

# Design and access statement

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**Erection of an attached two storey dwelling  
at  
Land Adjacent To 37 Latham Road, Twickenham**

## Introduction

The application site as indicated by the red boundary line on the plan opposite covers an area of 147.80 sqm.

The application seeks permission to create additional residential accommodation in line with local housing needs and development goals.

The site is not located in a Conservation Area.



## Surrounding Buildings



*Street view*



*Aerial view*

## Planning:

October 2023 with a written response issued on 24th November 2023 (23/P0184/PREAPP).  
Extracts from the Council's response are listed below as follows: -

### Pre-Planning Application

- Red: Actions required for the submission of a formal planning application.
- Green: Acceptable items.
- Blue: Reply to the comment made in the planning.

#### I. Principle of development

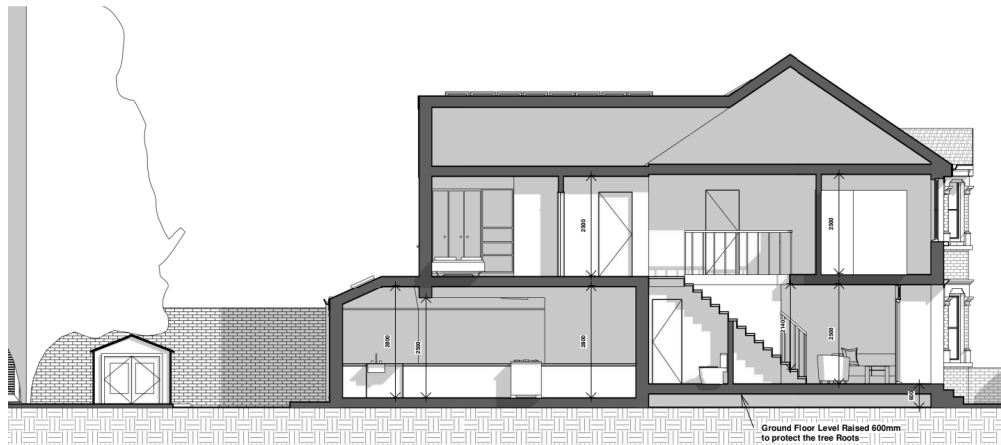
This policy context would encourage the creation of new housing in principle, subject to the specific scheme meeting other policy requirements as addressed below. For example, Policy LP39 requires that all infill and backland development must reflect the character of the surrounding area and protect the amenity and living conditions of neighbours

#### II. Housing Mix and Residential Standards

It is thought that the space standards would meet the policy requirements. Based on the proposed drawings submitted with the application the GIA appears to be 117sqm which is just above the minimum requirement for a 6-person dwelling. It is noted that not all bedrooms would both be 12 sqm despite showing double beds. All bedrooms would meet the 7sqm requirement for single bedrooms however. Most of the rooms would have an internal floor to ceiling height of 2.3m with the exception of the second floor.

Reply: All rooms will have internal floor to ceiling height, more than 2.3m.

Ground floor, from part of the dwelling will be 2.5m and rear part of the dwelling will be 2.8m.  
First floor rooms will be 2.5m.



### III. Design and Local Character

As such, the principle of replicating the design is not objected to, as it would sit comfortably within

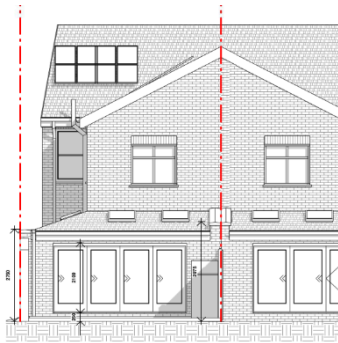
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the existing identified character of the area.

The design of the proposed house would replicate those in the existing terrace. It is thought that this would be an acceptable design approach in principle, allowing the house to integrate into the surroundings. If this approach is adopted, it is important that the detailing and materials used carefully match the rest of the terrace. If seamless integration with the rest of the terrace cannot be achieved due to other constraints, other design approaches, such as deliberate contrasting with neighbouring houses, would also be considered.

There is concern, however, with the additional accommodation within the roof, which is not entirely suitable to the existing context, and is also not considered to follow best practice guidance within the Design Quality SPD (2006) (particularly 'character'). ....

The insertion of a balcony disrupts the regular rhythm of outriggers and thus is uncharacteristic in the design intention of the house.

Reply: Additional accommodation within the roof has been removed in this submitted planning application proposal . Also the balcony has been removed, in this submitted planning application proposal.



2 Proposed Rear Elevation  
1 : 100

### Materials:

All external material to match the existing terrace.



### Iv. Impact on Neighbour Amenity

It is thought that, in general, the scale, massing and siting of the proposed house would not be of concern to neighbouring properties as it would conform with the pattern established by the existing terrace.

It is thought that there is a potential for disturbance, overlooking and loss of privacy as a result of the proposed terrace at second floor level. It is thought that the element should be redesigned to mitigate any negative impacts or be omitted.

