



DESIGN AND ACCESS STATEMENT

Adelaide House,
16 Park Road,
Teddington,
TW11 0AG

Design and Access statement for householder planning and listed building consent application for the single storey extension of the utility room as approved in planning consent: 21/3363/HOT and 21/3403/LBC.

Rev P1
July 2023

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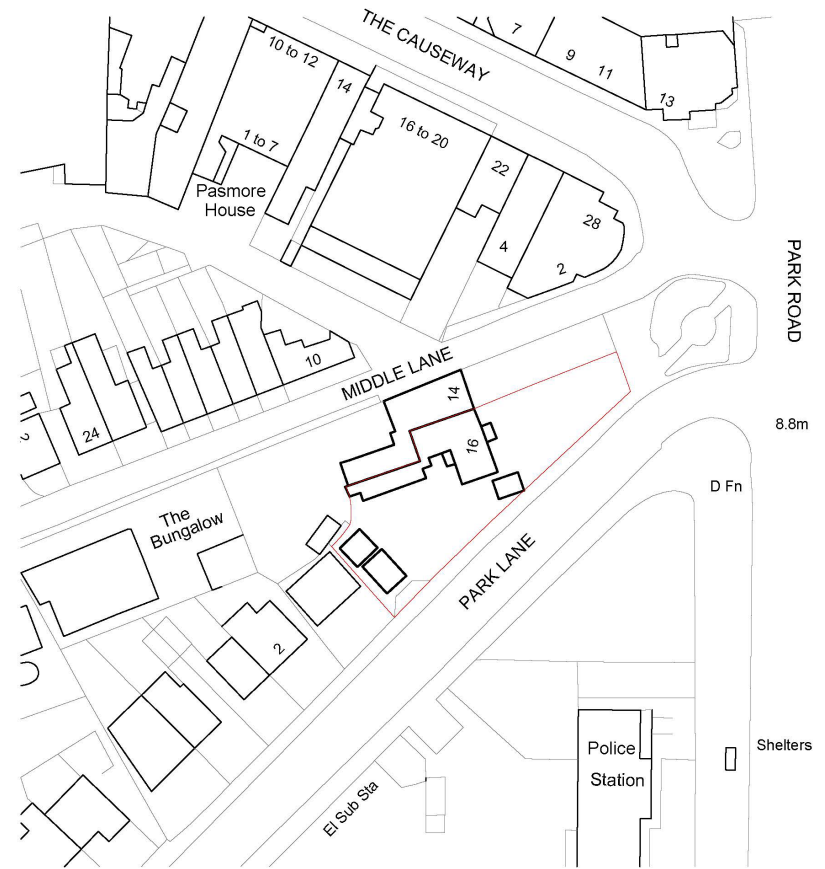
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1.0 Introduction

This statement is prepared, on behalf of the owner, in support of a householder planning and listed building consent application for the single storey extension of the utility room as approved in planning consent: 21/3363/HOT and 21/3403/LBC.

The existing building is a Grade II semi-detached residential property.

This design and access statement has been prepared in accordance with the National Planning Policy Framework (2019), The London Plan (2021) and the London Borough of Richmond Upon Thames Local Development Framework Core Strategy (2009).



The Site

2.0 Planning History

Previous Planning Applications on the site:

Application 21/3363/HOT

Part demolition and extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls.

Granted Permission 03/02/2023

Application 21/3403/LBC

Part demolition and extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls.

Granted Permission 03/02/2023

Application 16/T0109/TCA

T1-2 Lime – Reduce crown by 30%, approximately 3m and remove dead wood.

Decided the Council raises no objection 28/04/2016

Application 16/0412/HOT

Proposed canopy above front entrance.

Granted Permission 21/03/2016

Application 15/T0586/TCA

T1 – Paulownia Tomentosa – Fell.

Decided the Council raises no objection 30/09/2015

Application 13/3555/NMA

To allow for changes to the approved drawing nos. to 13/3555/FUL: substitution of plans.

Granted Permission 30/10/2015

Application 13/3555/FUL

Erection of detached two storey coach-house on the site of the single

storey double detached garage including a new vehicle access off Park Lane.

Granted Permission 19/09/2014

Application 14/0809/LBC

Erection of detached two storey coach-house on the site of the single storey double detached garage including a new vehicle access off Park Lane.

Granted Permission 19/09/2014

Application 79/0103

Use of ground and first floor as office accommodation with retention of flat on second floor.

Refused Permission 06/07/1976

Application 63/0413

Erection of a garage.

Granted Permission 20/06/1963

Application 47/7876

Erection of six maisonettes with garages.

Refused Permission 28/02/1957

Application 47/7875

Erection of four maisonettes with garages.

