

ARCHITECTURE AND INTERIOR DESIGN STUDIO  
LONDON BASED | WORKING WORLDWIDE

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Revision	Date	Description
01	26/06/2024	Issued for PLANNING
Project 9 Ailsa Road, St Margarets TW1 1QJ		
Document Title: <b>Design Access and Heritage Statement</b>		
Project Number: <b>P263</b>	Document Number: <b>(PL)300</b>	

## 1.0 - INTRODUCTION

### 1.1 - APPLICATION SUMMARY

This Design Access Statement (DAS) has been produced for a Planning Application for **9 Ailsa Road, St Margarets TW1 1QJ**.

We are seeking permission for:

- 1) Demolition of existing ground floor garage and two storey side outrigger
- 2) Construction of a three storey side extension
- 3) New rear dormer to the loft
- 4) Demolition of existing garden shed and construction of a new outbuilding to end of garden.

### 1.2 - AGENT & APPLICANT DETAILS

1) The Applicant: Oliver Moir and Emily Pinder  
Address as application site.

2) The Agent: PLOT | Architecture + Design  
111a St Johns Hill, London, SW11 1SY.

(Note, no direct contact with the applicant is permitted, any correspondence on this application should be via PLOT as agent).

### 1.3 - SUPPORTING DOCUMENTS

This document is to be read alongside the following documents as included within the application submission:

- (PL)001 - Location and Block Plan
  - (PL)002.1 - Existing Site Plan
  - (PL)002.2 - Proposed Site Plan
  - (PL)010.1 - Existing Ground Floor Plan
  - (PL)010.2 - Proposed Ground Floor Plan
  - (PL)011.1 - Existing First Floor Plan
  - (PL)011.2 - Proposed First Floor Plan
  - (PL)012.1 - Existing Second Floor Plan
  - (PL)012.2 - Proposed Second Floor Plan
  - (PL)013.1 - Existing Roof Plan
  - (PL)013.2 - Proposed Roof Plan
  - (PL)020.1 - Existing Front Elevation
  - (PL)020.2 - Proposed Front Elevation
  - (PL)021.1 - Existing Side Elevations
  - (PL)021.2 - Proposed Side Elevations
  - (PL)022.1 - Existing Rear Elevations
  - (PL)022.2 - Proposed Rear Elevations
  - (PL)023.1 - Existing Side Elevations
  - (PL)023.2 - Proposed Side Elevations
- (PL)300 - Design Access Statement
  - (PL)303 - Fire Strategy Statement
  - (PL)350 - CIL Forms

