

Design and Access Statement

in support of an application for a

Planning Application

@ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED

Document No. 1

21.06.24



Introduction

This application is for a scheme similar to that previously submitted, and withdrawn, Application Ref: 24/0415/HOT, whose description is as below:-

'Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof comprising a gable ended roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate.'

The difference between the withdrawn application, and this application, being a change from a gabled to a hipped roof. Hence the description for this application is:-

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'Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof comprising a hipped roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate.

The pre-application advice referred to in this Design and Access Statement is reference 23/P0238/PREAPP. Since then, a further application was made for pre-application advice on the 29.05.24, reference 24/P0143/PREAPP, but the advice is yet to be received.

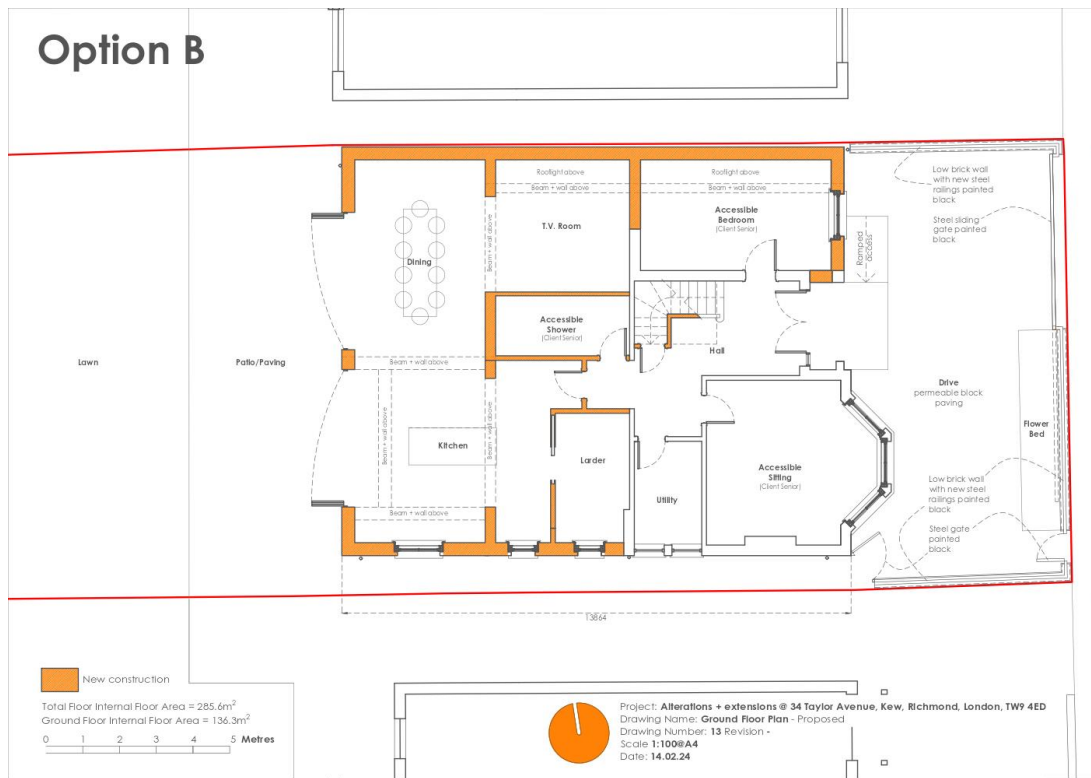


The Proposals

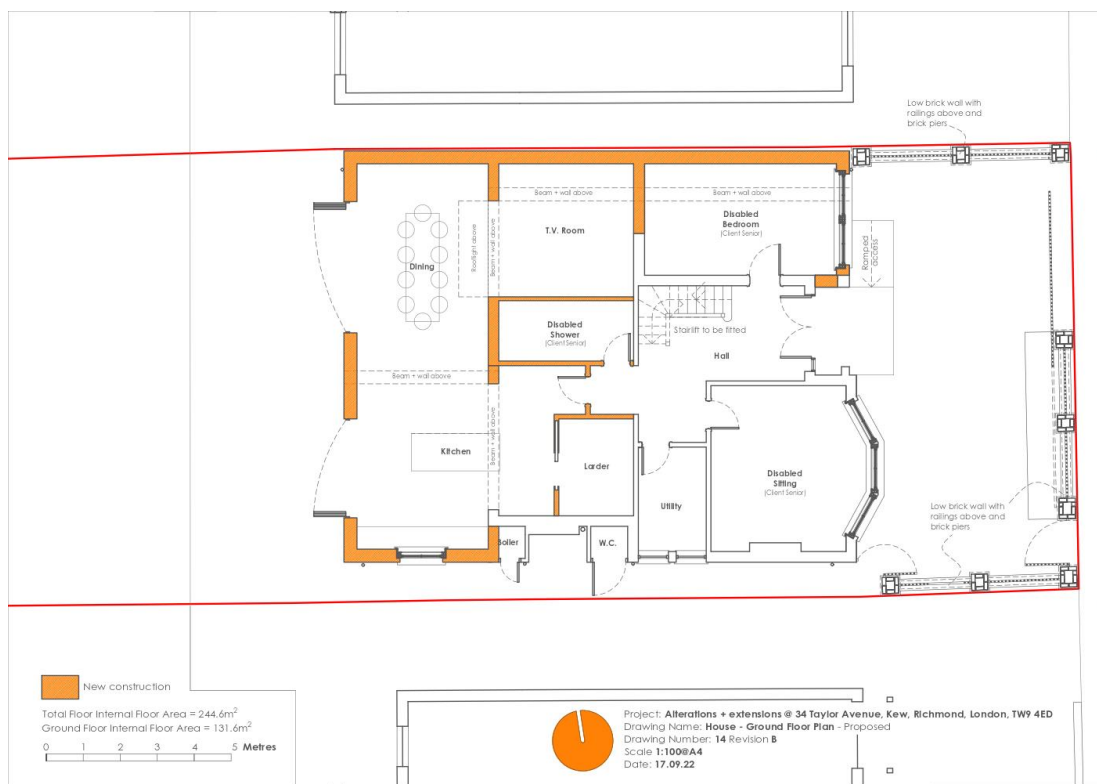
Ground Floor Rear/Side Extension

The Ground Floor Rear/Side Extension here submitted, please see below:-

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is very similar to that previously submitted in for pre-application advice reference 23/P0238/PREAPP, please see below:-



