

# Design & Access Statement

**Location: 75 Twickenham Road, Twickenham TW11  
8AL**

## **Proposed Development:**

**PROPOSED REAR DORMER LOFT EXTENSION, INTERNAL ALTERATIONS WITH  
VELUX WINDOWS AND FENESTRATION**

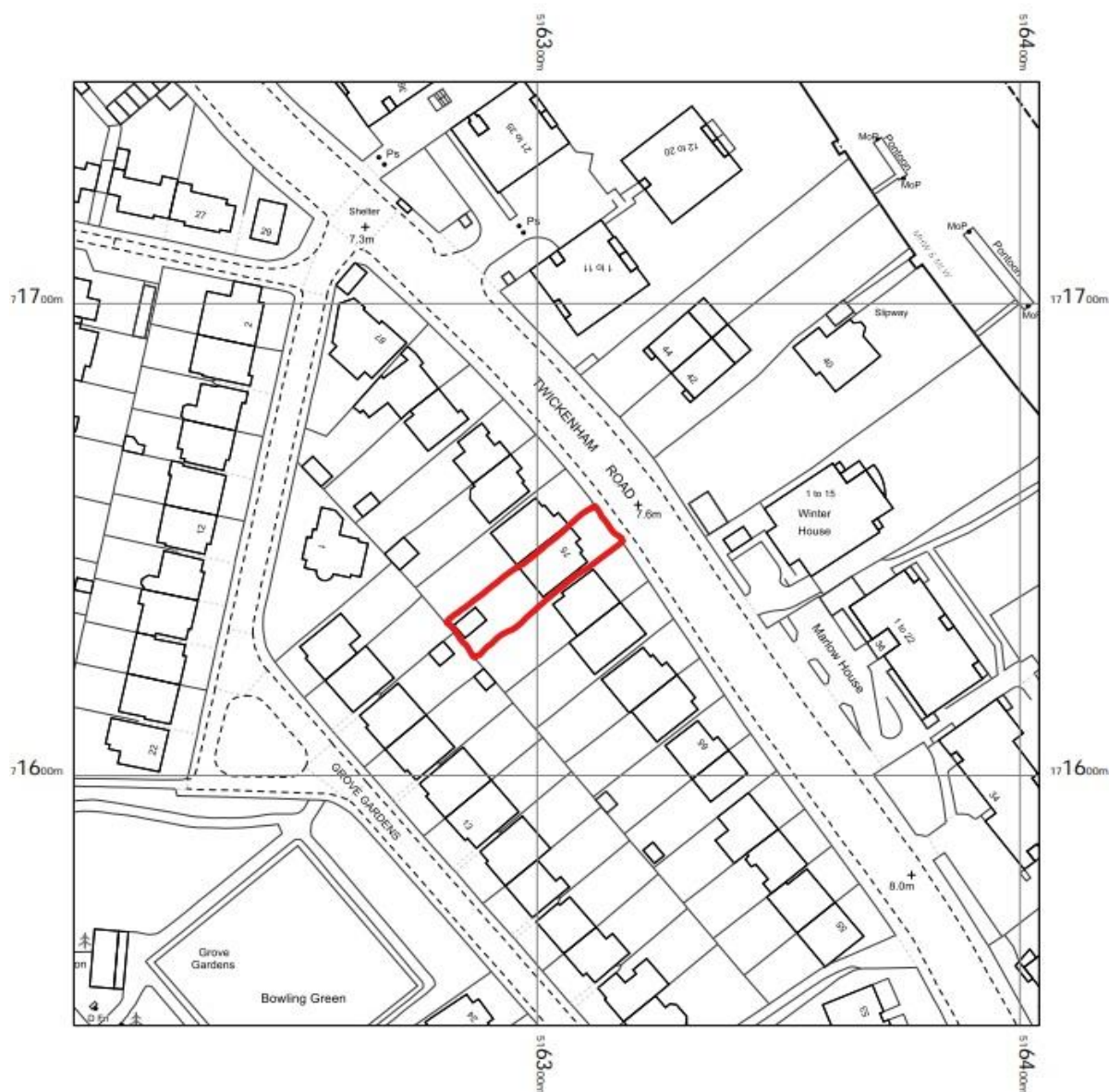
## **Ward:**

Teddington

# 1. Introduction

This document has been written to support the planning application for a proposed rear dormer loft extension. This document includes the design and access statement, and it explains in photographs, drawings and text, the proposals developed in terms of use, massing, layout, scale and appearance. In writing this statement and devising the proposals we have considered the site area, the physical and social characteristics of the surroundings and the relevant planning policies.

## 2. Location Map:



### **3. Background:**

75 Twickenham Road is located on a residential street. The property (No. 75) in question is a 2 storey semi-detached dwelling in a style similar to much of the street. The properties in the immediately surrounding area of No. 75 are of a similar type and construction with other developments in the area which are of a different style and type. The building is northeast facing in direction. The building has front and rear gardens with car parking to the front of the building. Twickenham Road is a wide highway which extends towards Twickenham, Richmond and Kingston.

Twickenham Road is characterised by a mixture of detached and semi-detached houses with other developments such as blocks of flats. It has strong architectural and physical cohesiveness to certain sections of the street. Many of the properties on Twickenham Road have undergone extensions and refurbishments over the years including a number of single storey extensions, loft conversions and basements.

### **4. Access:**

Access to the building is from the front and from the rear of the building via a side passage. There is off street parking, accessed from the highway.

### **5. Use:**

The current use of the building is as a single dwelling.