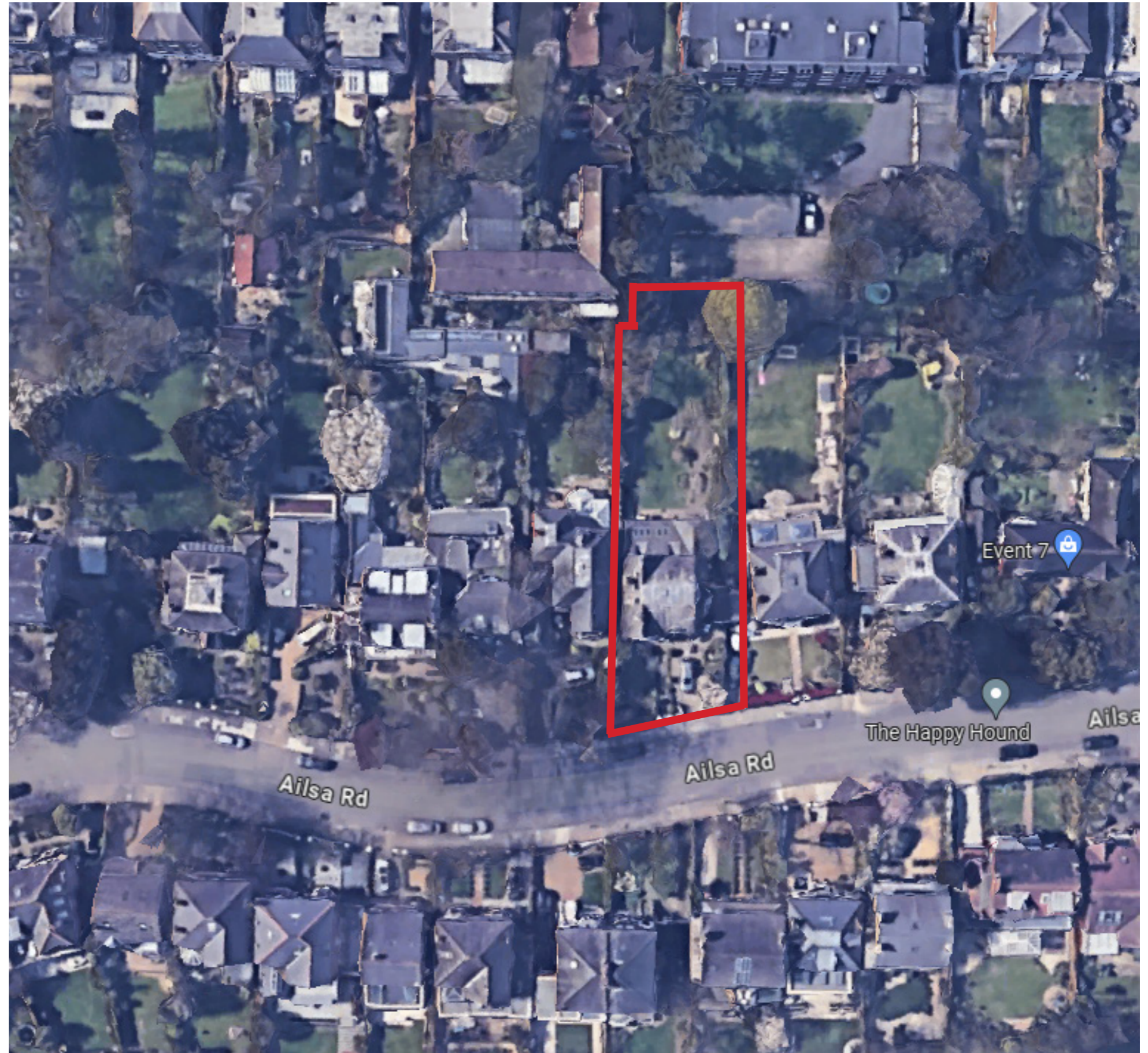


IMAGE 1: SCREENSHOT OF SITE TAKEN FROM GOOGLE MAPS (NOT TO SCALE)

## 2.0 - THE EXISTING



IMAGE 2: PHOTO OF THE FRONT OF 9 AILSA ROAD



IMAGE 3: PHOTO OF THE FRONT OF 11 AILSA ROAD



IMAGE 4: PHOTO OF THE FRONT OF 11 AILSA ROAD

## 2.1 - THE LOCATION / HERITAGE

The existing property 9 Ailsa Road is a detached property in St Margaret's. The area is predominantly detached and semi detached houses of a similar age and materials, however there are numerous variations in form and style, with most of the properties along the road having undergone extensions and alterations over time.

## 2.2 - PROPERTY INFO

The property has been extended over the years, but would benefit from repair and improvements in areas to bring the property up to modern standards and to ensure it is fit for purpose for the new owners.

- Property Listing:

The property is not listed.

- Article 4 Directions:

There is no article 4 direction restricting permitted development

- Flood Risk:

The property is in a flood risk zone 1, with a low probability of flooding.

- Conservation Area

The property is in St Margarets Conservation area.

- Building of Townscape Merit (BTM)

The property is a BTM.

## 2.3 - EXISTING DESIGN AND MATERIALS

The property is a brick, two storey plus loft detached house with pitched tiled roof. There is an existing two storey side outrigger, ground floor garage extension to the boundary with number 11 and a ground floor rear extension. The loft has been converted for use with the addition of rooflights.

The existing windows are white painted timber, with a number having a arched top with white arch lintels.

