
**41 ARLINGTON ROAD,
TW11 8NL.**



Existing street view of N°41 Arlington Road.

**DESIGN AND ACCESS STATEMENT
Householder Planning Application**

SINGLE STOREY REAR EXTENSION

Applicants:
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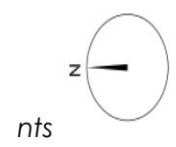
Ref: AM_2411_DAS.1A_Design and Access Statement.

Dated 7th June 2024

DESIGN AND ACCESS STATEMENT

Single Storey Rear Extension.

1.0 Location and Application Site:



The Property is neither a Listed Building in the English Heritage listings, or a 'Building of Townscape Merit' or located within a Conservation Area. It is located within Teddington Village on the west side of Arlington Road.

2.0 The Property:

N°26 Avenue is a two-storey, mid-terrace single family dwelling. The property has an existing roof extension (plan ref: 14/5207/PS192) as well as an earlier rear side infill consisting of a single pitched roof lean to.

3.0 The Proposal:

- The addition of a flat roofed single storey rear extension, across the full width of the rear west facing garden elevation. This will extend the existing rear outrigger and the rear side infill by approx. 2400mm to line up with the rear extensions of N°43 & 45 Arlington Road.
- The walls to be brick faced in stock bricks to match the existing rear of the house, as shown on the attached plans set out below.
- The extension is designed in accordance with the London Borough of Richmond's Supplementary Planning Guidance and is in keeping with similar rear extensions in the local area (refer N°43 Bracken Avenue – Plan ref: 23/1914/HOT and N°45 Arlington Road – Plan ref: 18/2701/HOT).

As indicated on the Existing and Proposed drawings:

AM_2119_PL001 - Location Plan
AM_2119_PL002 - Block Plan
AM_2119_PL101 - Existing Ground Floor Plan
AM_2119_PL102 - Existing First Floor Plan
AM_2119_PL103 - Existing Rear Elevation
AM_2119_PL104 - Existing Side Elevation to N°39.
AM_2119_PL105 - Existing Section AA

AM_2119_PL201A - Proposed Ground Floor Plan
AM_2119_PL202A - Proposed First Floor Plan
AM_2119_PL203A - Proposed Rear Elevation
AM_2119_PL204A - Proposed Side Elevation to N°39.
AM_2119_PL205A - Proposed Section AA
AM_2119_PL206A - Proposed Daylight/Sunlight Diagram

Amount:

The proposed new extension provides an additional GIA of 8.4sqm.

Impact:

The proposed alterations are not visually intrusive or overbearing when viewed from neighbouring properties and will have little impact. The adjoining property N°43 has a full width rear extension projecting the same depth into the rear garden as referenced above. N° 39 has no rear or rear side extensions and as indicated on the proposed drawings, the height of the extension at the boundary will be set out in accordance with the 45° line from the adjacent habitable room in N°39. On plan the existing pitched lean-to already overshadows the rear window, however, the additional impact of the much lower flat roofed extension on this west facing window has been reduced by lowering the maximum height of the extension along the boundary wall line to 2200mm in accordance with the SPD and as a such will not create any further sense of enclosure or tunnelling effect on the rear of N°39. Refer to Section 4. Existing Photographs (below) and drawing AM_2119_PL206A.

The proposed extension cannot be seen from the front of the property as it will be set behind the existing building mass.

The proposal therefore complies with the Residential Extension Guidelines SPD.

Proposed Materials:

The external finishing materials to match the existing/as indicated on the plans:

- Roof: Grey single ply membrane.
- Walls: Yellow stock brick to match the existing rear elevation.
- Windows and Doors: White UPVC to match existing.
- External pipework, guttering: Black UPVC to match existing.

