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Statement on Other Open Land of Townscape Importance (OOLTI)

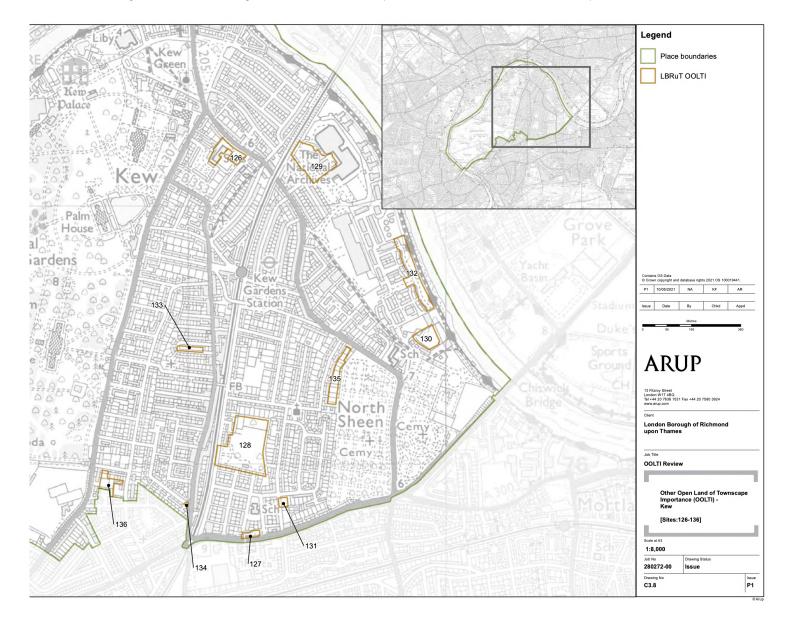
In support of proposals for loft conversion, 27 Taylor Avenue, Richmond, TW9 4EB

1. Introduction

This document outlines the impact on the 'Other Open Land of Townscape Importance' which this site is part of, relating to the proposals to be implemented to No.27 Taylor Avenue which will see the construction of an enlarged second floor to contain two bedrooms and a bathroom.

2. Overview

The back garden of the site Is designated as an LBRuT OOLTI, part of site number 135 in the middle of the plan below.



The report from which this map is taken has itself questioned whether the OOLTI designation applied to back garden land, for example, is still practicable:

The study brief noted that there are also various stretches of back garden land designated as OOLTI, however, given the Government's expansion of permitted development rights, asked that consideration to be given as to whether these two elements are compatible / practicable.

From: London Borough of Richmond upon Thames, Green Belt, MOL, LGS and OOLTI Review, Final Report Final | 31 August 2021

The site specific report is here:

Site 135 number:		Site name:	Taylor Avenue, North Sheen		Place:	Kew	
Type of open space:		Private back gardens					
Designations	(highlighted below)						
World Heritage Site	Archaeological priority area	Conservation area	Listed buildings	Registered park and garden	Scheduled monuments	EA Flood Zone	Ancient woodland
Green belt	MOL	Local Green Space	Ramsar site	Special Protection Area	Special Area of Conservation	National Nature Reserve	SSSI
Local Nature Reserve	SINC (Metropolitan)	SINC (Borough Grade 1)	SINC (Borough Grade 2)	SINC (Local)	OSNI		
Initial assessment: Is the site predominantly open? If 'yes' continue with assessment. If 'no' provide commentary and skip to Recommendations							
Yes: Site is predominantly undeveloped							
Criterion 1: Contribution to the local character and/or street scene, by virtue of its size, position and quality							
1 a): size 0.60	ha		Classification:	High			
1 b): position			Classification.	Ingn			
Low	Location is behind houses and also shares a walled boundary with North Sheen Cemetery. There is low visibility from public areas and a minimal contribution to street scene.						
1 c): quality							
Medium	Gardens appear to be in fair condition. The quality is assumed to vary as each garden is maintained by a different resident.						
Criterion 2: Value to local people for its presence and openness							
Low Minimal value to local people as the site is back gardens and parcels are only accessible to occupants.							
Criterion 3: Immediate or longer views into and out of the site, including from surrounding properties							
Low Behind houses and not visible from publicly accessible areas							
Criterion 4: Contribution to a network of green spaces and green infrastructure							
Distance from nearest green infrastructure:Under 50mDistance from nearest mapped green space:Under 100m							
High							
Criterion 5 Value for biodiversity and nature conservation and meets one of the above criteria							
Value for biodiversity and nature conservation: Medium							
Recommendat	ions						
Overall performance:		Strong					

3. Proposals and impact on OOTLI

As the proposals are for the sideways extension of an existing second floor dormer roof extension, there will be no additional encroachment <u>at all</u> into the private rear garden space, which is already filled with an existing ground floor rear extension extending 6.6m beyond the proposed new roof extension measured in plan. This was approved under 22/1447/HOT dated 15.06.2022 and has been recently implemented.

There will therefore be NO impact on the OOTLI from the proposals within this application.