Granted Permission 28/02/1957

Application 47/3464

The use of outbuildings as stores and registered offices.

Granted Permission 22/09/1952

Application 47/1007

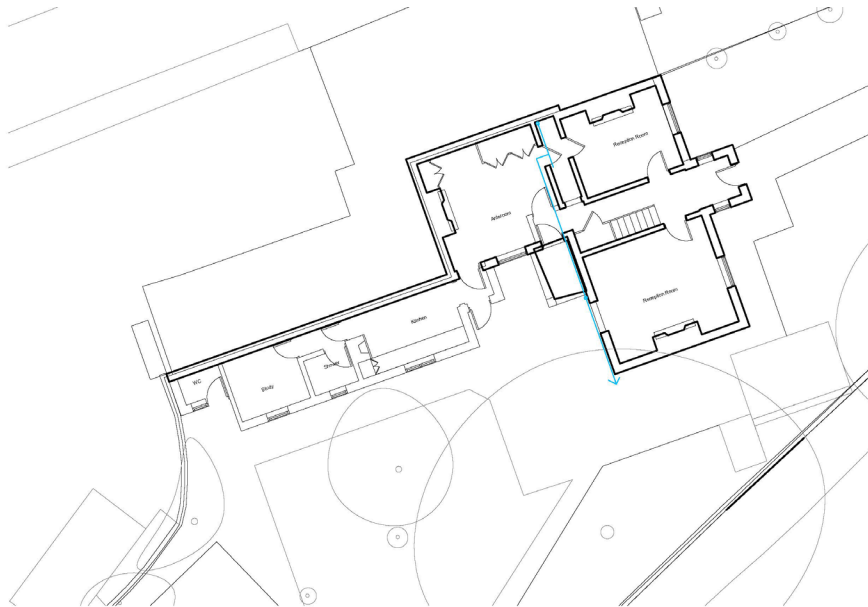
Use of outbuildings as stores and registered offices.

Granted Permission 08/09/1949

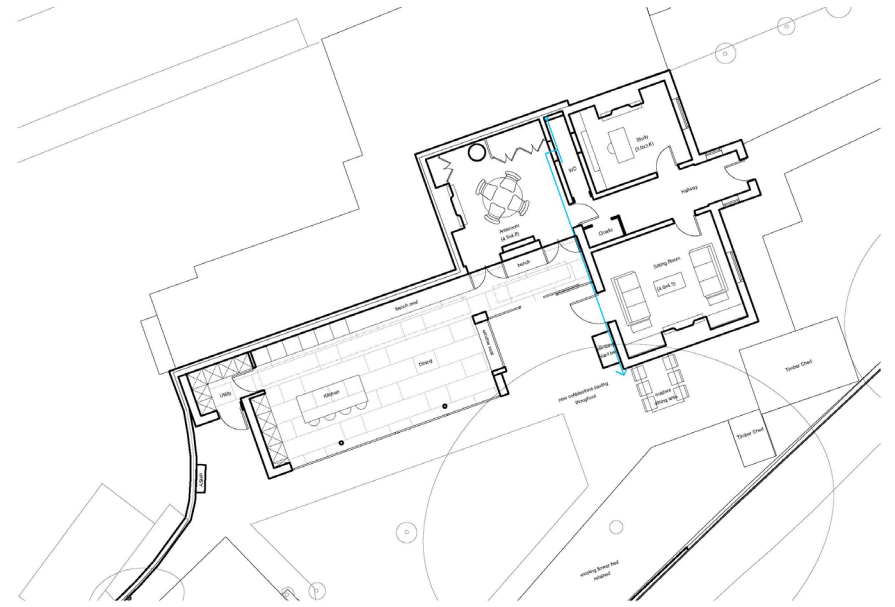
2.0 Planning History

Previous application granted: **Application 21/3363/HOT and Application 21/3403/LBC.**

The previous application was granted for the demolition of the existing single storey rear and replaced by a larger single storey extension to house a kitchen/living/dining space.



1 Existing Ground Floor Plan
Scale: 1:100



1 Approved Ground Floor Plan (21/3363/HOT and 21/3403/LBC)
Scale: 1:100

3.0 Community Safety

In considering health and safety during the construction, building work is only up to roof height and work can be undertaken via a fixed scaffold.

The building works are remote from any publicly accessible areas.

The site entrance will be protected during the works to prohibit public access and only allow access to contractors working on the site. There are no public rights of way through the site.

4.0 Environmental Sustainability

Local contractors will be employed to carry out the works, and it is our intention to source locally available materials. This will assist in the reduction of the carbon footprint.

Code for sustainable homes: In category 3 of the code for sustainable homes materials are considered for their environmental impact.

