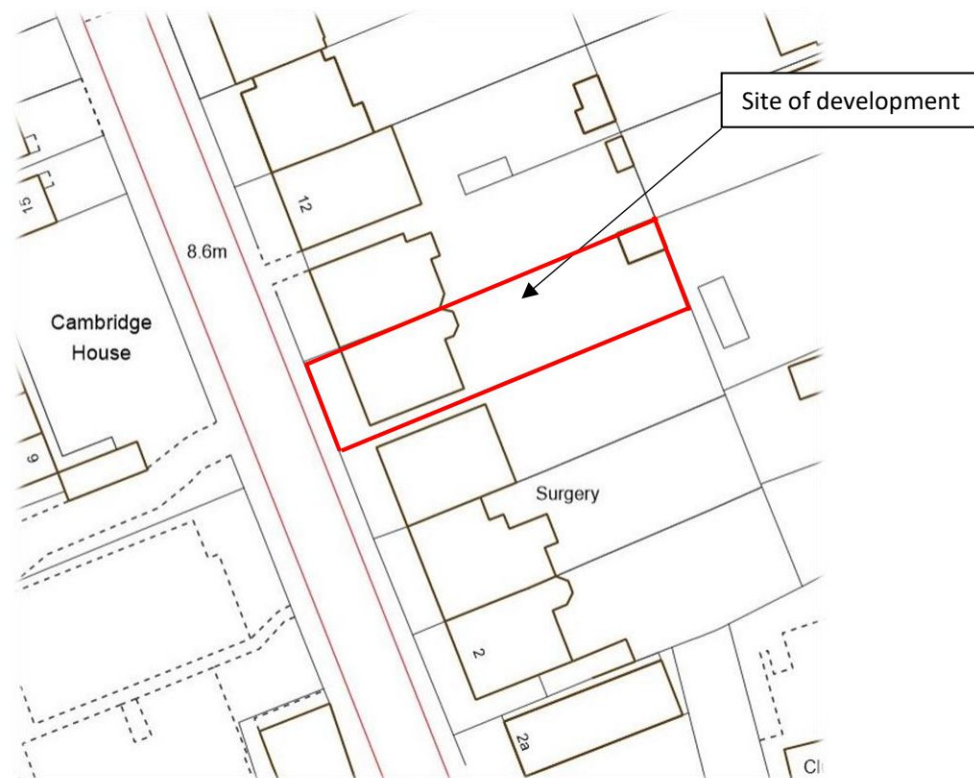


Fig. 1 – Site Location Plan



Fig. 2 – High Street (Teddington) Conservation Area Map

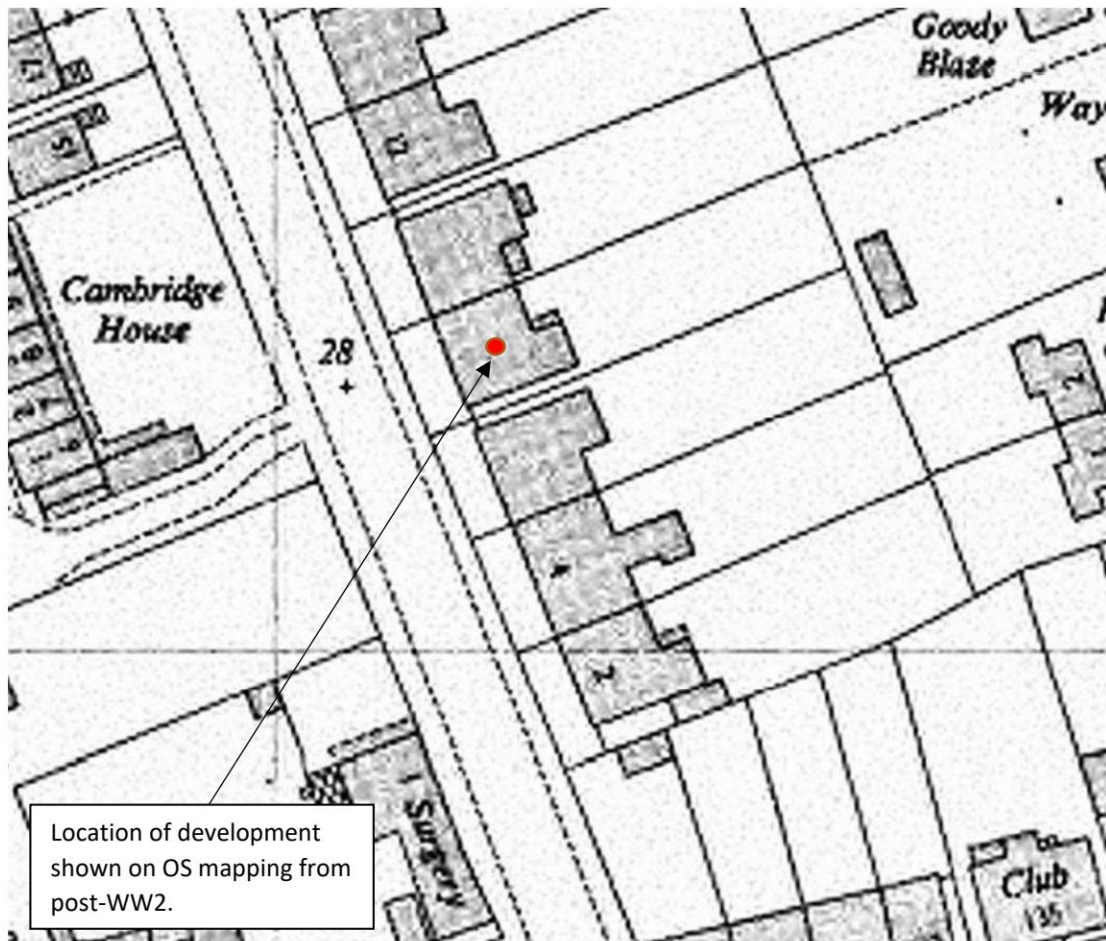


Fig. 3 – Historic OS map (post WW2)



Fig. 4 – Principal elevation – 8, Cambridge Road, Teddington.



Fig. 5 – Rear (east) elevation showing existing conservatory, door set and single door to be replaced.



Fig. 6 – 8, Cambridge Road - satellite imagery (courtesy of Google)

Section 3: Planning History

- 3.1 Currently, there are no live applications pending consideration for the property. However, there are three historic applications:
- 19/T0839/TCA
“T1 - Hawthorn - Reduce crown to the most recent previous reduction points, removing approx. 1.5m of new growth. Final height 4m and final overall spread 3m.”
NO OBJECTION – 11th November 2019
 - 03/1605/ES191
“Erection of conservatory at rear”
GRANTED – 4th June 2003
 - 58/0338
“Conversion of front room into a garage”
GRANTED – 23rd June 1958

Section 4: Proposal

- 4.1 The proposed development is illustrated in the accompanying drawings and can be described as – “Replacement of existing conservatory with bespoke timber and double-glazed garden room, door set and change a single door for a window”.
- 4.2 It is proposed to remove the existing C20 conservatory and replace it with a new bespoke timber and double-glazed garden room. The existing conservatory has noticeably decreased in overall performance since it was installed. There are also areas of water ingress which are

having a negative impact on the useability of the space below and more importantly being detrimental to the preservation and protection of the host building. In addition, permission is sought replace the existing double door set in the east (rear) elevation and change the existing single door in the same elevation for a window.



Fig. 7 – Design proposal (hand drawn VGH)

- 4.3 The poor performance and areas of water ingress are creating issues with the use of existing conservatory space which makes the room uncomfortable. It is the owner's intention to not only improve the aesthetical impact on the property but to also create a new room which is more thermal efficient, and which will ultimately add to the overall usability of this part of the property for many years to come. The replacement double doors will reflect the style of the proposed garden room as will the proposed window, which is now not required due to the introduction of a French doors within the proposed garden room.
- 4.4 The scale and location of the proposed garden room, being proposed on the same footprint as the existing, has been carefully considered in terms of what is both practical and sympathetic to the existing elevation and the wider Conservation Area.
- 4.5 Being contained within the rear private garden of the property and in an area that houses the existing conservatory, the proposed garden room would have no greater visual impact upon the public realm or neighbourhood. The proposal would alter the appearance of a small part of 8, Cambridge Road; however, because of its considered and sympathetic design, it is felt that the proposal should be seen as an enhancement to the surrounding Conservation Area.
- 4.6 Furthermore, the 'traditional' use of materials reflects those found on the site and in the area generally. By utilising the area taken up by the existing conservatory this allows for the proposed garden room to sit comfortably against the property with minimal disruption.

