

**HERITAGE STATEMENT
34 QUEENS ROAD TEDDINGTON
TW11 0LR**



FRONT VIEWS



REAR VIEWS

DESCRIPTION OF THE PROPOSAL

Approval is sought, by the owners of **34 Queens Road, Richmond upon Thames, TW11**, for the following: **Construction of part single/two storey rear extension (Resubmission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish.**

History

The property is a semi-detached house and it is considered as a Building of Townscape Merit in Teddington. As per the Building of town scape merit directory, the property is constructed in years since 1862-1894 and it is called as a pair of semi-detached Victorian houses with painted finish and traditional windows. The property is retained its original materials and details on the front with ornamental lintels and decorative work details. The property have extension at ground level.

Introduction:

The existing building is a two stories semi-detached house, generally as old as the surrounding dwellings. The front and rear elevation have render finish. Pitched roof and traditional windows are prominent features of the property. The property is considered a good quality dwelling house in a desirable residential area. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

Proposed Design:

The design involves erection of part single/part two storey rear extension. The proposed extension would create modern living accommodation. The proposal involves construction of a new single storey extension, have flat roofing system and would provide w/c, utility and an open plan kitchen/dining/living area with bi-folding doors onto the garden at ground floor level and bedroom at first floor level. The proposed extension will receive adequate light and have good outlook via large bi-folding doors and structural glazing.

Layout:

The remodeled part single/ part two stories extension seeks to offer high quality amenity space and maximize the natural daylight using additional fenestrations and roof lights.

Appearance:

The proposal has been designed carefully to improve the look of the rear elevation, whilst ensuring the scale is in keeping with the rest of the house. The only changes to the appearance are to the rear of the house, consisting of a proposed extension and detailing to match existing.

Access:

The proposal does not include changes to the house from the street. Vehicular access to the street and the house remains unchanged.

IMPACT OF THE PROPOSAL**Outlook and Amenity**

Considering adjacent extended properties, the proposed ground and first floor extension will have a minimal impact on either adjacent property at No.32 and 36 Queens Road as the extensions are part of the built scenario and would normally fall within the permitted development rights. Therefore, it is assumed that our proposal will not give cause for concern.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The heritage and design statement have demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, and proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favourably on this application.