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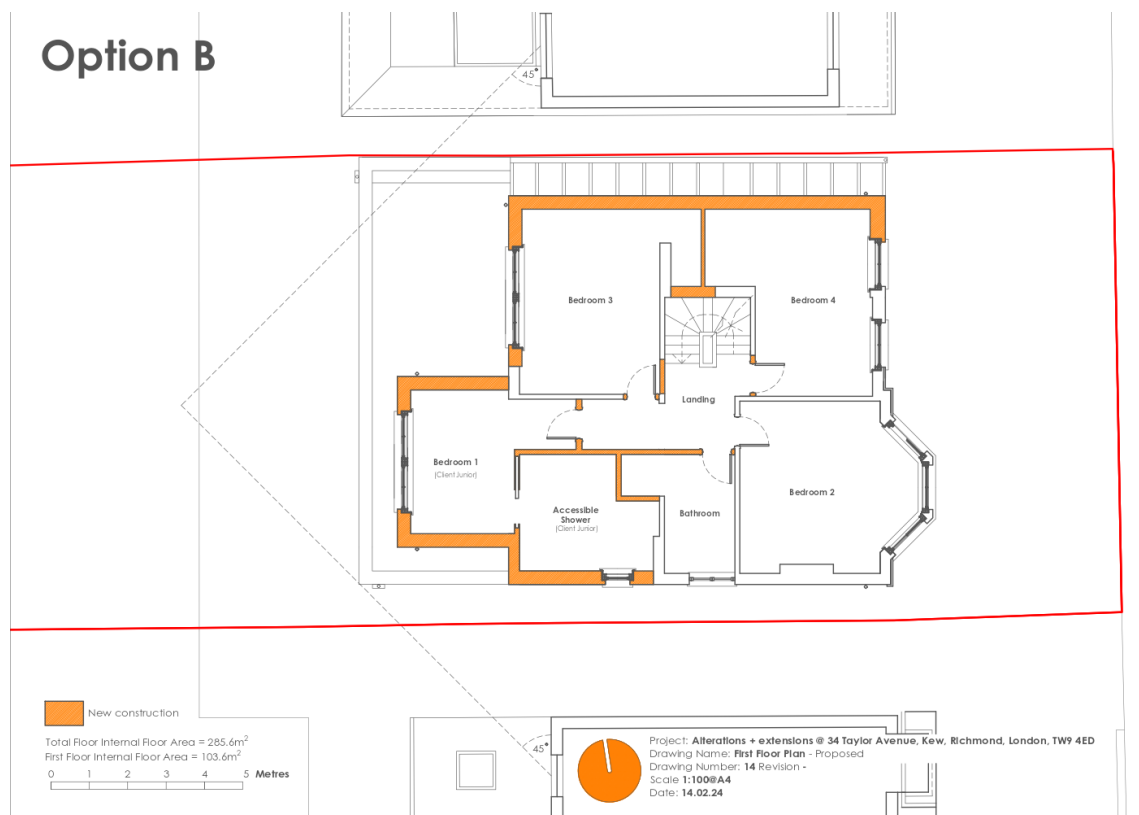
The pre-application advice received stated that:-

‘the ground floor side extension is not considered to appear overly large or dominant The extension is not considered to adversely impact on the original dwelling or the surrounding