Design, Heritage & 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: 28th June 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

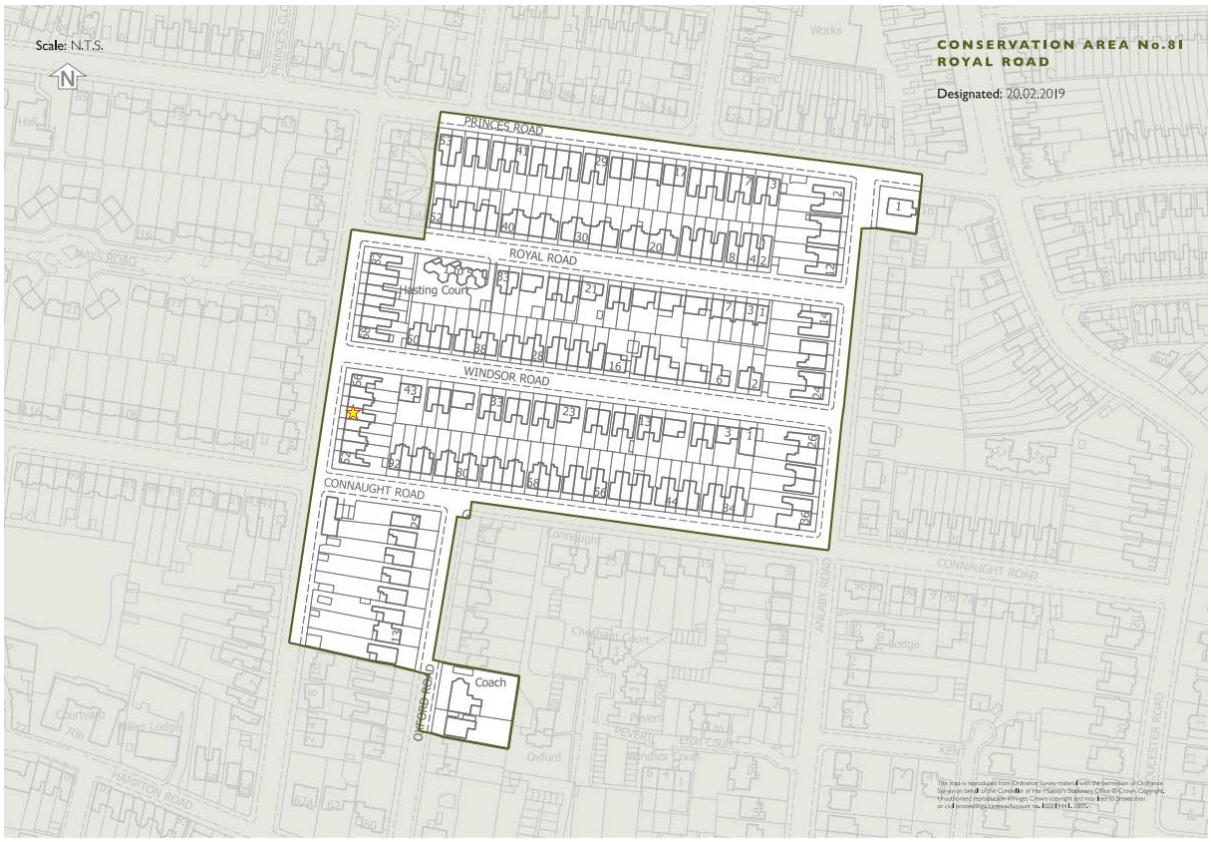
4. HERITAGE STATEMENT

The property is located in a Conservation Area (CA81 Royal Road) and is a Building of Townscape Merit. The property forms a Victorian terrace and is constructed of London mixed stock brick with red brick detailing to the string course at first floor level and around the fenestration. The lintels, eaves and canted bay window surrounds are stone with high level decoration, the ground floor canted bay windows having pilasters with floral corbels, and the hood moulding above the first floor windows having corbels terminating in the eaves of the roof.

