



## HERITAGE STATEMENT

Project Address: **147 Amyand Park Road, Twickenham, TW1 3HN**

Project Description: *WRAPAROUND EXTENSION*

### 1. Existing Site and Building

The road forms part of a late 19<sup>th</sup> Century along the railway land. The property is a terrace house, and it lies within a designated conservation area.

### 2. The Project Brief

The property is the family home of the owners. There is a reception room, and a kitchen on the ground floor; 3 bedrooms and a family bathroom on the first floor, and a bedroom/study to the loft. The owners would like to add more space to the ground floor and have an open plan kitchen/dinning

### 3. Proposed Design

The intention of the proposal is to add a wraparound extension to the ground floor.

The proposed work will not be detrimental to the existing front elevation/rear elevation. The material and proportion of the proposed work have been taken into consideration according to the guidance of **Richmond-planning guidance**. It will not be harmful to the current appearance.

There is no loss of view to nearby properties with our proposal. The development will not be blocking natural light to its neighbouring properties, thus there will be no negative effect to the local amenity.

We believe the proposed site development is reasonable for good living accommodation for the owners.

The external materials are to be matched with the existing property. The extension will be in-keeping with the adjacent properties in the neighbourhood and not significantly demonstrable from the road.

### 4. Community Infrastructure Levy (CIL)

We have checked our scheme against the COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE at Islington council; and the MAYOR OF LONDON'S COMMUNITY INFRASTRUCTURE LEVY

The total net additional floor space created (measured as **gross internal area**) of the proposed development is **less than 100sq.m.**

Therefore, there will be NO community infrastructure levy charges or Mayoral CIL applicable to this new development.

**5. Landscaping**

There are no trees in the site development area so no Tree Protection Orders to be observed. According to records there are no trees with Tree Protection Order in neighbouring properties.

**6. Access**

No changes to existing – access to the property remains the same.

**7. Sustainability**

All new construction will be executed to current standards for sustainability, and best practice will be followed in the procurement of all materials. All timber will be FSC certified, all surface materials will have low VOCs and all insulation will have a zero global warming potential. The external walls, windows, new roofs, and floors of the proposed extension will be designed to provide an effective thermal envelope as well as limiting noise ingress.

**8. Bin & Refuse Storage**

The proposal will not impact the existing bin and refuse storage and will remain the same.

**10. Conclusion**

The proposed scheme will provide a larger kitchen/dinning on the ground floor, which will form a great family home with good quality living environment to the local amenity within the borough.

When we developed and produced our design, we cross-examined it against all relevant planning policies and guidance to make sure that the size of the proposed extension is within the permitted dimensions as laid out in the SPD, and not being overpowering or dominant to the neighbouring properties.

Therefore, we believe our proposal is acceptable for the grounds of a planning permission to be granted.