

Design and Access Statement.

EXTENSIONS AND ALTERATIONS AT
WESTBOURNE, MARLBOROUGH ROAD,
HAMPTON, TW12 3RX

PREPARED BY
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1. CONTEXT AND SITE

The property is a detached 3 bedroom bungalow, built in the 1960s, located in a corner plot at the junction of Marlborough Road and Old Farm Road. It is not in a Conservation area. The neighbouring property to the south is Tanglewood, a two storey dormer bungalow recognised as a BTM, and to the north of the application site there is an open space designated OOLTI.

It is a single storey property with a main body of rectangular plan, with double pitched roof with concrete tiles, and an attached garage. A rear extension was added in the 1970s. The building's appearance is plain, with no architectural features of particular interest, and it could be described as utilitarian. It occupies a generous corner plot, with deep front garden, off street parking, and large rear garden facing the front garden and flank wall, which has no windows-of the property Halfpenny Wood.

There is no prevailing building character in the street and surroundings, the appearance of the properties is mixed, but the overall character of the street is cohesive, with predominantly detached properties of two storeys, with ample front gardens lined by mature trees and vegetation. A number of the properties have been extended and also renovated in appearance in recent years, with the overall cohesive aspects mostly maintained.

The owners of Westbourne would like to extend and modernise the property, ideally resulting in a comfortable and upgraded family home, that is well integrated into the street, is commensurate with the site, and relates and responds positively to the area's evolving and cohesive character.

2. PLANNING HISTORY

There has been a recent pre-application and planning application, 23/1074/HOT, where the refusal report highlights the relevance of context and quality, of reference points within the existing and its neighbours, and of harmonising with the precedent, both with the existing on site, and with the historic lines of the surrounding context and development.

These aspects have been a core part of the current design rationale.

3. THE PROPOSAL

The proposed scheme seeks to extend the property at the front, Northern side and rear, and to raise the ridge. The resulting identity and character would be of a dormer bungalow, with two storey accommodation at the rear.

Various considerations were discussed and decided as part of the rationale early in the design process:

- To design a scheme which aims to harmonise rather than contrast with the surroundings. In this respect, the neighbouring Tanglewood emerged as a valid referential building during the design and iteration process; the two buildings are from similar eras, although Westbourne's identity is, at the moment, very plain and utilitarian.
- To address with the design the specific location of Westbourne, as an important corner near the OOLTI, as prominent, and as neighbouring Tanglewood.
- To create accommodation proportionate with the plot size, respecting the established street building lines at the front, rear and ridge. To retain and reference elements of the existing, while striving to enhance what is a building of limited qualities.
- To respect the amenity of neighbouring properties, and not to create an overbearing impact or sense of enclosure.

At ground floor the proposal is to extend the northern side by 1.75 metres from the existing end garage wall. The garage remains in its original location, it is enlarged to allow it to cater for current parking space

requirements, and to provide storage space for bicycles. The entrance door and windows on the front elevation remain in very similar positions to the existing, the eaves height also stays as original. We have created a small bay with a modest projection and a gable on the right side. We considered this element carefully: It creates a compositional rhythm with the opposite corner hip, it relates to the sheltered entrance porch, and it establishes a harmonious dialogue with Tanglewood.

The ridge has been raised by approximately one metre, to match that of the neighbouring property, and remains in the same location as existing in relation to the front and rear. This will enable the creation of rooms in the roof. We feel this is acceptable within the context of the site location, plot and overall character, as it is harmonious with the immediate neighbours and area, both in scale and appearance.

The roof hip at the northern end extension addresses the corner location, and provides a gentle bookend to the street scene. This element is in consonance with the other existing corner building roofs around the junctions of Marlborough, Old Farm and Buckingham Roads.

The proposal for the rear of the building is of ground floor extensions with two gable bays and a central dormer above. (Please refer to drawings for dimensions). The ground floor extension and first floor gable near the boundary with Tanglewood, project to the same line as this neighbouring property, with no impact or obstruction to their amenity and light. On the Northern side, the corner, the ground floor extends to the rear line of the current back extension, and the first floor gable is set back 2 meters from it. This arrangement and proportions have been done with careful consideration to the junction location and to the resulting north side elevation. We think that it results in a balanced building end, which addresses an important location with consideration for, and harmonising with the shape and size of the site, the street scene, and the area.

In the centre of the building at the rear, a small central bay gives access to a sheltered patio and the garden, and at roof level above there is a well integrated mansard extension with dormer windows. We have aimed for a more modern, in context, and clearly articulated rear elevation, where each element responds individually to the various qualities and constraints of the site, and where the overall is also of great quality in terms of scale, layout and design.

The resulting internal spaces are well distributed; at ground floor there is a central core family area leading to the large garden, with other utilitarian or more private rooms around it. At first floor level there are four bedrooms within the roof-space. The owners also want to retain a ground floor bedroom space with access to a shower room, with view to possible future needs of lifetime accessibility.

The design and scheme derive from the existing, which has been the main reference point for the process and iterations. Important elements of the frontage, as well as the south side elevation are retained as explained earlier. Most internal walls and partitions are retained, partially retained and integrated with the new. In terms of the street scene, building lines are respected.

Access to the property remains as existing.

The owners intend to build this scheme as a self-build project, living on site and utilising all their skills and knowledge as an experienced contractor to conserve as much as possible, and to improve and enhance where necessary.

4. CONCLUSION

The proposal and this statement aim to demonstrate that it is the result of an understanding of its context, that a balance has been aimed for, and achieved, between the original and the new scheme, that when seen and appreciated in its context the proposal is commensurate and harmonises with the existing and with the locality.

We believe that the proposed scheme remains true and well connected to its origins, but with the qualities of a good modern building fit for current and future times, and that it would contribute very positively to enhance the local character.