### **6. Amount:**

The proposed new loft conversion would be an additional 43.90m<sup>2</sup>. The proposed extension would have a Crown Top roof structure and this design is to create a feature that would mimic that of the main building and neighbouring property.

### **7. Residential Amenity:**

The proposed loft conversion will be located at the rear of the building. Owing to its scale, design, and location the added extension would not appear dominant or visually intrusive with regards to the adjoining properties. Currently there is an alleyway located to the side of both 75 Twickenham Road and 73 Twickenham Road. We believe there would be no undue loss of daylight or sunlight nor, would the proposed scheme result in any unreasonable level of overlooking with regards to the occupiers of the adjoining adjacent properties. The existing extension to number 77 Twickenham Road is of a similar scale.

The proposed use of the building would be for additional habitable space to the second floor. The proposed scheme we believe to not be out of character, nor is it considered to generate an untoward level of noise or disturbance.

We believe that the materials, design, scale and overall height of the extension would be acceptable. Subsequently we believe the architectural values of the area would be at the very least, be preserved. We believe the development would not have an unreasonable impact on neighbouring amenity.

## **8. Layout:**

The new layouts incorporate a new floor level which would be accessible from the existing first floor landing. The proposed scheme would allow for a more proportional living space.

## **9. Scale:**

The proposed extension will be located at the rear of the building. We believe the scale, design, and location the extension would not appear dominant or visually intrusive with regards to the adjoining properties. The proposed extension represents a marginal increase in size from the existing building. From the photos attached (see Site Photographs/ adjoining properties) you will notice that the adjoining properties have had extensions carried out in the past which are, of a similar scale than that of what the applicant proposes to carry out at number 75 Twickenham Road.

## **10. Landscaping:**

No trees will be removed. The proposed property will maintain the generous rear garden and mature trees. The front of the building and the landscaping will remain unchanged.

## **11. Design Aim:**

To improve quality standards of the inhabitants, we are proposing an extension of the living areas to the rear of the property. In terms of additional volume, the planning application seeks approval for the following works: - proposed rear dormer loft extension, internal alterations with velux windows and fenestration. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the surrounding area.

The proposals have been designed in such that, the effect on the rear elevation is minimal. The proposed extension will set back from both boundary's and therefore will have very little impact on the adjoining owners existing extensions. The extension will be set up from the eaves and down from the main ridge line. The style of the proposed extension is in a purposefully traditional style – Crown

Top roof which is seen as appropriate to a property such as this. All proposed alterations are designed to be in keeping with the original style of the property.

The existing structure was basic in its construction given its age and there are a number of issues with regards to defects to the existing materials. The building would have a new proposed 'Crown Top' roof construction to enhance the visual appearance at roof level to the existing structure. This Crown Top roof structure would extend towards the rear with hanging roof tiles to match the existing style and appearance and this design is to introduce a matching material to the scheme.

Within the context of the building and the size and scale of the proposed extension, we believe that this is of an acceptable scale. We believe the proposal is of an acceptable height, depth, scale and design and would not unduly dominate or detract from the character and the appearance of the host building. There are a number of similar developments within the locality and subsequently the development we believe would not appear out of character.

## **12. Windows and Doors:**

The proposed windows located to the rear dormer wall of the extension, would be of an aluminium finish. The proposed windows would consist of glazing with a white aluminium finish. The proposed Velux windows to the new roof structure, would be an aluminium finish.

## **13. External Elevations/ Materials:**

The proposed rear dormer extension would have hanging roof tiles to match the existing finish and this design is to introduce a matching material to the scheme. The proposed windows located to the rear dormer face would consist of a white aluminium finish and would match that of the existing in appearance.

## **14. Appearance:**

The design chosen was decided upon in order to keep a sympathetic appearance to previously approved schemes in the vicinity and prior planning permissions. The materials used will be sympathetic to the existing house and neighbouring constructions. The Residential Extension Guidelines were introduced to ensure that a balance is struck between protecting neighbours' interests, keeping a good quality and attractive street scene and meeting applicants' reasonable expectations for increased accommodation.

The proposed development reflects the Residential Extension Guidelines and minimises harm to neighbouring residents and future occupiers through high quality design.

The proposal dormer cheeks will be set in from the boundary and from the existing outer flank wall. The rear dormer face will be set up the rear elevation roof slope and will also be set down from the

ridge line so as not to cause additional harm to the adjoining neighbour. The height is considered acceptable as it would be set below the existing ridge line.

## **15. Transport:**

There are no changes proposed to the vehicular access to the site.

## **16. Sustainability:**

The proposed loft extension will meet current building regulations which will provide a significant improvement over the existing structure.

## **17. Ecology:**

The works will have no impact on ecology as the existing original dwelling house will remain untouched and soft landscaping will remain similar.

## **18. Summary:**

The existing roof structure is in a state of disrepair and the proposed development seeks to rectify this. The principle of development is entirely justified as the proposed extension, is an improvement over the existing structure and would enhance the architectural quality of the area. In light of the significant findings of this statement, we respectfully request that permission is granted.



19. Site Photographs:



Existing Front Elevation



Existing Rear Elevation

## 20. Site Photographs/Existing Street Scene:

Street Scene 1.



Street Scene 2.



Street Scene 3.





#### Street Scene 4.



### 21. Site Photographs/ Neighbouring Properties:

Photo indicating the depth, width, and mass of neighbouring property



Rear Elevation

**22. Proposed 3d Renders:**



Proposed Rear View



Proposed Rear View





Proposed Rear View



Proposed Rear/ Side View