The majority of the proposed works are located to the rear of the building. The existing ground floor extension is in a different architectural style and proportion to the immediate neighbour's extensions. The proposal will unite the rear elevation of the terraces. Brick detailing will provide architectural interest in a simple and considered manner. Similar to the ground floor extension, the loft has been previously extended. The proposal seeks to raise the roof of the lower dormer and adjust the existing fenestration to the loft level accordingly.

The only proposed works to the front elevation are to reconfigure the rooflights to the front roof slope.

On balance, the proposed changes are seeking to make improvements to the previously developed extensions. The proposal will enhance the visual and thermal performance of the host dwelling and its presence on the street.



Map showing the extent of the CA with the size shown in a yellow star (NTS)

5. 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.

5.2 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.

5.3 New air conditioning unit

The proposed external air conditioning unit will be located in the rear of the garden along the boundary with no. 58 Kings Road. The external air conditioning unit will sit about :

- 8.1m away from the ground floor window & door openings to the host dwelling
- 8.6m away from the nearest opening to no. 92 Connaught Road
- 10m away from the nearest window opening to no. 43 Windsor Road.

On this basis, it is considered that the distance between the air conditioning unit and any openable windows nearby is reasonable to avoid the need for any acoustic measures.

6. FIRE SAFETY

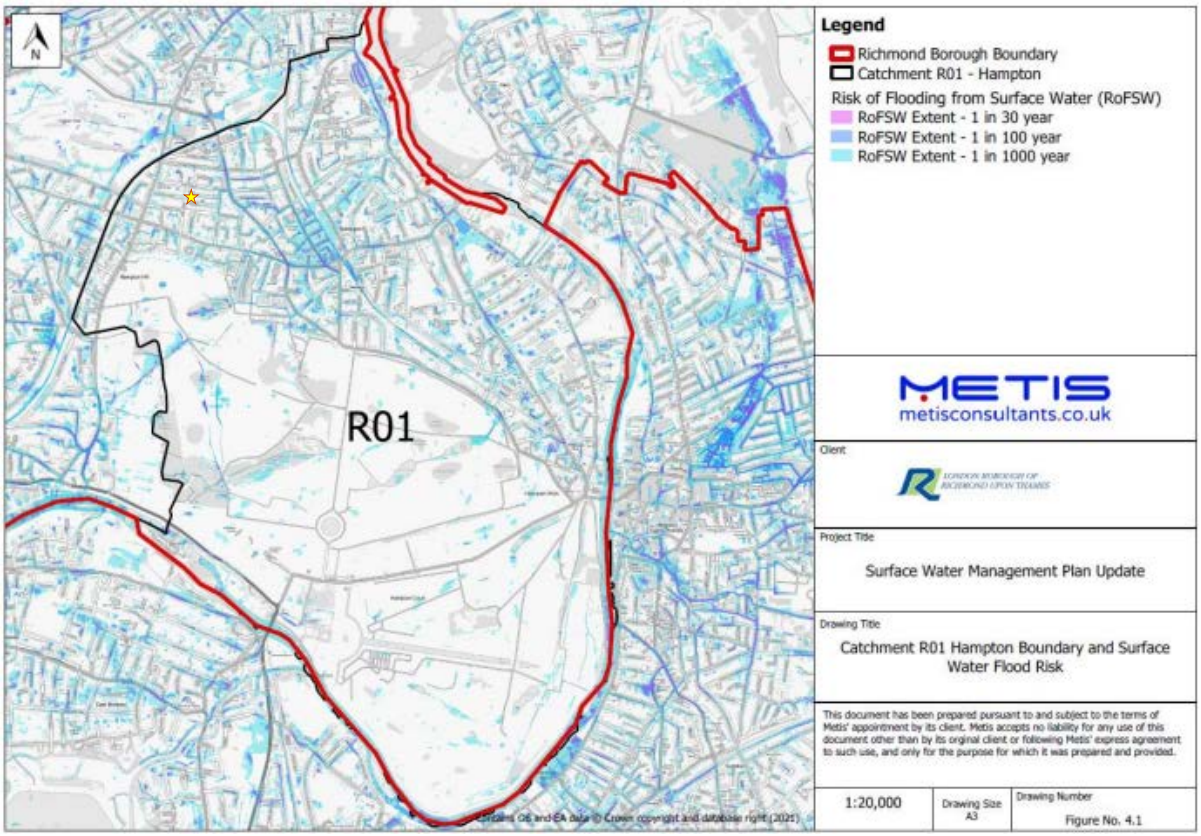
Please refer to the submitted fire safety drawings for further information.

