

# 265 Waldegrave Road

Twickenham, TW1 4SU

## Design and Access Statement

July 2024



Figure 1: Photograph looking North West at the building frontage showing the existing low brick boundary wall and mature oak tree.

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## 1.0 Introduction

The applicant wishes to relocate the vehicular access and crossover from Strawberry Hill Road onto Waldegrave Road. The existing vehicular access from Strawberry hill road will be removed. A new taller wall will be erected around the property boundary to Waldegrave Road and Strawberry Hill Road to create a more private garden.

## 2.0 Existing Site

265 Waldegrave Road is on a corner plot facing both Waldegrave Road and Strawberry Hill Road. The property is a four bedroom detached house with a detached garage. The house is two storey with a prominent gable on the east side and hipped roof section to the left. The house is rendered and has a clay tile roof.

Currently the driveway and crossover is positioned on Strawberry Hill Road adjacent to the property boundary with number 37 Strawberry Hill Road. There are currently pedestrian access gates on both Waldegrave Road and Strawberry Hill Road with a connecting path leading to the building frontage. The house is located in the centre of the plot with a garden surrounding it. The South and East sides of the garden are currently visible over a low red brick perimeter wall constructed in flemish bond, which provides very little privacy to a large part of the property. The corner of the garden at the junction between the two roads is dominated by a large tree which is protected by a TPO. Surrounding this tree, on the southern boundary are other smaller trees and shrubs.

## 3.0 Planning History

### **Planning Application Number: 09/T0047/TPO**

Refused Permission 24/02/2009

T1 - Oak - Raise Canopy and reduce by 33% and remove deadwood.

### **Planning Application Number: 04/1920/PS192**

Granted Permission 10/08/2004

Proposed single storey rear infill extension with mono-pitch roof.

The planning history for the sites consist of a permitted development application for a rear infill extension which was granted in 2004. In 2009 it was proposed to reduce the canopy of the mature oak tree on the site which was subject to a TPO. The reason for refusal was as follows:

*The proposed works will be of detriment to the public visual amenity that this protected tree provides. No evidence has been provided to suggest that the proposals are necessary.*

(Officer Report to planning application 09/T0047TPO)

From this report it is clear that the mature oak tree (labelled T9 on the plans) has a high amenity value, as such all of the works proposed in this application avoid harm to this tree.

## 4.0 Proposed Design & Access

It is proposed to construct a new vehicular access and crossover onto Waldegrave road to the North East side of the site. This dropped curb will be positioned over 15m from the junction with Strawberry Hill Road. The design of the crossover will be designed in accordance with the London Borough of Richmond upon Thames Transport SPD. The crossover will be 2.4m wide with 600mm either side to allow for a dropped curb. It is proposed to construct a

new 1.8m high wall on the boundary of the site, facing onto Waldegrave Road and Strawberry Hill Road. To prevent this obscuring the sightlines of a car exiting the driveway, the wall will be lowered to a height of 600mm either side of the crossover for a distance of 2.4m. Above this half height wall will be metal railings to the same height as the rest of the wall. Once opened the gate will slide past these railings to not obstruct the sightlines of an exiting vehicle. Please refer to drawing 2023.03.03.Pln01.002 for details and dimensions of proposed crossover.

The new driveway will be surfaced in gravel housed within a cellular confinement system. The existing paving to the adjacent pedestrian path will be removed and the path also be surfaced in gravel along with the front garden to the extents shown on the proposed site plan.

The new brick wall will be of a similar design to the wall on the opposite side of Strawberry Hill Road creating a more symmetrical entry point to the road. This wall will give more privacy and security for the residents.

The top of the wall will have a dogtooth dental course and saddleback coping. The wall will be constructed in flemish bond and be of a similar colour and appearance to the bricks on the opposite side of Strawberry Hill Road to further enhance the symmetry on both sides of the street. Brick piers will be constructed either side of the new sliding timber entrance gate and at the point where the railings terminate. The wall will block the former vehicular access to Strawberry Hill Road and there will be a new pedestrian gateway in the existing position which is the full height of the wall with arched brickwork over. The gate itself will be constructed in timber. Please refer to elevation drawings 2023.03.03.Pln01.010 and 2023.03.03.Pln01.011 which show further detail of the design of the new boundary wall.