There is the potential to achieve a rating by reusing materials in the refurbishment of the buildings envelope. This will be an efficient use of natural resources.

5.0 Access and Inclusivity

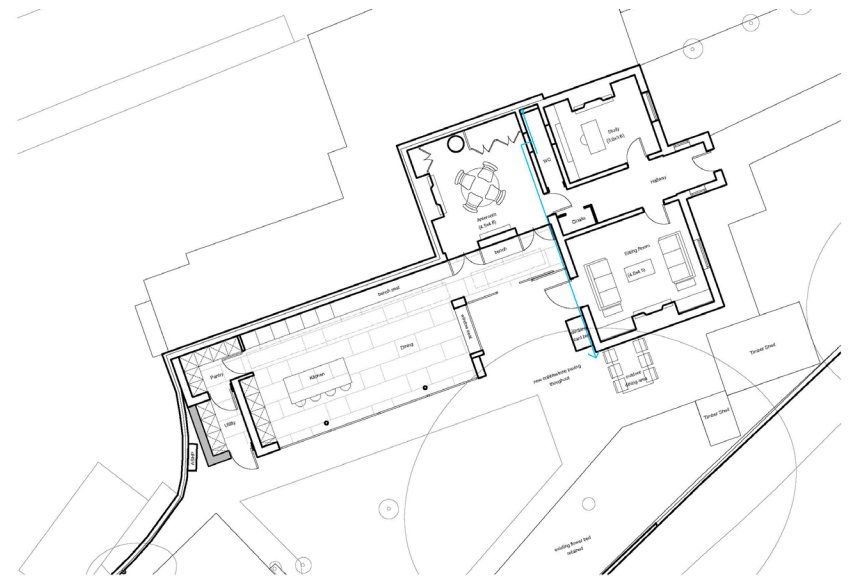
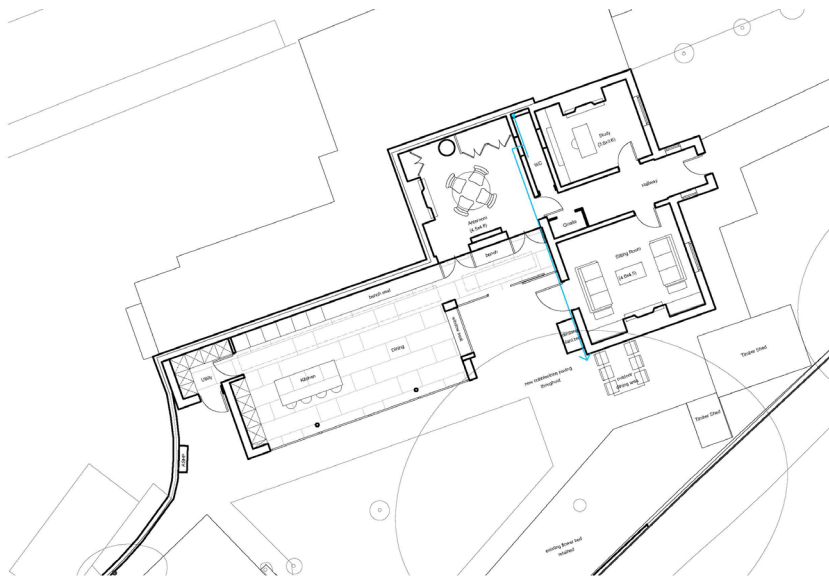
Adelaide House is located at 16 Park Road, the application site sits on the junction between Park Lane and Park Road. The existing access to the property has been retained and the proposal has no impact on the access to the property.

6.0 Considering Design Issues

Design and Appearance

The previous application was granted for the demolition of the existing single storey rear and replaced by a larger single storey extension to house a kitchen/living/dining space. The current proposal is to extend the utility to create a pantry/utility space that is in proportion to the size of the property.

The size and scale of the extension does not impact the existing building or any neighbouring properties.



6.0 Considering Design Issues

Design and Appearance

The side elevation is unchanged from what was granted permission in application 21/3363/HOT and 21/3403/LBC, this has no impact on the existing living space that has been granted approval or on any neighbouring properties.



Approved Side Elevation 21/3363HOT and 21/3403/LBC



Proposed Side Elevation

7.0 Conclusion

This statement is prepared, on behalf of the owner, in support of a householder planning and listed building consent application for the extension of the utility room as approved in planning consent: 21/3363/HOT and 21/3403/LBC.

The proposed development has no impact on the current design that was granted planning permission in February 2023.

It provides a better proportioned utility space for the size of the property, whilst leaving the side elevation unchanged from what was granted in planning consent 21/3363/HOT and 21/3403/LBC.

The size and scale of the extension does not impact the existing building or any neighbouring properties.