7. FLOOD RISK ASSESSMENT

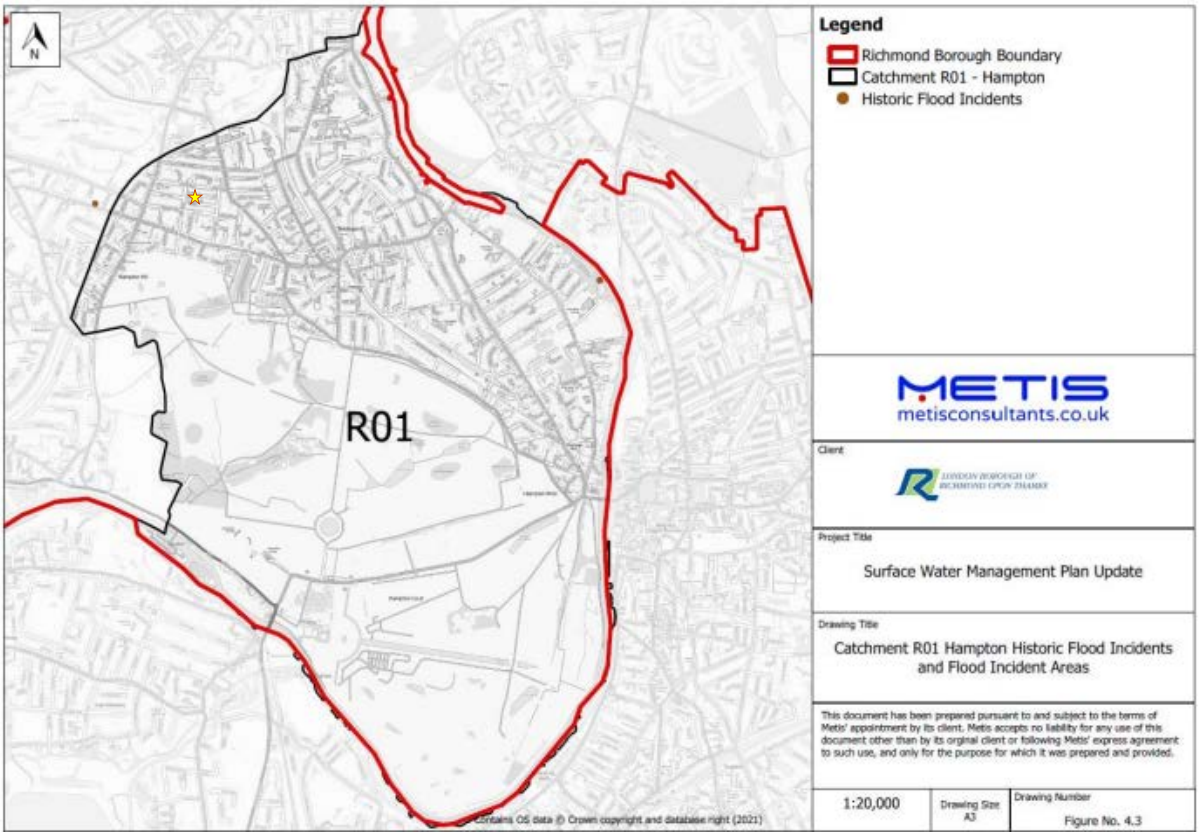
The site is in Flood Zone 1 (low probability of flooding from rivers and the sea).

According to the Surface Water Management Plan by the LBRuT, the property falls within the Catchment R01 Hampton area. Based on the available maps, 60 Kings Road doesn't fall in the Risk of Flooding from Surface Water area (RoFSW), it is not a property at isk and hotspots, and there is no record of historic flood incidents in the wider area (refer to the maps below).

