

Design/Access & Planning Statement

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



1. Context / planning history

The property is a detached dwelling house, built in 1986, to the northeast side of Taylor Avenue. It is flanked to the north by No.25 (which appears to be a building from a similar period), and the taller house at No.29 (which appears to be interwar).

The property was a 'new-build' in 1986, onto a vacant plot between the two flanking houses. The 1986 design copied the properties nearby generally, but essentially fell between a traditional and modern design.

Approval 22/1447/HOT dated 15.06.2022 has been recently implemented, comprising a rear extension and works to all elevations, including timber cladding the front outrigger. The property is very much an example of modern building along a road with a mixture of styles. The front elevation is now very contemporary at ground floor and to the front gable, yet the work blends in with the original (1986) features of the house.

Application 24/0796/HOT dated 02.07.2024 was refused for a rear dormer and roof extension (similar in principle to this application), for reasons which will be detailed below, all of which have been addressed as part of the new submission.

2. Proposals

In order to provide an additional bedroom suite to the existing cramped rear roof extension (a single rear dormer bedroom with a 2.1m floor to ceiling height) we are proposing a hip-to-gable extension to both ends of the main roof slope, and to raise the ridge line up by 33cm only, but this also positions the apex further back, as a continuation of the existing front roof slope. This will result in little actual additional height when viewed from street level, as our studies below show. In fact, the rather dwarfed existing roof will now exhibit a proportion more in line with the rest of the property, and the other buildings along the street.

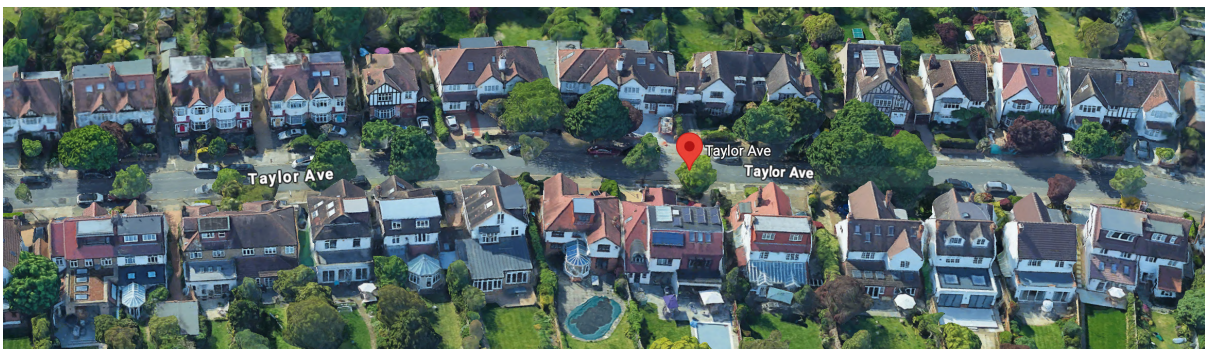
We have aligned the height of the new ridge to sit no higher than the set-down dormer of No.29, and this new height also results in a natural progressive step down to No.25 on the other side. See rear elevation drawing 547-005.



Outline of additional roof massing when viewed from the pavement across the street.

The additional height will allow for 2.35m internal rooms, and the additional width will allow for another bedroom and bathroom for the growing family.

Hip-to-gable extensions are very common under Permitted Development, and as this street has a range of roof styles, a wider roof on a modern property will in no way look incongruous here.



In fact, as above, on this side of the street there are only 6 sloped sides out of a possible 24 and two of those are at No.27. Likewise, there are a number of full width rear dormer extensions of various shapes, styles, and material finishes.

3. Materiality

To the front, we are proposing additional Velux rooflights to match the existing in size and alignment. The existing terracotta tiling will be re-used and extended up where needed. To the sides, the new flank walls will be in off-white render as the existing walls below, with no side facing windows.

To the rear, we are proposing a high-quality zinc clad dormer coloured to match the terracotta tiling, and containing frameless windows (with opening side panels). The existing pitched roof to the rear outrigger will be flattened off, with its coping tied into the base of the new dormer, and a green roof fitted over. To the rear sides a wide strip of terracotta tiling will remain in order to set the rear dormer in from the side as, and the existing eaves line will remain with a gap of circa 40cm up the slope before the dormer begins. The main dormer roof will have a flat GRP roof covering, and be set down circa 35cm from the apex.

The materials chosen are, we believe, sensitive to the area but also add quality and interest to this modern building through an original design.

