

Design & Access Statement

395 St Margarets Road, Twickenham, Isleworth, TW7 7BZ



01. Introduction

This Design & Access Statement has been prepared in support of an application for planning permission for the proposed works at 395 St Margarets Road, Twickenham, Isleworth, TW7 7BZ. The proposal consists of a single storey rear extension with flat roof and velux rooflight. This statement sets out the design and access principles and concepts for the proposed development. The report should be read in conjunction with the application forms, plans and elevations.

02. Site Designations

The application site is situated within St Margarets and East Twickenham Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency (Superficial Deposits Flooding - >= 50%)
- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Community Infrastructure Levy Band (Higher)
- Floodzone 2 (Tidal Models)
- Floodzone 2 (Tidal Models and Fluvial Events)
- Floodzone 3 (Tidal Models)
- Increased Potential Elevated Groundwater (GLA Drain London)
- Protected View (Indicative Zone) (N_View_002 View from towpath at Twickenham Bridge to Kings Observatory)
- SFRA Zone 3a High Probability (Flood Zone 3)
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency ()
- Surface Water Flooding (Area Susceptible to) - Environment Agency ()
- Village (St Margarets and East Twickenham Village)
- Village Character Area (East of the River Crane - Area 7 (PART 1) St Margarets Village Planning Guidance Page 28 CHARAREA07/07/01)
- Ward (St. Margarets and North Twickenham Ward)

03. Main Policies

The key chapters and policies that apply to the site are as follows:

- 4. Decision-making
- 12. Achieving well-designed and beautiful places
- London Plan (2021)

- D4 Delivering good design
- D12 Fire Safety
- These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>
- Richmond Local Plan (2018)
- Local Character and Design Quality LP1
- Impact on Amenity and Living Conditions LP8
- Impact on Flood Risk and Sustainable Drainage LP21

04. Site Characteristics

The property is a semi-detached residential dwelling constructed from brickwork with 2-stories and a well sized garden to the rear located on the Western side of St Margarets Road. The site and its immediate neighbors are residential in nature with some mixed use and commercial properties opposite and to the South of the site. The nearby residential properties are typically of a similar aesthetic being 2 story in nature featuring brickwork and tiled roofs. The site in question is not noted as a Building of Townscape Merit and there are no listed buildings in proximity, nor is the dwelling itself listed. The proposal is not in a conservation area but does fall within flood zones 2 and 3 and SRFA zone 3a. There are no article 4 directives for the area. Please refer to the Flood Risk Report submitted alongside the application for further information.

05. Existing Photographs

Below are a series of photographs of the property showing the existing condition.



Above. View of front elevation and boundary with No.397



Above. View of rear elevation.

