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DESIGN AND ACCESS STATEMENT

112 High Street – Hampton TW12 2ST

Proposed infill ground floor rear extension.

This Design and Access Statement is to be read in conjunction with the documents as follows:

- DWG no 2403/000 Location Plan
- DWG no 2403/100 Existing Site Plan
- DWG no 2403/101 Existing Ground & First Floor Plans
- DWG no 2403/102 Roof Plan
- DWG no 2403/103 Existing Elevations
- DWG no 2403/104 Existing Section A; Section B
- DWG no 2403/200 Proposed Site Plan
- DWG no 2403/201 Proposed Ground & First Floor Plans
- DWG no 2403/202 Proposed Roof Plan
- DWG no 2403/203 Proposed Elevations Section B
- DWG no 2403/204 Proposed Fire Strategy
- DWG no 2403/205 Existing and Proposed 3D

SITE DESCRIPTION

The property is a semi-detached house, constructed in the mid-19th century, showcases yellow stock brickwork adorned with red brick accents, topped by a natural slate roof. Positioned along Hampton High Street, in a conservation area, its front is shielded by a brick screen wall, while the rear offers views of the brick boundary wall bordering Bushy Park. With minimal alterations to its original structure, notable changes include the incorporation of a front-facing garage and a rear extension housing a ground floor dining room and a 1st floor bedroom.

PRESENT USE

At present the property is used as a dwelling.

PLANNING HISTORY

24/P0102/PREAPP. Proposed infill ground floor rear extension, proposed first-floor rear extension and proposed addition of a dormer to the existing loft area. Proposed widening of existing gate to front garage

13/4015/HOT – First floor rear extension including alterations to existing roof to ground floor to create mono pitched roof. (Permission Granted)

03/0999/CAC - Demolition Of Existing Garage (Permission Granted)

03/1000/HOT - Demolition Of Existing Garage And Erection Of New With Pitched Roof
(Permission Granted)

86/1395 - Alterations to existing wall and gate to form new improved enclosure. (Amended plan SJ H1 received on 13.11.86). (Granted Permission)

70/1139 - Erection of garage to replace existing. (Granted Permission)

PROPOSAL

We are proposing an infill ground floor rear extension, to be aligned with the current ground floor extension line.

These adjustments aim to enhance the property's functionality and space while respecting its architectural integrity.

Careful consideration will be given to ensure the new elements blend seamlessly with the existing structure, both in terms of design and materials. Our objective is to create additional living space that meets modern standards while maintaining harmony with the original building. The alterations will not be visible from the front elevation.

DESIGN

The proposed design for the rear ground floor extension seamlessly integrates with the existing structure to improve both the internal layout and connectivity to the exterior garden. By aligning with the current extension, the design streamlines the internal space and facilitates a smooth transition to the outdoor area through 2no sets of bi-folding doors. The incorporation of roof lights to the pitched roof section, floods the rooms with natural light, creating a bright ambience.

The proposed design is considering the Pre-Application advice aiming to cover and improve all crucial points raised in the report. The proposal has considered the house's surroundings and setting. The design of the proposed extension is of a modest and sensitive shape and scale.

ACCESS

No changes to existing access arrangements are expected, bicycle storage in the garage will be retained as existing.

IMPACT ON LOCAL TRAFFIC

The proposed development would not impact road safety, emergency access to the surrounding area or increase overspill of on-street parking in the close vicinity of the property.

EXISTING STREET SCENE

The existing street scene has several different developments. There are several properties with completed extensions. Examples of previously approved applications:

10/1357/HOT Single storey extension to the kitchen to form a breakfast room, involving demolition of a lean-to rear addition. (Permission Granted in 2010)