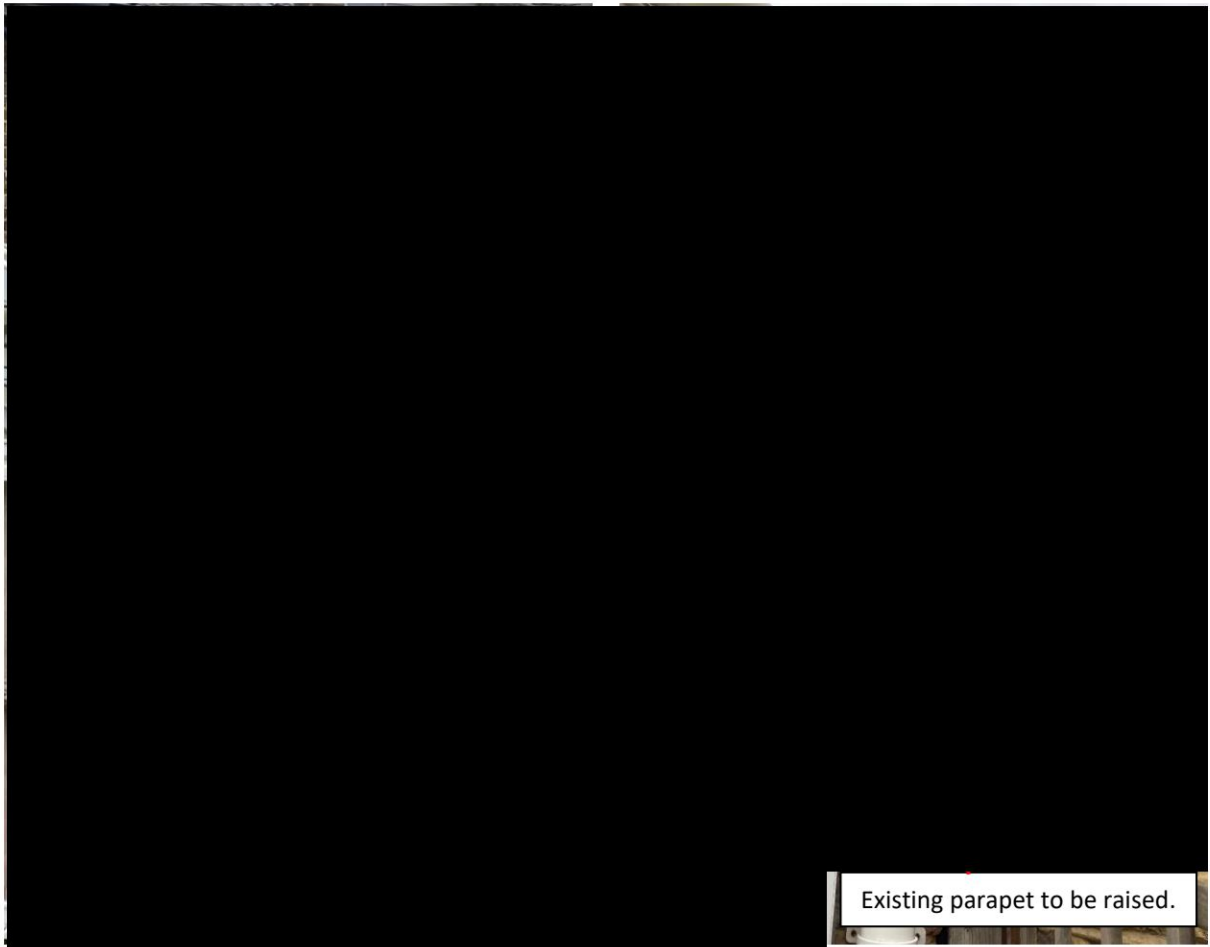


Fig. 8 & 9 – Existing boundary treatment and parapet wall to be raised.