Boundary Walls, Fences:

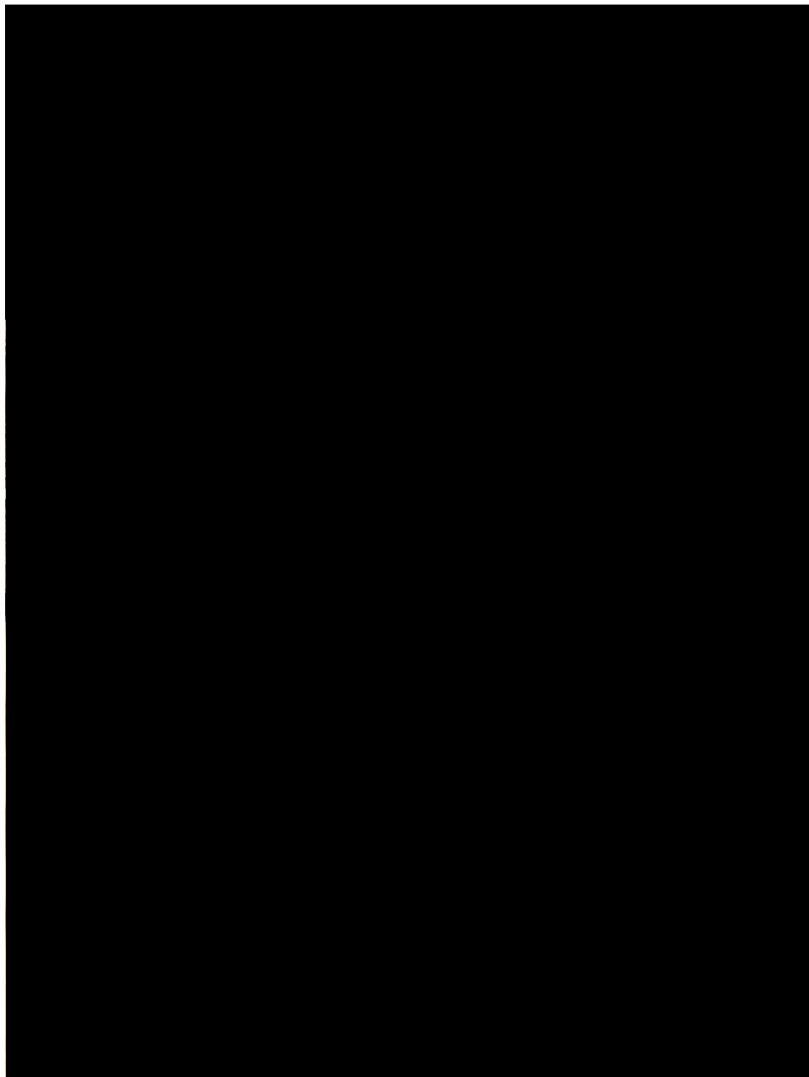
- To be cut back on the boundary to N°39 otherwise remain as existing.

Drainage:

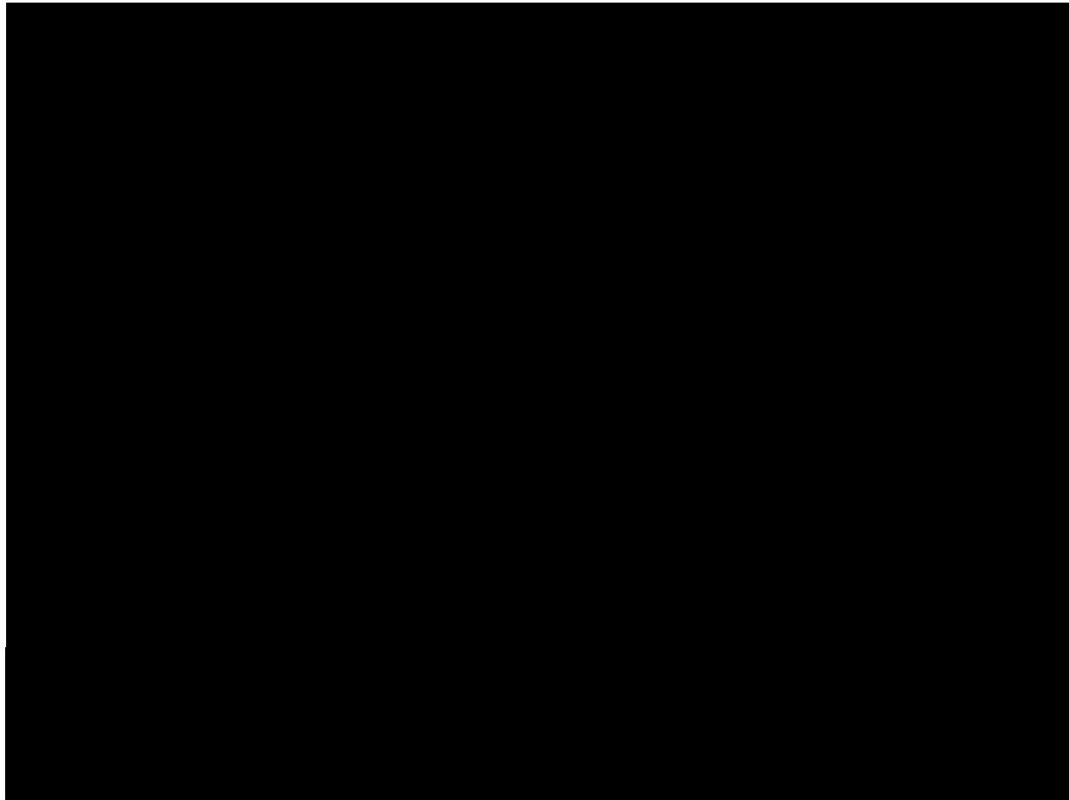
- The new roof drainage will be connected into a soak-away located within the rear garden refer to separate Flood Risk Assessment document.