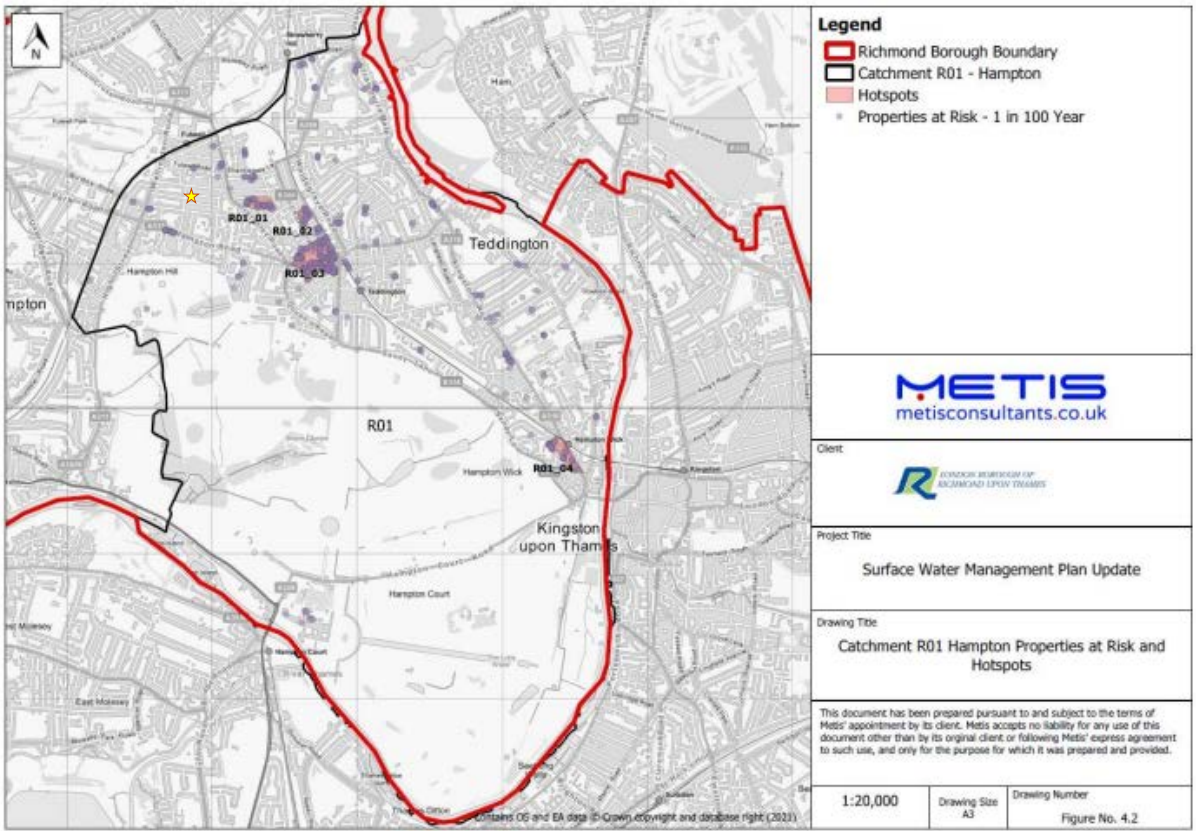
As mentioned above, there is an existing ground floor extension on site. This application seeks to further extend its footprint by approximately 1.4sqm GIA. The new internal finished floor level (FFL) will match the existing internal FFL. The new patio will be raised to match the existing FFL with the garden remaining at a lower level (approximately 200mm). The patio will be constructed using permeable paving and the garden will remain as existing. The patio will laid at 1:40 falls and will drain away from the existing building. Channel drains will be installed at the door threshold.



Map showing the Catchment R01 Hampton Boundary and Surface Water Flood Risk with the size shown in a yellow star (NTS)



Map showing the Catchment R01 Hampton Historic Flood Incidents and Flood Incident Areas with the site shown in a yellow star (NTS)



Map showing the Catchment R01 Hampton Properties at Risk and Hotspots with the site shown in a yellow star (NTS)

8. 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