## 2.0 - THE EXISTING



IMAGE 5: PHOTO OF THE REAR OF 9 AILSA ROAD



IMAGE 6: PHOTO OF THE REAR GARDEN OF 9 AILSA ROAD

## 2.4 - SITE PLANNING HISTORY

### Application Site Planning History

There have been a number of applications for the site, which are recorded on the planning portal.

#### **9 Ailsa Road - New Garage [05/0221/HOT]**

A new garage (side extension) was granted permission in 2005.

#### **9 Ailsa Road - Demolition of existing garage and erection of new house [04/0780/FUL]**

A new garage (side extension) was granted permission in 2005. This has been the construction of 9A - the adjacent property.

#### **9 Ailsa Road - Ground Floor Rear Extension [03/0195/HOT]**

In 2003 permission was granted for a ground floor rear extension, which has been constructed.

### Relevant Local Planning Permission Precedents:

#### **11 Ailsa Road - Side double storey extension [21/1476/HOT]**

The property adjacent to 9 Ailsa Road, detached house 11 Ailsa Road has been extended to the side with a brick two storey side extension on the side of number 9.

### **Review of the Planning Precedent**

From review of local planning policy and the aforementioned local granted applications, what is being proposed at 9 Ailsa Road is appropriate in scale, form and materials. The proposals are sympathetic to the existing site and the materials and design are complimentary to the existing property.

## 3.0 - THE PROPOSED

### 3.1 - THE PROPOSED DESIGN & MATERIALS

We believe we are proposing sympathetic and wholly appropriate extensions which will significantly improve the quality of this residential dwelling, both aesthetically and also in terms of quality of living.

#### Front Elevation:

The existing front elevation is London Stock brick with a slate tiled pitched roof, and white windows. There is an existing two extension to the side of number 11 and well as a single storey garage.

The new two storey side extension will be constructed in materials and style to match the existing house. The front wall be constructed in stock brick, slate tiles to the roof and white painted timber windows which arch lintel detail to match the existing house. A garage will be maintained on ground floor levels, with new garage doors in style similar to the front door of the main house. The scheme aims to consider the St Margaret's conservations area and maintain the vernacular architecture, as was granted at the neighbouring property 11 Ailsa Road.

To comply with Richmond SPD the new extension will be set in 1.0m from the boundary, noting that the existing garage at ground floor level has been constructed to the boundary, and therefore the new extension will be an improvement (in terms of distance from the boundary and separation between the detached properties).

The new side extension will be set back from the front elevation to ensure the extension appears subservient to the main house.

The neighbouring property 11 Ailsa Avenue has recently had a side extension permitted and constructed which is similar in scale to what is being proposed at number 9.

#### Rear Elevation:

The rear elevation will see the addition of the side extension set back behind the main rear wall, with materials to match existing.

At roof level there will be the addition of a subservient traditional dormer, to enable the second floor space to be used as comfortable bedroom/home office space. The new dormer will be built with materials to match existing, (roof tiles, timber fascia details, timber framed painted traditional sash windows). The dormer will be deliberately set back from eaves and with windows aligning with windows below.

#### Side Elevations:

The new side wall to the side extension is to be constructed in stock brick, with a pitched slate tiled roof and white painted timber windows to match existing.

#### Windows

All windows will be white painted timber framed windows to match existing, including a number of arch white lintels to replicate details found on the main house.

#### Internal Remodelling:

There will be minor internal remodelling to accommodate the new extensions and bring the layout to modern standards of living.

#### Outbuilding

There is an existing dilapidated shed and timber patio to the end of the garden, these will be demolished to allow for the construction of a new outbuilding.

The new outbuilding will be constructed with timber arched windows to mirror the design of the windows of the main house and tie into the style of the main house. The outbuilding will be timber clad to visually sit back within the garden.

#### Amenity

The proposed works are limited to the side of the property where there are existing side extensions (to both number 9 and number 11 Ailsa Avenue) the proposed works will therefore not have a detrimental impact on neighbouring amenity.

## 3.3 - THE ACCESS

There will be no alterations to access to the site.

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+ DESIGN

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