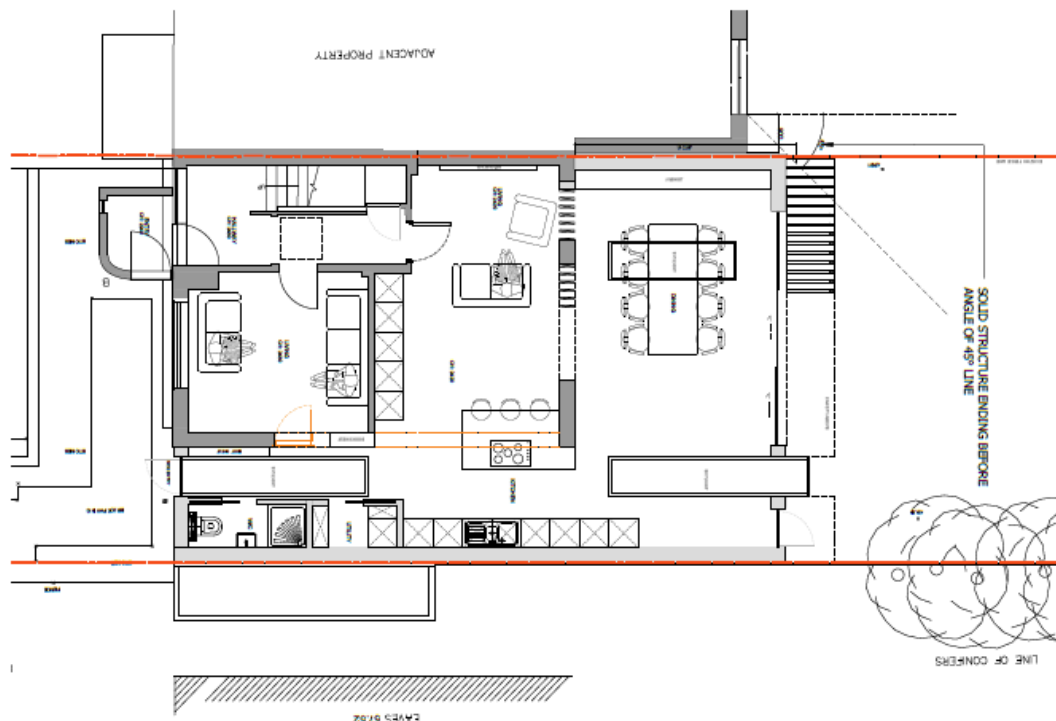
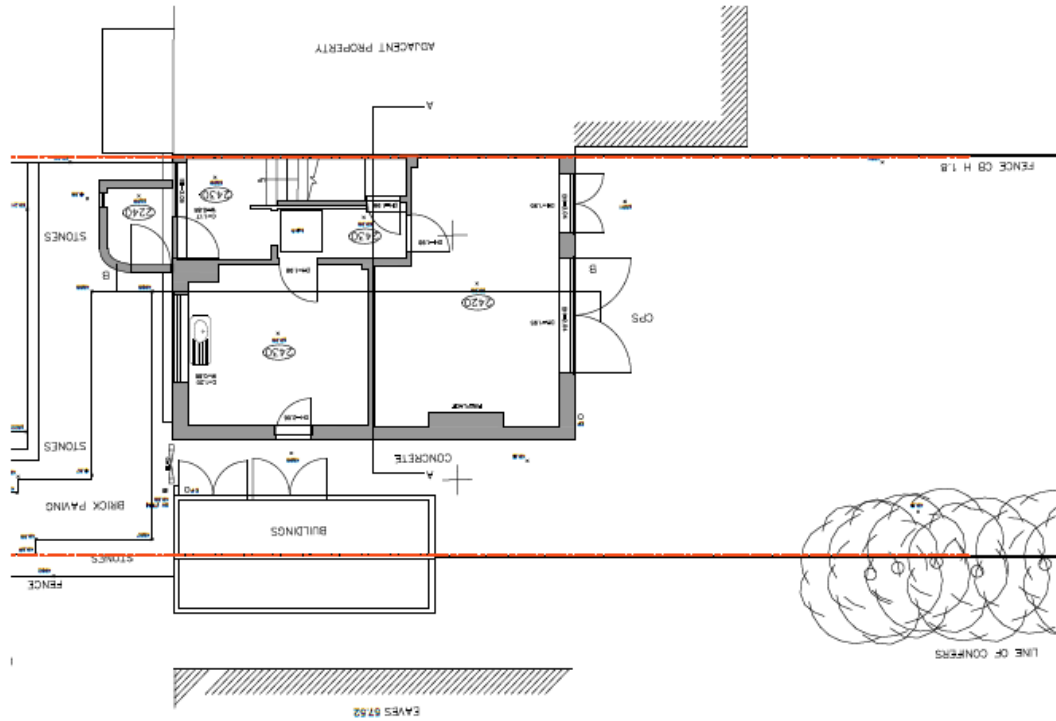
Case Number: 23/3041/HOT

Address: 395 St Margarets Road, Twickenham, Isleworth, TW7 7BZ

Details: Side infill and wrap around extension, internal reconfiguration and rear dormer.

Decision: Refused

Date: 18.01.2024



07. Design and Appearance

Proposals include:

- A single storey flat roof rear extension.
- A fixed rooflight on the rear extension over the living space.
- Aluminium PPC sliding cornerless doors to the extension.
- Minor internal layout updates to facilitate an improved layout.

Aesthetics of the design feature:

- White through colour render to the rear extension and rear façade of the first-floor level above to match.
- A thin metal canopy to the rear extension covering the corner less doors improving the inside/outside aspect of the rear extension. This is set outside of the 45 degree line of the closest window from No.393.
- Generally, the materials used will be modern and of high quality.

08. Scale, Massing and Impact

A similar sized rear extension has already been approved for the site in a previous permitted development application (REF:15/1202/PS192) which this proposal seeks to adjust.

There are a number of similar extensions nearby and the design has been carefully considered to ensure that the scheme is proportional to the host dwelling and the immediate context.

The massing of the rear extension is in line with the width of the existing house ensuring a healthy separation distance to the side boundary with No.397 therefore minimizing any potential impact.

The end result of the proposed works will create a dwelling more in keeping with modern day living for a growing family and will dramatically improve the everyday use of the spaces.

The design is considerate of the neighboring conditions to either side in terms of height, width and minimizes any privacy concerns.

We conclude that the proposed extensions are proportionate in scale to the host dwelling and will not impact on the daylight, aspect or visual amenity of neighboring properties.

09. Garden Amenity

The existing garden amenity is relatively well sized with the front and rear gardens measuring 94sqm. The GEA footprint of the rear extension measures 26sqm which ensures a well sized garden spaces remains.

10. Access

The proposals do not change existing pedestrian access or off-street parking allocation. Pedestrian access will remain the same as existing.