Access:

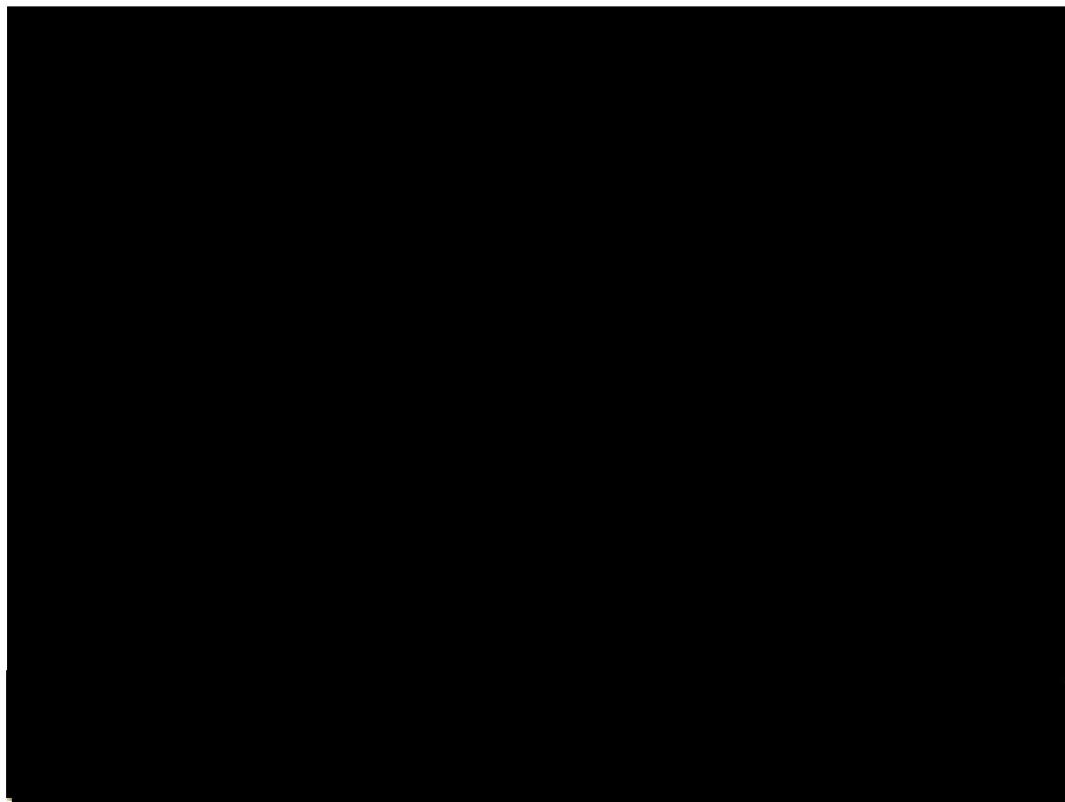
- Remains as existing.

