

Loft Designers Ltd.

7 Greenwood Cottages
Lawson Way
Ascot
SL5 0LL

15th July 2024

GROUND FLOOR SIDE AND REAR EXTENSION

18 Albert Road, Teddington, Richmond Upon Thames, TW11 0BD

HERITAGE and DESIGN STATEMENT

The property is located in the Park Road (Teddington) Conservation Area. The house is an end terrace two storey cottage of painted stucco below a slate roof and is believed to have been constructed in the late 1800s. The property is in Flood Zone 1.

The design proposes a single storey side and rear extension infilling the existing paved yard to the ground floor, the proposal would mirror in Principal the extension at 16 Albert Road approved under application 17/4349/HOT.

This is a second application for the proposal as the previous one under application 24/0483/HOT was refused for two reasons, firstly tree protection and secondly amenity regarding number 22 Albert Road. We have amended the plans to show an eaves height of the extension adjacent to number 22 Albert Road to be no more than 2.2mts so as to comply with 3.1.4 of the Supplementary Planning Document 2015. Application 24/T0432/TCA gave permission for the Japanese Maple on the site to be removed and this has now been undertaken. We therefore believe that we have addressed the concerns raised in the previous planning application.

The side extension would be set back 110mm from the boundary and would be constructed of traditional London Stock facing brickwork to match the existing. The design of the extension, utilising the minimum roof pitch of 20 degrees for natural slate is designed to mirror that of the extension at number 16 Albert Road and will utilise the existing rebuilt parapet party wall. The neighbouring property at number 22 has been extended both sideways and rearwards. There is a minimum 1mtr of separation between these extensions and the boundary, which would remain, and would therefore protect the outlook of, and daylight levels to, that property.

The roof of the proposed extension would be of natural slate to match the existing roof covering of the house and will have roof windows as per the drawings.

The proposed alterations would be discretely located to the side / rear of the property, they would not be visible from nearby roads and would be residential and traditional in nature and appearance. The works would not be excessive in scale and would be read as being subservient to the host building. The proposal will preserve the character and appearance of the Park Road (Teddington) Conservation Area.

ACCESS STATEMENT

The access to the principal accommodation in this property is from the path to the front by means of a step (approximately 160mm) to the front door. This will remain the main means of access once the proposed extension and remodelling is completed.

The provision of access for people with disabilities to the principal accommodation on the ground floor of this property will not be worsened by the proposed remodelling.

Mark Smith
Loft Designers Ltd