

Design & Access Statement



Applicant: Mr & Mrs Littlefair

Address: 60 Kings Road, Teddington, TW11 0QD

Description of works: Ground floor extension, new roof to the rear offshoot dormer, rooflights to the front roof slope and installation of an air-conditioning

Date: 17th May 2024

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1. INTRODUCTION

This Design & Access statement is submitted to the London Borough of Richmond upon Thames to support a formal householder application submission for the extension, refurbishment, and installation of an air conditioning unit at 60 Kings Road, Teddington. This statement should be read in conjunction with the drawings that accompany this planning application.



OS MAP (NTS)

2. SITE CHARACTER

The application site contains a two-storey, terraced dwelling which is situated on the eastern side of Kings Road. The property is constructed from brickwork with a pitched clay tiled roof and painted timber sash windows.

The property benefits from dormer extensions and a ground floor wrap-around extension.

The application site is situated within Teddington Village and is designated as:

- Conservation Area (CA81 Royal Road)
- Building of Townscape Merit
- Article 4 Direction Basements (Ref: ART4/BASEMENTS / Effective from 18/04/18)
- Critical Drainage Area – Environment Area

3. RELEVANT PLANNING HISTORY

There is a record of two previous planning applications for the property which include:

- **11/0162/PS192** – Dormer roof extension over outrigger. New window to existing main rear dormer. New rooflight to front elevation. Remove chimney to rear – Granted permission.
- **07/1724/HOT** - Erection of single storey rear extension – Granted permission

It is important to note some of the approved planning permissions to the neighbouring properties and their relevance to the proposals in this planning application.

No. 64 Kings Road

06/1200/HOT – Erection of a single storey rear extension – Granted permission

Relevance: Extension of similar depth and height which has been built.

No. 62 Kings Road

20/3667/HOT – Demolition of existing rear extension and erection of new rear extension- Granted permission

Relevance: Demolition of existing extension and erection of a new extension of similar depth and height which has been built

No. 56 Kings Road

23/1371/HOT – Rear outrigger and dormer roof extension – Granted permission

Relevance: New outrigger dormer of similar height

4. THE PROPOSAL

4.1 Ground floor rear extension

Single storey rear extensions are characteristic of the surrounding area, with the adjoining neighbouring properties (no 62 & 64) benefiting from rear extensions. The host property features an existing rear wrap-around extension which would be extended by approximately 400mm to match the depth of the neighbouring extensions. The proposed extension would continue to wrap-around the two-storey rear outrigger with a depth of approximately 2.3 metres when measured from the outrigger and a depth of 5.9 metres when measured from the main rear wall of the dwelling.

The existing extension has a dual pitch roof which juxtaposes with the flat roofs to the neighbouring properties. The new flat roof to the extension will unify the external appearance of the three adjoining properties. The flat roof will have a maximum height of 3.66 metres to the top of the parapet wall and would feature a vertical brick detailing above the rear door opening. By virtue of siting, height, depth, and overall size, it is considered that the proposed alterations to the existing extension would preserve the character of the host property. The extension will match the architectural character of the neighbouring extensions and it is not considered that the proposed extension would cause harm to the character of the surrounding area.

New rooflights will be introduced to the flat roof to provide natural daylight to the darkest part of the plan.

The proposal won't have a detrimental impact on the privacy, outlook, and amenity of the neighbouring properties.

4.2 Raising the flat roof of the existing rear offshoot dormer

The property benefits from rear dormers to the main roof and rear off-shoot.

The existing internal configuration however doesn't allow for the most efficient internal use of the rear offshoot floor area due to the limitations of the existing house and stair. The proposal is to raise the rear offshoot dormer by about 250mm to facilitate a more efficient internal layout. The raising of the roof will not result in material loss of sunlight or daylight to the owners or neighbouring sites, and it will still sit significantly lower than main roof ridge. In addition, the existing rear dormer roof heights to the terrace of houses vary, and so the proposal won't negatively impact the development pattern.

New rooflights to the front roof slope and to the flat dormer roofs are proposed. The rooflights won't project outwards more than 150mm from the existing roof line.

The existing rear window openings will be adjusted in line with the new scheme. The new windows will match the materiality and style of the existing fenestration.

4.3 New air conditioning unit

A new external air conditioning unit is proposed at top of the rear-offshoot dormer roof. The air conditioning unit will sit approximately 3m away from any openable windows to the host property and neighbouring properties. The unit will sit on a proprietary anti-vibration mounts.

5. FLOOD RISK ASSESSMENT

The site is in Flood Zone 1 (low probability of flooding from rivers and the sea).

6. FIRE SAFETY

Please refer to the submitted fire safety drawings for further information.

7. CONCLUSION

The proposal is to carefully extend the existing house to make for a larger family home catering to modern standards of living while preserving, enhancing and complementing the building's exterior.

It is hoped that the proposals demonstrated within this Design & Access Statement and the accompanying proposed drawings will be supported by the London Borough of Richmond upon Thames.



View of the rear of the property as seen from the garden



View of the neighbouring properties as seen from the garden