4.0 Existing Photographs:

Rear elevation.



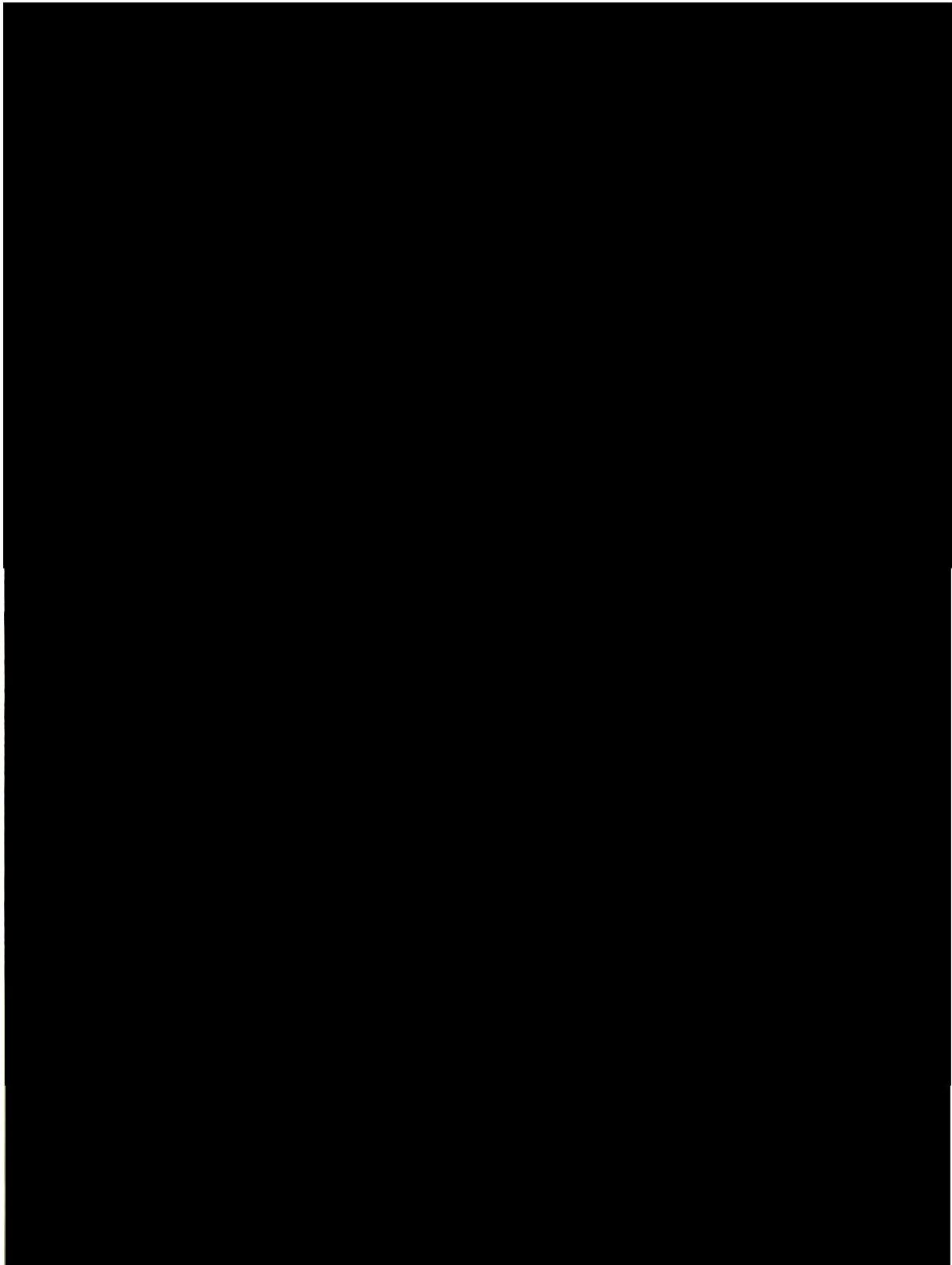
Rear, boundary and junction with rear extension of N°43.