locality The extension remains below the cill of the first floor windows, remaining subservient to the main dwelling The fenestration design to the rear ground floor is considered acceptable’

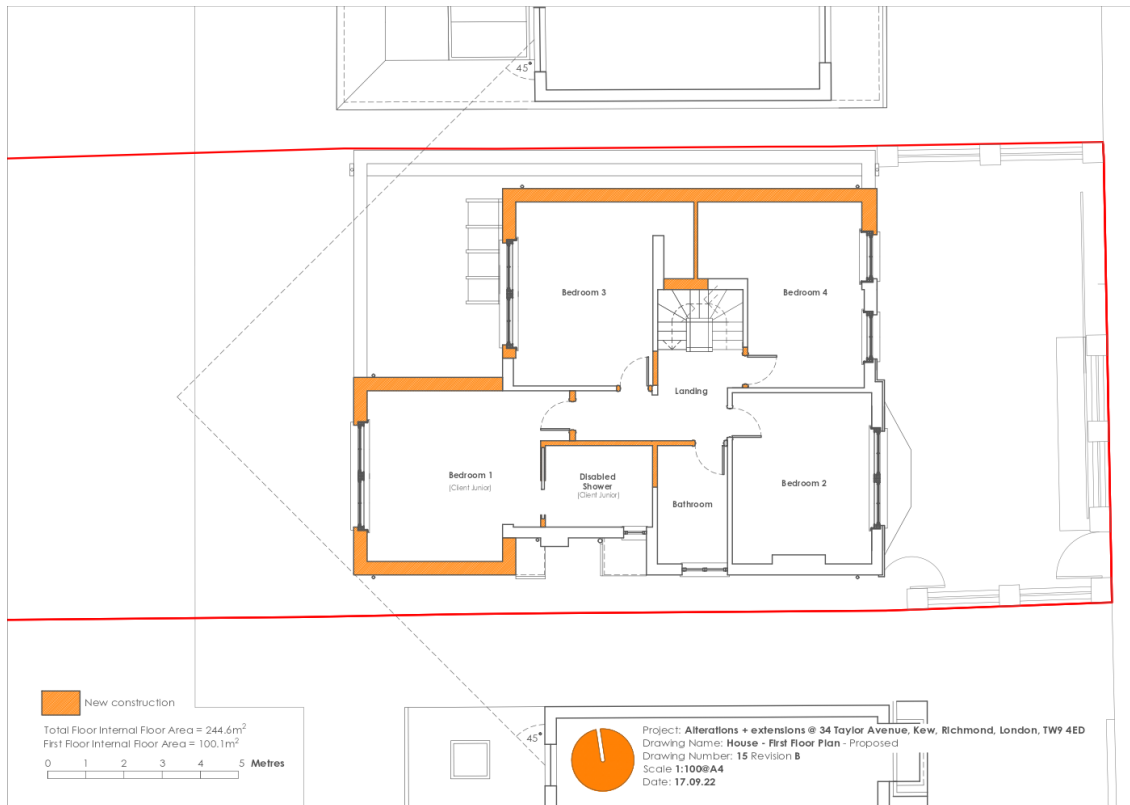
Which would suggest that the proposed Ground Floor Rear/Side Extension should be acceptable.