Fig. 10 – Internal view of existing conservatory and existing window to be changed.

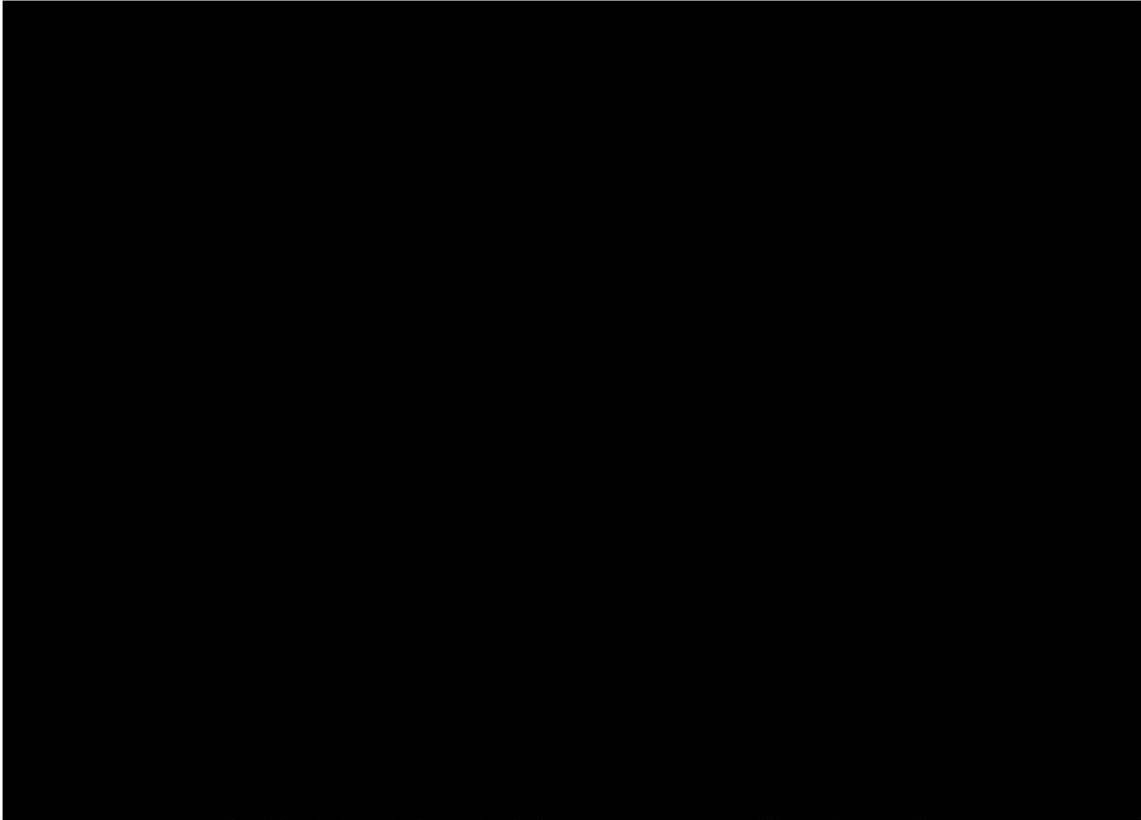


Fig. 11 – Internal view of existing conservatory and boundary wall

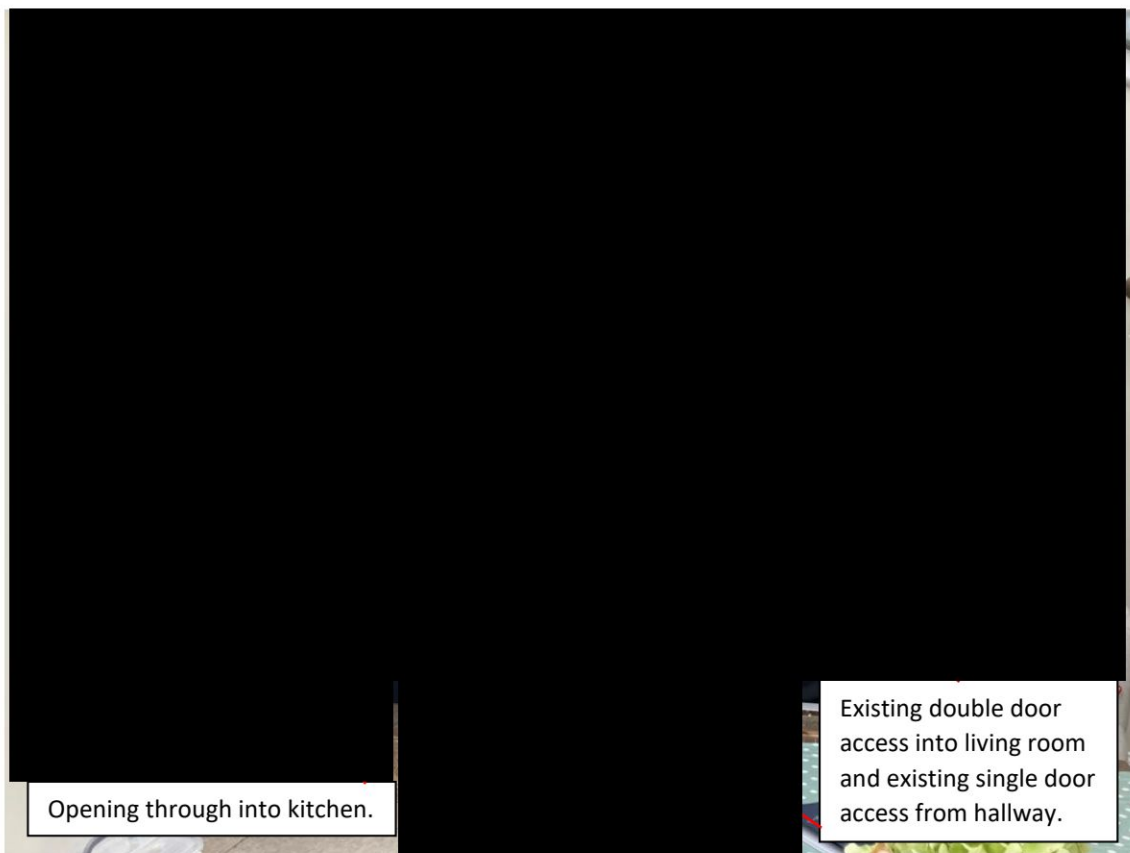


Fig. 12 – Internal view of existing conservatory looking back to existing internal openings.

- 4.7 As covered above in Section 2, the site is an APA, however, using the interactive map on the LPA website, it can be established that the property falls into Tier 2. Using the below diagram (fig. 13) and the scale of development being '1 Very Minor' the proposal would have a negligible impact on the APA. The site also sits in a Critical Drainage Area. Given the area is not in a high-risk flood zone, it is not considered that the proposal [which seeks to replace an existing structure] would result in an increase in risk of flooding. When assessing surface water, it is proposed to utilise existing soakaways, and as such there will be no increase in surface water disposal.
- 4.8 Trees on this property are protected by the Conservation Area however there are no TPO trees registered on the site or any neighbouring sites. The proposal, being within the same footprint of the existing, does not facilitate the removal or disturbance of any existing trees; therefore, protecting and preserving the character of the locality. In addition, the existing patio area is to be retained with no alterations to the current landscaping and planting layout; further protecting the existing trees and shrubs found on the site.

Archaeological risk model	Outside APA	Archaeological Priority Area		
	Tier 4	Tier 3	Tier 2	Tier 1
4 Large Major Site area 2 hectares or more	Medium* Low	High	High	High
3 Major Site area 0.5 to 2 hectares	Low	Medium	Medium	High
2 Minor Site area less than 0.5 hectares New basements	Negligible	Low	Medium	High
1 Very minor Householder developments** and equivalent minor works	Negligible	Negligible	Negligible	Medium

Fig. 13 – APA chart.