Reply: The terrace has been removed, in this submitted planning application proposal.

## vi. Biodiversity

It is also thought that bat and bird bricks should be incorporated into the design of the new building. The bird bricks should be designed for swifts or house sparrows.

Reply: Bat brick is added in side elevation .

Bat brick:



Reply: Bat brick is added inside elevation .

Bird brick:



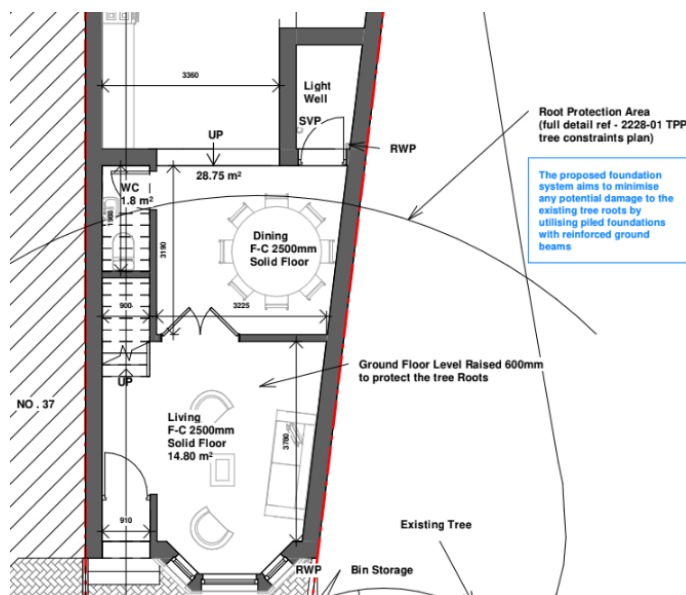
## Vii. Trees

The proposed design creates conflicts with the Sycamore above and below ground. Pruning works would be required to facilitate the design and an assessment of these would be expected in any submission.

The authority has permitted removal of its trees where sufficient public benefit was demonstrated that this was justified. If this was such a case, we would expect a payment of the CAVAT value of the tree, the costs of removal, and of administration, to be made as a S106 agreement to the trees team to fund replacement planting. I see no evidence that this case would meet these criteria, making the removal unacceptable.

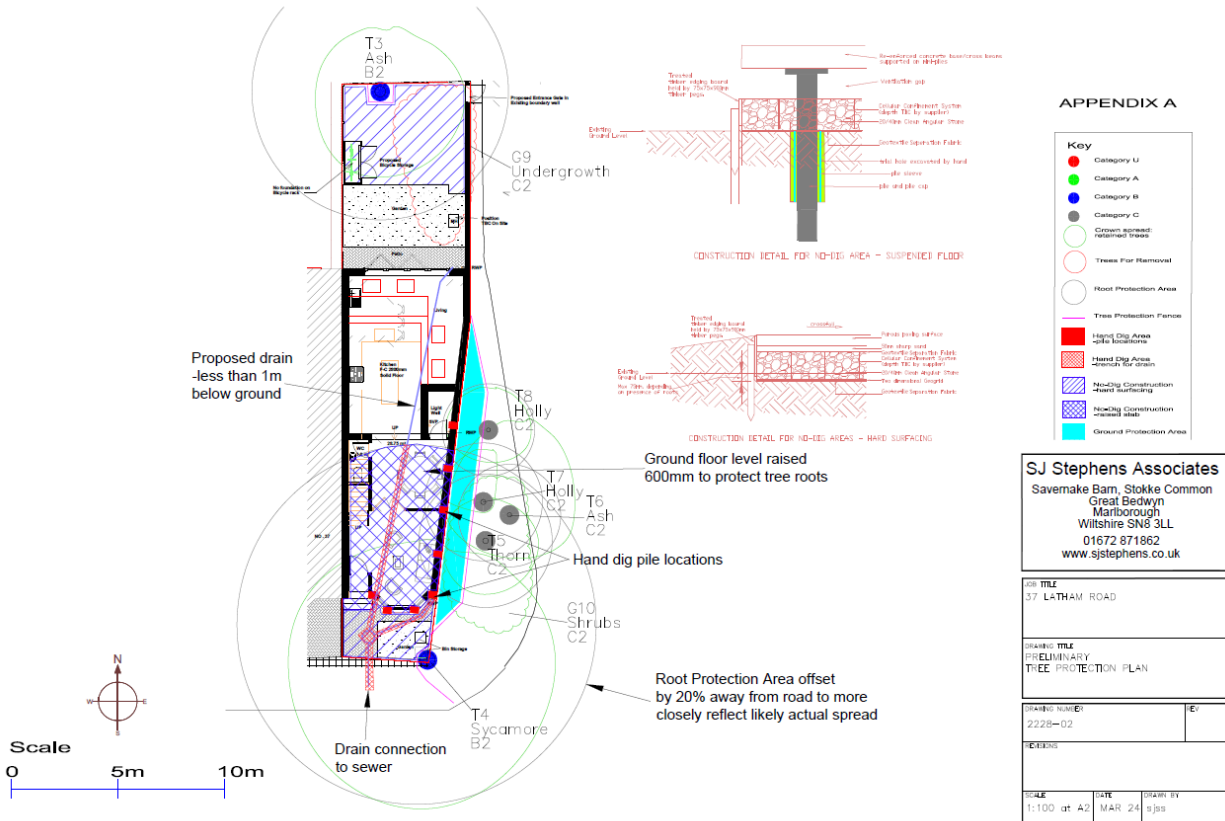
Reply: Please see the detailed Arboricultural Impact Assessment and Tree Protection Plan. We have designed the proposed foundation system aims to minimise any potential damage to the existing tree roots by utilising piled foundations with reinforced ground beams