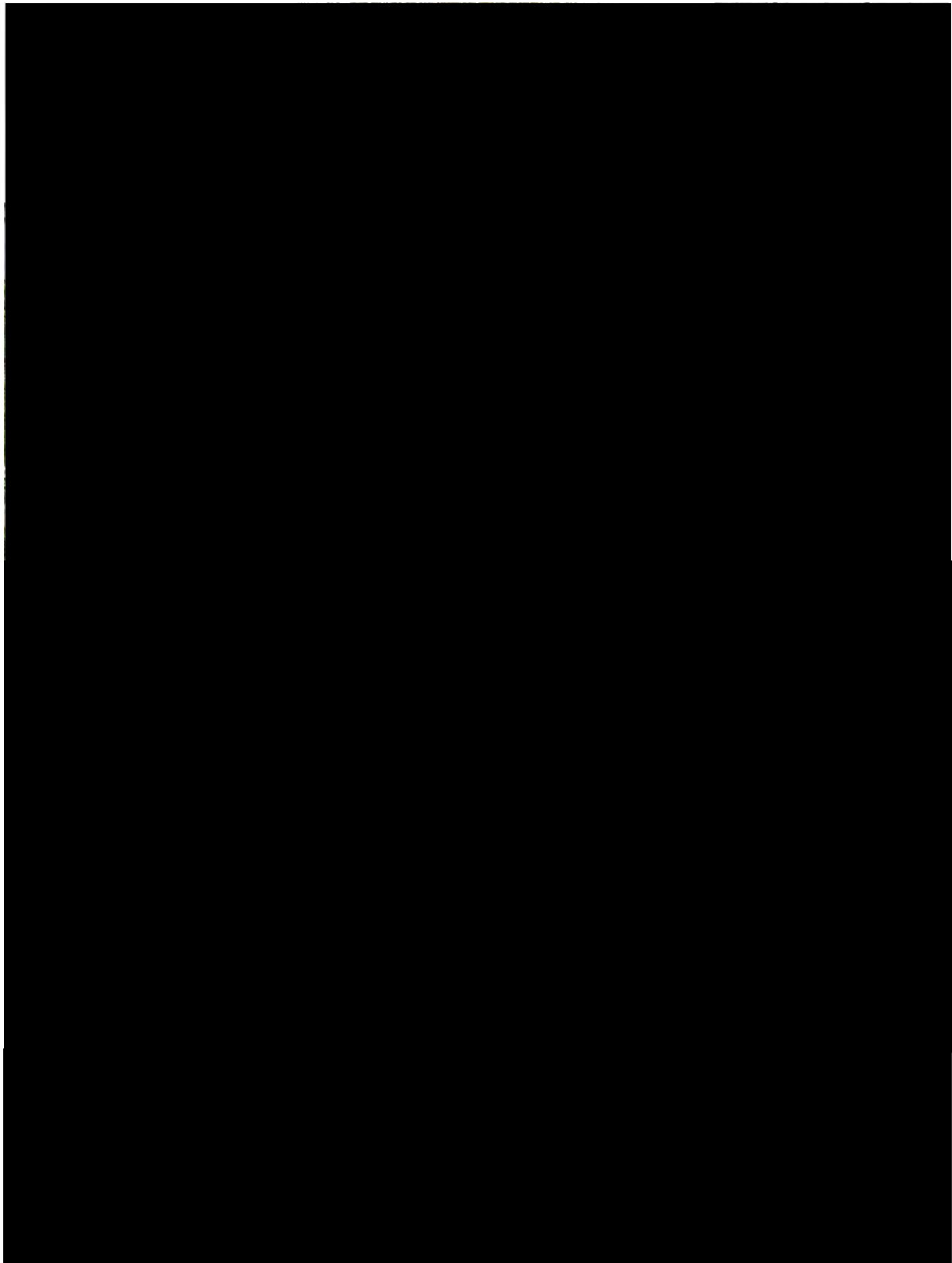
Rear, boundary and junction with rear extension of N°39.