First Floor Side Extension

The First Floor Side Extension here submitted, please see below:-



Is very similar to that previously submitted in for pre-application advice reference 23/P0238/PREAPP, please see below:-



The pre-application advice received stated that:-

'The proposed extension integrates well into the original dwelling when viewed holistically with the other proposals. Although it is not set back from the front elevation by 1m as per S.P.D. guidance, and the roof is integrated rather than as a subservient profile, given the variety of the building forms in the street scene and the site is a detached dwelling and the extension is designed as an integrated element, it is not objected to.

The extension is less than half the width of the original dwelling, as per S.P.D. guidance.

Given the close correlation with the policy requirement of a 1 m separation gap and the gap retained at no. 32, this is considered acceptable'.

Which would suggest that the proposed First Floor Side Extension should be acceptable.

First Floor Rear Extension

The pre-application advice reference 23/P0238/PREAPP, received stated that:-

'Whilst the first floor rear extension is not objected to in principle, the combined depth, width, height and massing of the proposed combined with the increased

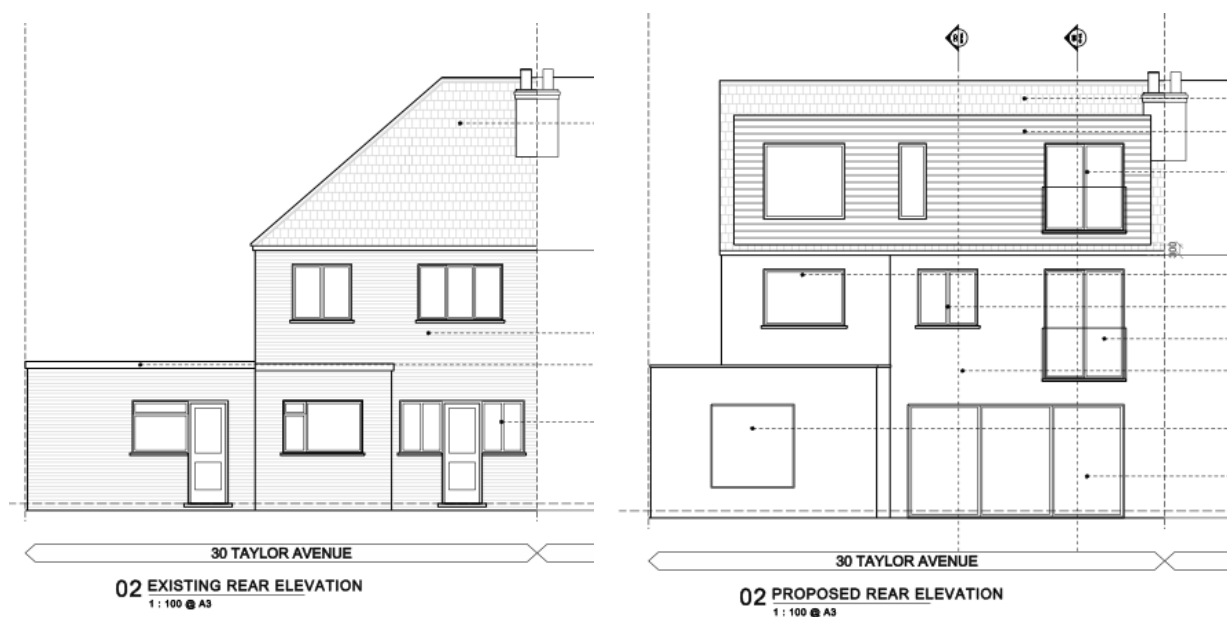
ridge and massing of the replacement roof is considered to result in an overly dominant dwelling, unsympathetic and incongruous in respect of the character and appearance of the host property and locality.'