Ground floor would be of suspended slab construction with a gap between soil and slab. Any below ground drainage and piles will be using hand dig method within TPA





Tree Protection Plan:



viii. Flood Risk and Sustainable Drainage

Due to these designations a Flood Risk Assessment and Drainage Statement would need to be submitted as part of any future application to demonstrate compliance with the above policy and that flood risk and drainage issues are not exacerbated by the proposed development.

Reply: Please see the detailed Flood Risk Assessment and Drainage Statement.

ix. Sustainable Construction

An 'Energy Statement' and completed 'Sustainable Construction Checklist' have been submitted in support of

this application. Policy LP20 [climate change adoption] requires that all new development should minimise the effects of overheating as well as minimise energy consumption and policy LP22 [sustainable design and construction] requires that development of 1 dwelling unit or more, or 100m<sup>2</sup> or more of non-residential floor-space will be required to comply with the 'Sustainable Construction Checklist'; and achieve a minimum 35% reduction on carbon dioxide emissions over the building regulations 2013. Passive design measures have been included within the design such as Renewable Technologies:

Solar panels will be installed in the roof, which will provide an improvement over the building regulations AD part L. and development's energy requirement from a renewable source

Where new materials etc. are provided, the development will employ a full range of sustainable measures (commensurate with the now defunct Code for Sustainable Homes), responsible purchasing of materials and services on the project; existing materials will be re-used wherever possible.

#### Fire Safety:

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

Any future application would have to submit a Fire Safety Strategy at validation stage to adequately address the relevant criteria of Policy D12. This is in addition to compliance with Building Regulations.

Reply: Please see the detailed Fire Safety Strategy Statement.

#### xi.Transport, Parking and Servicing

It is not clear whether the applicant proposes a Car-Free development or to have one off-street car parking space at the rear of the house. The applicant proposes a 3.5m wide gateway. This is much wider than needed to enable pedestrians and cyclists to access the bike store. If the

applicant proposes this as a vehicular access, they will need to apply for approval to build a new vehicular crossover access from Latham Close (see below).

If the development is to be car free, the applicant would be expected to enter into an agreement with the council under S106 of the Town and Country Planning Act 1990 which will preclude occupants of the residential units from buying permits to park in any CPZ. This is to mitigate the potential impact of overspill parking from the development in accordance with Para. 110d of the NPPF.

**Reply:** The proposal would be car free development and will have secured bike stores at the rear garden.

### **Policies:**

The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:

#### London Plan (2021):

- D12 Fire Safety

#### Local Plan (2018):

- LP 1 Local Character and Design Quality
- LP 2 Building Heights
- LP 8 Amenity and Living Conditions
- LP 10 Local Environmental Impacts, Pollution and Land Contamination
- LP 14 Other Open Land of Townscape Importance
- LP 15 Biodiversity
- LP 16 Trees, Woodlands and Landscape
- LP 20 Climate Change Adaptation
- LP 21 Flood Risk and Sustainable Drainage
- LP 22 Sustainable Design and Construction
- LP 24 Waste Management
- LP 34 New Housing
- LP 35 Housing Mix and Standards
- LP 36 Affordable Housing
- LP 37 Housing Needs of Different Groups
- LP 38 Loss of Housing

- LP 44 Sustainable Travel Choices
- LP 45 Parking Standards and Servicing

Supplementary Planning Documents:

- Air Quality SPD (2020)
- Design Quality SPD (2006)
- Affordable Housing SPD (2014)
- Planning Obligation Strategy SPD (2020)
- Small and Medium Housing Sites SPD (2006)
- Refuse and Recycling Storage Requirements SPD (2015)
- Residential Development Standards SPD (2010) Incorporating Nationally Described Space Standards
- Hampton Wick & Teddington Village Planning Guidance SPD (2017)
- Transport SPD (2020)
- Sustainable Construction Checklist SPD (2020)
- Development Control for Noise Generating and Noise Sensitive Development SPD (2018)

Conclusion

The proposed dwelling is carefully designed to match the surrounding buildings to minimize impact and retain the architectural language. The applicant's dwelling respects the surrounding dwellings in terms of scale and massing and will provide an aesthetic. The proposed dwelling is well designed as per the Pre-application comments.