

London Borough of Richmond upon Thames,  
Civic Centre,  
44 York St,  
Twickenham TW1 3BZ



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Dear Sir/ Madam

73 St Margarets Grove, Twickenham, TW1 1JF

## DESIGN & ACCESS STATEMENT

### 1.0 The Application

This application seeks permission for the erection of a single-story extension to the side 73 St Margarets Grove as shown on the drawings

### 2.0 Site Description

The application site is situated within the London Borough of Richmond. The property is a two story family semi-detached house.

### 3.0 Design Principles & Accessibility

Located to the rear of the site the proposals cannot be seen from the front and as such do not appear intrusive or incongruous to the street scene. It will also not prove detrimental to the amenities of occupiers in nearby properties by means of excessive overshadowing or loss of privacy. Though the design does not take into account those with disability problems, the scheme will improve amenities due to the increased functionality of the spaces. The development is to allow an increased usable area for the dwelling, however no additional residential units are to be created from the proposal.

### 4.0 Scale & Mass

This infill side extension has nominal effect on scale and mass.

### 5.0 Landscaping

Due to the proposal type, there is little landscape work undertaken, other than the works required for the foundations. Developments should seek to reflect and be architecturally sympathetic with the traditional properties that make up much of the area. Any works on this site be appropriate the setting of the building

### 7.0 Appearance

We are keen to deliver a project of the highest possible quality that will make a positive contribution to the appearance of the house. The following materials have been chosen for their performance and sensitivity to the context and in accordance with planning policy guidance. The rear extension walls are to be clad in yellow stock brickwork to match the original facing brickwork to the rear façade of the house. The new doors and windows to the extension will be in white high quality powder coated aluminum.

### 8.0 Sustainability & Environment

The application proposes to use sustainable materials where possible and recycle brickwork or metal where possible during the construction. All new elements including doors, roof lights, walls and floors will be constructed in accordance with Building Regulations Part L and we will provide high levels of insulation and detailing at junctions to minimize air leakage.

A minimum of 75% of all new lights will be energy efficient light fittings. All new sanitary fittings specified will take water saving into consideration. Replacement WCs will have dual flush facilities and taps will be provided with flow regulators. The scheme will provide very good levels of natural daylight resulting in a better amenity space for the inhabitants.

#### 9.0 Inclusive access

The existing occupants are able bodied and there is no change to the existing access arrangements from the street. The extension will allow level access from the garden.

Yours faithfully,

John Kirkup