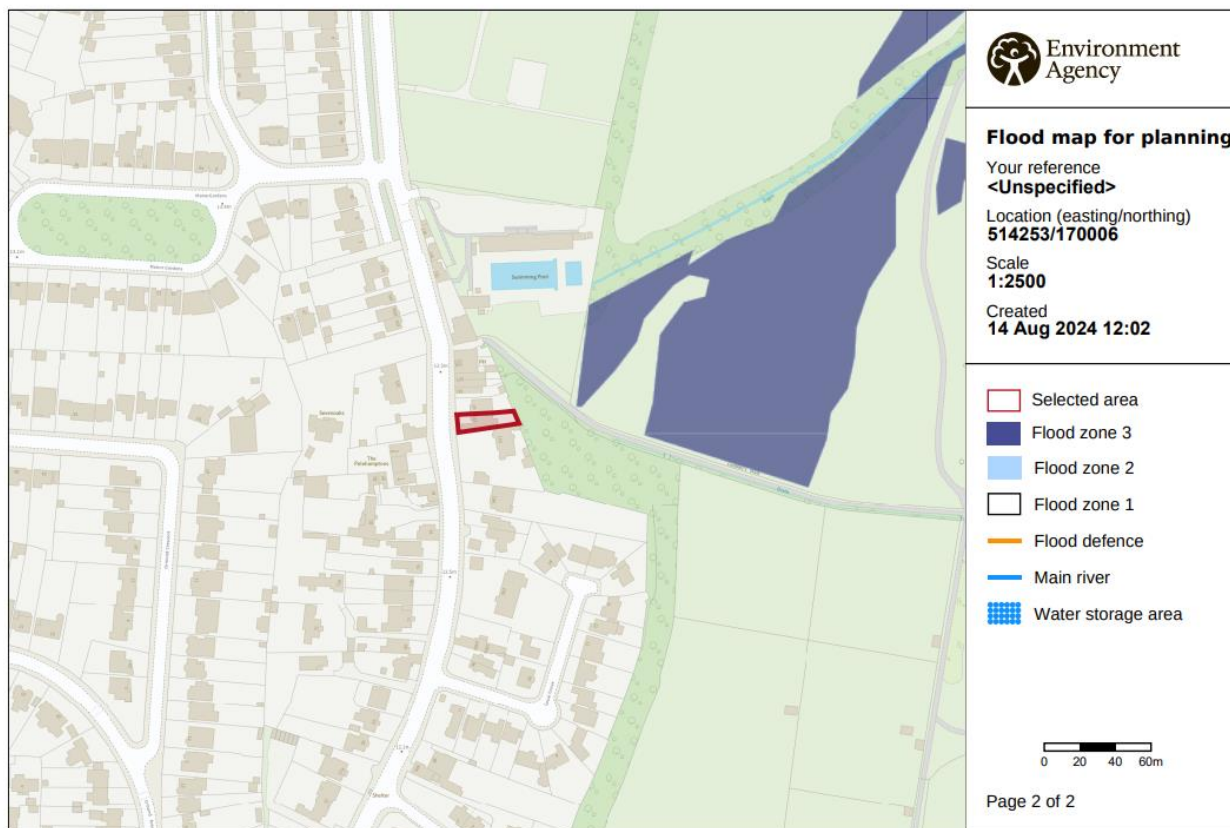
04/2502/HOT Erection of first floor rear extension (Permission Granted in 2004)

95/0370/FUL Ground And First Floor Extension To Property (Permission Granted in 1995)

The proposed development and its design will be subservient to the existing building and will consist of matching materials to be in harmony as part of the street scene.

FLOOD RISK

The property is in flood zone 1- A low risk of flooding area.



NEIGHBOURING AMENITY

We consider this proposed development will not result in harm to the amenity enjoyed by neighbouring properties.

CONCLUSION

We believe that the proposed development will not result in harm to the amenity of occupiers to neighbouring properties. The proposed alterations and extensions are carefully designed to maintain harmony with the existing house and neighbouring no 110, and the Heritage character of the Conservation Area. They are positioned and sized to ensure they do not disrupt the privacy or facilities of nearby houses, nor alter the aspect of the house facing Bushy Park. This statement underscores the comprehensive evaluation of the site, its planning context, and the surrounding Conservation Area and Heritage, demonstrating thorough consideration and assessment.