

Design & Access Statement - 29 Hartington Road, Twickenham TW1 3EL

Proposed First Floor Extension and Rebuild of Existing Ground Floor Rear Wall and Roof

1. Location

The property is situated on the north side of Hartington Road, Twickenham. It is not situated within a Conservation Area.

2. Background

29 Hartington Road is a 3-bed house in need of significant modernisation. The property has undergone various modifications under previous owners, although these were largely before the introduction of Building Regulations and would not be compliant today. This application seeks to address many of these issues and significantly improve its eco-credentials.

3. Parking and Access

The number of bedrooms will not change, and no additional parking spaces or permits would be required to accommodate works proposed in this application.

This application does not affect pedestrian and vehicle access to the property (via Hartington Road).

4. Proposal:

4.1. Proposed Ground Floor Changes: Rebuild of Rear Wall and Roof (no change to existing footprint).

1. Due to masonry in significant disrepair the existing rear wall will be replaced with a new, like-for-like, external wall, insulated to current standards.

2. The existing part sloped, part glazed roof will be replaced with a single flat roof, including one skylight (1x2m) positioned within the area which was previously fully glazed.

3. The existing single-glazed rear window will be replaced with a double-glazed alternative, while the existing rear door and side-window will be replaced with double-glazed French doors, providing access to the garden.

4. Minor modifications to internal wall configuration will allow the existing dining room to become a small utility and WC, while offering more space for the kitchen without the need for an increase in square footage.

4.2. Proposed First Floor Changes: First Floor Rear Extension.

1. Enlargement of a small, rear room (currently a bathroom) via a 3.25m x 2.85m extension. This increase in size will allow the room to become a bedroom, while the bathroom will move to the 'box' bedroom at the front of the house. The extension is not attached to any neighbouring property as the first floor is end-of-terrace. The extension has been designed to not impede the neighbours 45 degrees 'right to light' as defined by the BRE.

2. A flat roof for the new extension will ensure that the exterior remains in keeping with the ground floor roof, as well as neighbouring properties' similar extensions.

5. Changes Since Initial Application - 24/0297/HOT

Following the rejection of 24/0297/HOT on 8/4/24, pre application advice was sought from the council under application number 24.P0110.PREAPP. All the points raised in the pre application advice have been addressed.

To give further confidence that the proposal does not infringe upon the BRE rights to light of 27 Hartington Road, a further 50mm has been taken off the depth of the first floor extension as well as an additional dimensional survey having been completed on the two buildings to verify the drawings' accuracy.

Between these two additional measures we are confident that the proposal will be acceptable.

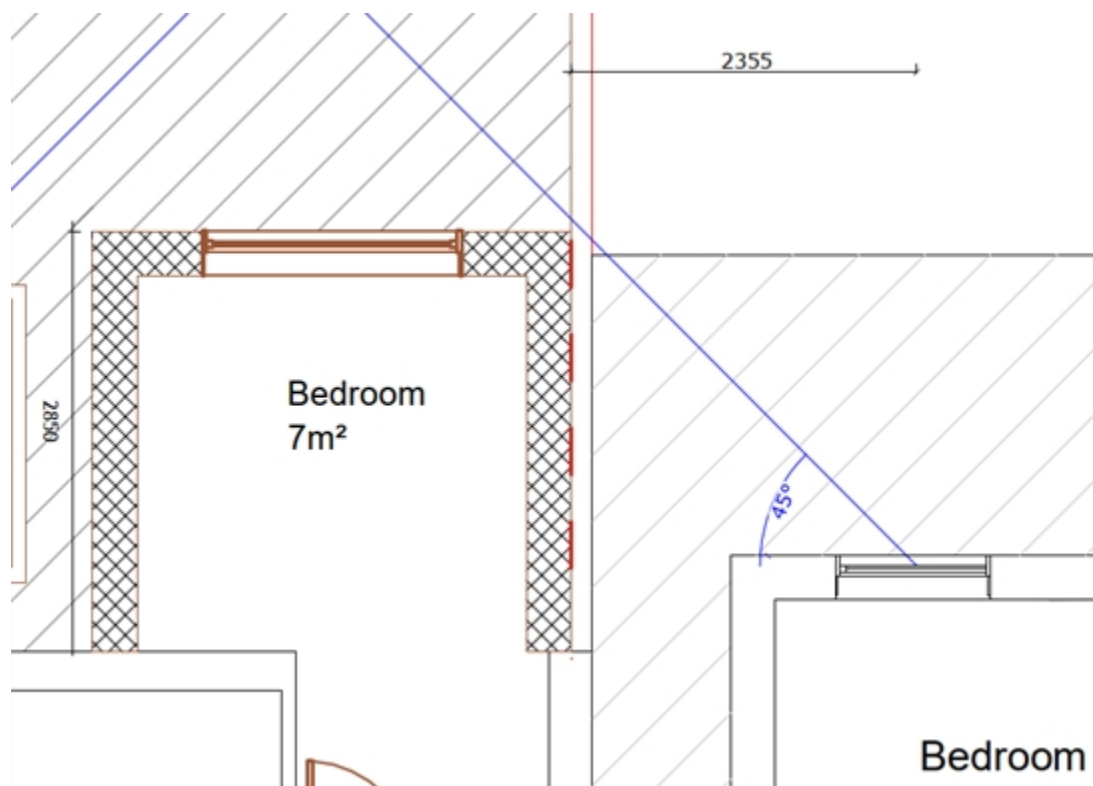


Figure 1 - First floor extension showing reduced 2850mm depth (see ARCH - A112)

6. Design Considerations and Materials

All proposed changes within this application relate to the rear of the property and do not affect the existing front elevation. The proposed extension is modest in size and highly similar to existing neighbouring extensions. All materials used will be similar in appearance to the existing property exterior, including masonry, doors and windows. For flat roofing, high performance felt or GRP/ EPDM roofing will be used, to match neighbouring properties' extensions and blend seamlessly with the existing landscape of Hartington Road.

7. Neighbour Consultation

Informal neighbour consultation has taken place with both adjoining properties (no. 27 and no.31) having been presented with copies of the design ahead of initial submission. No objections to the scheme were raised during the original application of 24/0297/HOT and the modifications to the scheme since then have only been to reduce its size.

8. Schedule of application drawings submitted:

Reference	Title
ARCH A-100	Existing Plans
ARCH A-101	Demo Plans
ARCH A-102	Proposed Plans
ARCH A-103	Roof Plans
ARCH A-105	Demo Elevation
ARCH A-106	Proposed Elevation
ARCH A-107	Demo Section
ARCH A-108	Proposed Section
ARCH A-110	Isometric Views
ARCH A-111	3D Views
ARCH A-112	BRE 45 Degree Assessment Plan
ARCH A-113	BRE 45 Degree Assessment Elevation