We appreciate that the dormer is wide (but no wider than that at No.23 Taylor Avenue), and due to this disagree that matching terracotta tiling would be the optimal solution here visually, hence why we are proposing zinc. Terracotta tiling of this form was originally designed to be laid on a slope, not a vertical plane. The vertical lines of the zinc product proposed much better suit the proportions of the proposed rear dormer and help reduce its massing visually.

Images of the zinc roofing and colour choice (to blend in with the predominantly terracotta tiling along Taylor Road) are below:



Zinc cladding – Pigmento Red showing also Sine wave profile, all from VMZinc.

We are proposing to drop the cills and change the windows to the first floor rear so that these match those proposed to the rear dormer at roof level. The second floor windows proposed are significantly smaller than the first floor, in order to preserve the hierarchy of the rear elevation.

4. Response to previous refusal

We received feedback from the planning officer regarding the previous submission (and the reasons for refusal) and provide the following to demonstrate how we have adjusted the design to suit.

We accept that the proposals are pushing the limits of the established policies for the area, but these are primarily based around improvements to the older housing stock locally. This is not a period building, not in a Conservation Area, and is a new build on a new infill site from 1986. This is not a period property, it is from the 80s, and now has a modern porch area and timber cladding to the front (approved a couple of years ago, also not in accordance with 'general' policy but was accepted due to the quality of the design).

We have amended the proposal and added additional works to the first floor elevation to help the building together. The rear dormer is reduced in width and pulled up the slope.

To address officer comments directly:

- the proposal is not in accordance with the SPD in that the dormer dominates the original roof. The dormer fails to be sufficiently set in from either side elevation, up from the eaves or down from the ridge.

It is large (as are many along the street, most are full width when exploiting permitted development) but it is now set in from the sides and up the slope so is more subservient

- The eaves line has also been raised such that it no longer meets the top of the first floor windows which disrupts the proportions of the first floor and roofscape.

This has been readjusted so the eaves is lower, but still does not meet the top of the windows, instead the (overly high) window cills have been dropped to make the first floor windows taller and also changed to a different modern style (as the present windows themselves are modern from 1986). None of the other rear elevation windows locally have the windows sitting directly under the eaves, they all have a gap like we are now proposing. The windows locally are a mixture of styles, some modern some traditional.



Above is the view from the rear looking north – none of the windows are consistent nor sit directly below the eaves, the windows are a mixture of styles.

- The dormer windows are also proposed to be larger than those on the floor below which conflicts with the SPD guidance

They have now been made smaller than the proposed first floor windows.

- which in combination with the proposed zinc materiality and lack of glazing divisions in the window themselves, further draws attention, creating a top heavy appearance of the rear elevation overall.

We would still propose the zinc, as the dormer width does not lend itself to tiling, but there will be tiling above and below the dormer, and to the sides now it is all set in. The first floor windows will now match in style, and the hierarchy of the floor levels is thus preserved.

We are proposing a high-quality extension in a higher-quality material than terracotta tiling, in order to provide a more innovative and attractive solution than the surrounding rear dormers.

5. Daylighting / Overlooking / Amenity

We do not believe that there are any significant effects on any neighbouring property in terms of daylight or overlooking for any of the proposals. There are side facing windows to the dormer at No.29 but these are to a bathroom only. There is a set of side facing windows at ground floor, but these are over 3m from the side wall of No.27 so the separation is good and there will be little overall impact caused by the roof extension. In any case, the gap *between* the two buildings is facing due east, so there will only be a very small period of time in the middle of summer (early morning) when any direct sunlight would get near this position, therefore the impact of building up the flank wall and the new dormer will have a negligible effect on any windows.

6. Environmental Considerations

The building enclosure will be optimised to limit energy losses using appropriate materials for improved insulation and increased airtightness performance (one of the reasons we need the additional height is to provide a good insulation thickness to the new top floor roof). Passive methods of ventilation will also be utilised through openable rooflights and openable parts of the windows to encourage natural ventilation.

The deconstruction process of the existing roof will be considered by sorting materials on site and re-using materials where possible.

7. Summary

We believe that our proposals are in accordance with the existing fabric of Taylor Avenue and the surrounding area and aim to provide an interesting and high-quality addition to a contemporary house. We feel that the proposals present an improvement to the existing building, the previous submission, and deliver a much-needed additional space. All proposed external materials for the construction of the extensions have been carefully chosen to fit in with the existing buildings and the surroundings.

8. Content of application submission

The following information is provided to assist officers in the consideration of the proposals:

- Site location and block plan (1:1250/500)
- Existing and proposed plans, sections, elevation drawings (1:100, all scaled at A3)
- Fire safety strategy

We hope that we have provided all that you require but should you have any questions or require clarification on any matter please do not hesitate to contact us, preferably by email (ed@atelierwest.co.uk).