Section 5: Design Components

5.1 Use

The proposed garden room is designed to be used as a year-round living and dining space and will provide the owners with a well-insulated and versatile space with much improved performance.

5.2 Scale

The proposed garden room projects (as existing) 5087mm from the rear elevation and is 3300mm wide (as existing). The overall ridge height is 3650mm. The proposed double door set will sit within the existing aperture at 2300mm (h) x 1780mm (w), and the proposed window will be 1800mm (h) x 830mm (w) and will utilise the aperture with additional brick infill below.

5.3 **Appearance**

The proposed garden room has a glazed roof which is inset by traditional concealed box gutters; with lead dressed hips and ridge set above sympathetically proportioned windows designed to complement the host property. The framework will be in a painted finish sitting on low walls constructed of brick to match existing materials found on site. Traditional joinery methods are used throughout the construction from a combination of Douglas Fir and Sapele mahogany, all set on hardwood cills.

5.4 **Access**

Vehicular access to 8, Cambridge Road remains as existing and is unaffected by the proposed works. Pedestrian access into the garden room remains unaltered via an existing set of double doors leading from the living room, a single door leading from the hallway and an existing opening through into the kitchen.

5.5 **Landscaping**

The proposed garden room will be installed onto an area that houses the existing conservatory which forms part of a larger patio within the owner's private rear garden. Existing site levels will be retained as will the current terrace and garden layout.

5.6 **Manufacture and Installation**

Vale Garden Houses adopt a unique manufacturing approach, in that every project is assembled entirely as a dry-fit in the factory before painting and delivery for installation. This process ensures great accuracy of fit, and eliminates unnecessary work on site, which in turn minimises stress or damage to the fabric of the host building.

Section 6: Conclusion

- 7.1 In conclusion, the proposal, which is of high architectural design, has qualities that not only benefits the current occupants but also contributes to public benefits through its sustainment and enhancement of both the use and significance of the existing building. Although the work would amount to some change, this would not harm the overall special interest and character of the High Street (Teddington) Conservation Area. The applicants are also keen to enhance the property in order to secure its place in the wider Conservation Area [heritage asset] for the benefit of future generations.
- 7.2 The proposal respects the existing context, character and appearance and gives an opportunity to improve the quality and character of the host building and the Conservation Area in offering a more functional, safer, and usable structure and thus improving the overall aesthetic.
- 7.3 This proposal is intended to conserve and enhance the existing building and the surrounding area, taking account of local building traditions and materials. The scale, density, massing, height, landscape, layout, and access of the proposal have been considered to ensure that the development blends well with the existing site and its surroundings, contributing positively to the overall character and quality of the BTM, the Conservation Area and the wider historic environment of the borough.
- 7.4 With the proposal being a replacement unit within an existing patio area there would be negligible impact on any neighbouring properties due its' location and the separation distances between the properties. In both size and height, the new garden room and associated replacement units, sits within the constraints of the boundary and as such, would not have a material impact on the living conditions of neighbouring occupiers.

Furthermore, the proposal ensures good living conditions for the occupants of the neighbouring buildings taking into account the prevailing characteristics of the area.

- 7.5 Due to there being no increase in overall height against the building and the proposed parapet wall being no higher than the neighbouring high wall (no. 10) which currently screens their extension, this ensures pre-existing standards of daylight are retained.
- 7.6 It is considered that the level of impact is limited, when considering the transparent, sympathetic, and modest design of the proposal and the general character and appearance of 8, Cambridge Road. The changes proposed; by virtue of their scale and the nature of their impact on the host building and wider Conservation Area constitute no harm for the purposes of the NPPF and Local Plan Policies.
- 7.7 Lastly, Vale Garden Houses have a reputation for designing and building the highest quality conservatories, orangeries, and garden rooms. All materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.

We would happily welcome any feedback on this submission, and we are always openly looking to promote excellent communication between ourselves and local councils. Vale is committed to building successful relationships with all Planning Authorities across the United Kingdom and safeguarding not only Heritage Assets but also the wider communities and local environments.