

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

Proposed loft conversion with rear facing dormer window and front facing roof windows

at

22 Avenue Road Hampton TW12 2BE

Aug. '24



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The Proposal

The proposal is to construct a rear facing dormer window and front facing roof windows to provide additional habitable accommodation within the loft space.

The proposed flat roof rear facing dormer window has been set up from the eaves, down from the ridge and set in from the boundaries.

The dormer has been centrally located to maintain a sense of balance and consistency on the appearance of the rear elevations and the roofscape.

The proposed extension will be faced with materials to match the existing dwelling.

Conservation style roof windows are proposed on the front elevation, aligned with the first floor windows below.

The Site

22 Avenue Road is located within the Hampton Village Conservation Area.

Hampton Village conservation area is situated on the junction of the road from Sunbury to Kingston with the road north to Twickenham following the west boundary of Bushy Park. It adjoins Hampton Court Green (11) and Bushy Park (61) conservation areas to the East.

The area's Anglo-Saxon name, which means 'settlement on the bend of the river', dates the village and there are records of a ferry crossing here since Domesday.

The conservation area was originally designated to cover the heart of the old village of Hampton, in recognition of its special architectural and historic importance. It was extended to the west to include Station Road as far as Belgrade Road, an attractive tree lined street with strong village character, with a minor extension to the north. There were further extensions in 1991, which included the Waterworks land to west and north.

The conservation area is very much defined by its position on the Thames and the boundaries formed by the waterworks and Bushy Park.

Design Concept

The proposed rear facing dormer and front facing roof windows have been designed to replicate recent similar approvals on Avenue Road, in particular, no. 12 Avenue Road (23/1227/HOT) and no. 15 Avenue Road (22/0628/HOT) and

Impact

It is considered the proposed roof extensions will have minimal impact on the conservation area and will not detract from the character of the local area.