A smaller first floor rear extension should be explored'

We have therefore amended the design to reduce both the depth and width of the First Floor Rear Extension to make it acceptable.

Roof + Rear Dormer Extension

The proposed roof and rear dormer is similar to that recently approved at 30 Taylor Avenue, Application Reference: 23/2579/HOT, please see images below;-



The Planning Officer's Report said:-

'The house extensions SPD notes that An extension that results in the conversion of an existing hip roof into a gabled roof is not desirable and will not be encouraged.

However, in this instance it is noted that there are several hip to gable roof extensions in the locality, including at Nos 36, 38, 40, 44, 46, 50 and 52. Given the existing character of the locality it is not considered that the council would resist a hip-to-gable extension in this instance.

The proposed dormer extension, whilst generous in width is set in from the sides and down from the ridge of the proposed roof. It is noted that full width dormer

extensions are not uncommon along Taylor Avenue and given such there is no objections to the proposals.'

Hence it is unclear why the pre-application advice reference 23/P0238/PREAPP stated that:-

'Whilst there is no in principle objection to the replacement of the roof with an increased ridge height, a hipped element to the rear should be retained in order to mitigate an overly dominant rear elevation'

However, in order to take account of the pre-application advice received, we have amended our proposals to show a hipped roof, albeit with the sides at a steeper pitch than the front and rear roof slopes, as below:-



It should also be noted that all the neighbouring houses have a similar rear dormer to that proposed:-



Rear Of 32 Taylor Avenue



Rear Of 36 Taylor Avenue

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Rear Of 10 Chelwood Gardens

So, we would contend that the proposed roof extension and dormer should be acceptable as a similar proposal has recently been granted planning consent only two houses away and such an extension is typical of the area.

Other Works

Pre-application advice reference 23/P0238/PREAPP advised that the new bay window was a positive addition but said that, as no detail was submitted for the new walls and gates, the officers were unable to accurately assess their impact, and hence give any advice. Details of the new walls and gates have been included in this application so can be assessed.

Supporting Documents

- 1 Design and Access Statement
- 2 Location Plan
- 3 Site Block Plan Existing
- 4 Ground Floor Plan Existing
- 5 First Floor Plan Existing
- 6 Roof Plan Existing

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7 Elevations Street Existing
8 Elevation Side Existing
9 Elevation Rear Existing
10 Elevation Side Existing
11 Elevation Wall and Fence Existing
12 Site Block Plan Proposed
13 Ground Floor Plan Proposed
14 First Floor Plan Proposed
15 Attic Plan Proposed
16 Roof Plan Proposed
17 Elevation Street Proposed
18 Elevation Side Proposed
19 Elevation Rear Proposed
20 Elevation Side Proposed
21 Elevation Wall and Gate Proposed
22 Fire Safety Strategy
23 Flood Risk Assessment
24 Arboricultural Report
CIL Form 1 Additional Information
CIL Form 9 Extension Exemption Claim