

PLANNING, DESIGN AND ACCESS STATEMENT

10 Albert Road, Teddington TW11 0BD

Park Road Teddington Conservation Area

Client: Mr & Mrs Easton

April, 2024

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SITE AND SURROUNDING AREA

- 1.0 The site is currently occupied by a modest terraced Victorian dwelling with small front and large rear gardens. The house is arranged over two storeys with kitchen and reception rooms, with a small understairs WC on the ground floor, and bedrooms and main family bathroom on the first floor.



Figure 1 existing front of property



Figure 2 existing rear of the property

- 1.1 The front of the site is paved with tiles with a small area of planting in front of the reception room window. The front of the site is bounded by the shared pavement and highway. No vegetation is within falling distance of the proposed developments. The rear of the property has a mixture of hard and soft landscaping with some shrubs and trees. The current state of the property is fair with need of modernisation and upgrades.
- 1.2 Surrounding the site to all sides and rear are residential properties. The neighbouring properties on Albert Road and surrounding streets are two/three storey dwellings matching the application site. The majority of the properties on Albert Road are of similar design and scale.
- 1.3 The nearest station to Albert Road is Teddington station, a short 1 minute walk to the East with services into Central London via Kingston or Twickenham, as well as services to Kempton Park in the other direction. There are local bus services available nearby on Park Road, in addition, other services can be found a short walk in Teddington High Street.

- 1.4 There are numerous local shops, restaurants and services nearby along the High Street in Teddington to the North, as well as a number of pubs in the immediate vicinity of the dwelling. Bustling areas such as Kingston, Twickenham and Richmond are a short bus journey away. It benefits from being located to the wide open spaces of the nearby Bushy Park, as well as having the River Thames not too far away either.
- 1.5 By virtue of the existing use of the site, the proposed application will not require any change of use as the proposal is purely residential alterations.

2.0 RELEVANT PLANNING HISTORY

There some planning history for the subject property, and there is plenty of precedent on the street including the immediate next door neighbours. The following approved planning applications for the neighbouring properties are of relevance to this proposal;

05/3694/HOT – Erection of rear dormer roof extension and single storey rear extension.

19/2165/HOT – Ground floor side/rear infill extension, installation of rooflights to existing rear extension and rear dormer roof extension.

These two applications relate to the immediate neighbours at number 08 and number 12 Albert Road, however, the majority of the street has had approved applications for rear extensions on the ground floor and loft/dormer extensions.

3.0 PROPOSAL SUMMARY

- 3.1 The proposal is for alterations to the house including the formation of a ground floor single storey rear and side extension, and the formation of a new second floor by creating a loft conversion dormer extension over the main roof. Internal alterations to the configuration of the ground and first floor layouts will also be carried out along with a full and comprehensive upgrading of the electrics, plumbing and interior fittings such as the stairs, doors etc.

4.0 POLICY CONTEXT

- 4.1 There is no specific main policy which has informed the design. We have taken all necessary steps to ensure the design is of the highest standard, and in line with similar proposals in the area as well as ensuring the design is sympathetic to the host building.

5.0 ASSESSMENT

Character and design – Within the 'wider' surrounding area the housing is mixed in terms of both design and scale with similar homes surrounding the host property. The properties within the immediate locality are very similar in character and appearance, with identical extended homes throughout Albert Road.

Site Layout - The proposals will not affect the layout of the front of the dwelling or host building.

Scale - the proposals increase the floor area of the property by 35m² gross. The amount of bedrooms remains as three, yet the number of bathrooms increases from 1 to 2 with a ground floor WC.

Materials - The proposals would look to use similar materials to those existing materials, mainly London stock yellow bricks, slate roof over pitched roof elements, and grey coloured lead flashing details to the rear dormer extension. These all tie in nicely together to form a cohesive design language which complements the character of the building. The flat roof elements will be finished in GRP with some large flat roof glazing punctuating the roof to bring in much needed natural light to the centre of the plan and new extension.

6.0 CONCLUSIONS

Having acknowledged the above document, it is hoped that the conclusions drawn by the council are that the proposal represents an appropriate design and an increased standard of accommodation for the host building and the surrounding area.

The proposal is a high quality design, with no adverse impact on the overall character of the area, and no detrimental impact on the amenities of adjoining properties. Consequently, the Council are respectfully requested to grant planning permission for the development. Should any further conditions be recommended, it would be of great benefit to discuss the wording of them before the final decision is made.