A new fence is also proposed between the front and rear gardens, to further improve site privacy.

## 5.0 Justification

265 Waldegrave Road is not located in a Conservation Area however careful consideration has been given to ensure that the design compliments the streetscape and is in accordance with the guidance set out in the Strawberry Hill Village Planning Guidance Supplementary Planning Document. The guidance document states the following:

*“House plots on Waldegrave Road are much larger, and detached properties front the road, many with extensive front and back gardens. Large 21st century detached properties and mock tudorbethan houses also front the road. Many of the houses on Waldegrave Road are well-hidden from the street, with extensive front gardens, high brick walls and mature trees providing enclosure.”*

(Strawberry Hill Village Planning Guidance Supplementary Planning Document, p.34)

The guidance document states that many of the houses on Waldegrave road are well hidden from the street with high brick walls and mature trees providing enclosure. By raising the height of the boundary walls the proposals are in keeping with the character of the area especially with number 56 Strawberry Hill Road opposite which has a very similar wall design.

Attention has been made to aesthetic appeal of the wall through the use of the dogtooth dentil course and a saddleback coping. The proposed wall has metal railings either side of the vehicle gate with traditional finials and the timber pedestrian gateway has arched bricks over it. All of these features give the wall a more late Victorian character which compliments Strawberry Hill Road which is also late Victorian in style.

## 6.0 Trees

The mature oak tree on the southern corner of the site is a prominent feature of the site and lies at the junction between Strawberry Hill Road and Waldegrave Road. This tree is subject to a tree preservation order (no.T0635 T1 CONF) There are also a number of smaller trees and shrubs along the boundary wall. All of the trees on the site are to be retained. Please refer to the Arboricultural Report carried out by Crown Tree Consultancy, attached to this application, which contains a survey of the existing vegetation and an arboricultural impact assessment. Please also refer to the tree constraints plan produced by Crown Tree Consultancy which shows the location of trees T6, T7, T8, T9 and T10 which will be affected by the works. Tree T9 is the mature oak tree which has a high amenity value and has a retention category of B+.

The construction of the new boundary wall is in the vicinity of trees T6, T7, T8, T9 and T10. Although the existing walls will have influenced the growth of tree roots, significant structural roots may be present. To avoid damage to the trees the following measures will be taken:

- In the direction of the trees, excavation is not to exceed 250mm beyond the build line.
- Trench footings shall be dug using hand tools only.
- Where any roots in excess of 50mm are found, the footings shall stop, and a concrete lintel shall be placed over the roots.
- Exposed roots over 25mm diameter shall be retained and protected with damp hessian if practicable, else pruned by the arborist.
- Excavation to be supervised by the project arborist.

Further detail of the mitigation measures may be found in the attached arboricultural report by Crown Tree Consultancy. Please also refer to section drawing 2023.03.03.PIn01.200 which details how concrete lintels shall be placed over roots where necessary along the wall to avoid the impact of the wall footings on the adjacent trees.

The proposed new fence and fence post foundations will have minimal impact on the trees. The fence is located so far away from tree T9 that no mitigation measures are deemed necessary.

It is also proposed to provide a new gravel surface to the driveway and part of the pedestrian pathway. The driveway gravel will be contained in a rigid cellular confinement system to minimise compaction of the ground below. Excavation will be limited to a depth of 200mm and if any roots in excess of 50mm are encountered all excavation shall cease and the new surface shall be installed above them.

Finally it is proposed to crown lift the canopies of the smaller trees T6, T7 and T8 this will be kept to a minimum to allow for adequate clearance for the new brick boundary wall.

## 7.0 Summary

In summary, the new boundary wall and driveway will improve the property by providing better privacy and security. Any potential impact of the construction of the new wall, fence and driveway on the existing trees on the site (in particular the mature oak tree (T9) has been assessed by qualified arboriculturalists and mitigation measures have been proposed to ensure that the health of the trees will not be compromised by the works. The wall will be aesthetically pleasing and of a design appropriate to the character of the area.