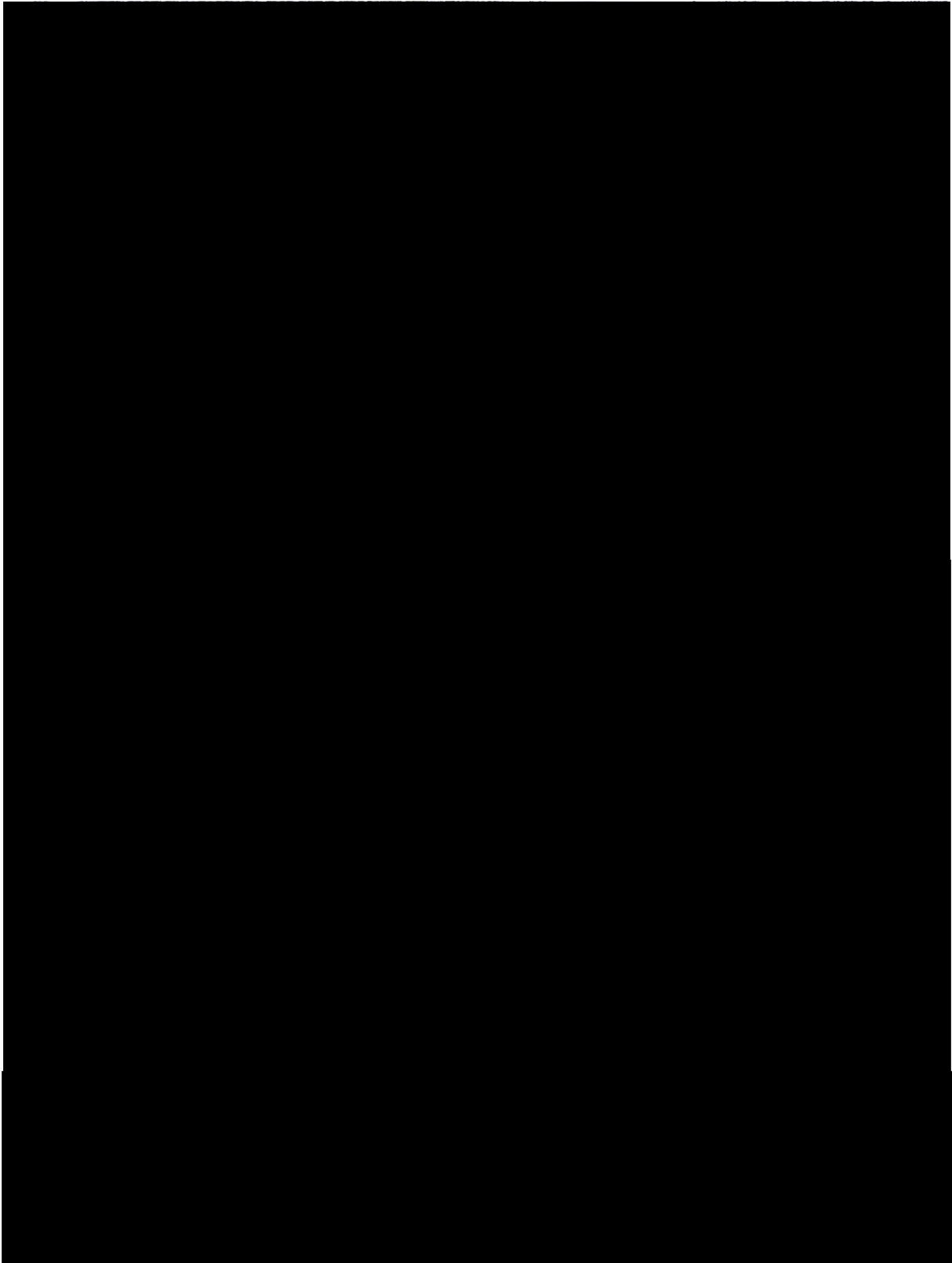
Existing side boundary and rear extension to N°43.



Existing side boundary and rear extension to N°39.



View from rear first floor window above existing side rear infill roof into the garden.



View of rear garden to the rear of houses along Waldegrave Road to the west.