

Rose Line Properties Ltd.
8 Plough Lane, Teddington,
TW11 9BN

PLANNING STATEMENT

Site address: 8 Plough Lane, Teddington, TW11 9BN

Conservation Area: N/A

Ward: Teddington Ward

Application: Removal and reconstruction of existing rear masonry wall.

Site description: The property under application is a single storey storage unit with an internal mezzanine level located to the front area and over the point of access to the unit. The unit itself is located to the southern side Plough Lane which can be accessed via Field Lane. The front elevation comprises of double doors to offer suitable ingress and egress of the stored materials in conjunction with windows located to the ground and upper levels to provide internal natural light and ventilation. There is an existing opening to the rear of the property which faces onto the pedestrian access way serving the rear gardens to Springfield Road. The property has not been Listed nor has a Building of Townscape Merit been awarded to the unit. In addition, the property is not located with a Conservation area, but is sited within an Archaeological Priority Zone with historical industrial usage. An Article 4 Direction has been served on this property.

Planning History:

Planning Application Number: 23/2508/FUL; Proposal: Change of use of building into one-bedroomed dwellinghouse; Type: Full application Received: 13/09/2023; Decision Issued: 19/02/2024; Status: Refused Permisson 19/02/2023; Latest: Decision Issued

Planning Application Number: 22/2451/ES191; Proposal: Single unit with storage use; Type: Section 191 Cer Existing Lawful Use/Dev; Received: 05/08/2022; Decision Issued: 30/09/2022; Status: Refused Permisson 30/09/2022; Latest: Decision Issued

Planning Application Number: 22/2379/ES191; Proposal: Storage of building materials; Type: Section 191 Cer Existing Lawful Use/Dev; Received: 29/07/2022; Decision Issued: 08/08/2022; Status: Withdrawn by the Applicant 08/08/2022; Latest: Decision Issued

Planning Application Number: 20/1705/FUL; Proposal: Conversion of existing ancillary domestic storage to create one house (C3) with shared refuse and cycle storage area; Type: Full Application; Received: 22/06/2020; Decision Issued: 05/08/2021; Status: Written Off Never Validated 05/08/2021; Latest: Decision Issued

Planning Application Number: 19/2897/ES191; Proposal: Establish use of building as Use Class B1(c); Type: Section 191 Cert Existing Lawful Use/Dev; Application Received: 24/09/2019; Validated:

24/09/2019; Decision Issued: 15/11/2019; Status: Refused Permission 15/11/2019; Appeal Dismissed on 22/10/2020

The Application: This application seeks permission to dismantle and reconstruct existing rear elevation wall of the property.

Supporting Statement: Existing rear wall of a single brick width construction was of a poor condition with heavily weathered mortar joints and bricks themselves causing them to fall off which lead to serious risk of collapse and injury. Additionally the wall was heavily damaged by the ingrown vegetation of tree branches penetrating its weathered mortar joints and causing there expansion and damage. The existing wall seem to be constructed with a mixture of various yellow London stock bricks and it is proposed to rebuild the wall with its own demolition reclaimed bricks (where possible and of good quality) completed with bricks to match the existing. The new wall construction will be a 325mm wide cavity wall with 100mm inner skin blockwork, 125mm cavity and 100mm outer skin blockwork, meeting current Building Regulation standards and enhancing the property's own energy performance.

Supporting Drawing: See Existing and Proposed Drawing attached to this application.

Supporting Images:



Image 1. View onto the damaged wall from 13 Springfield Road, TW11 9AP garden.



Image 2. View onto the damaged wall from existing building site at 15 Springfield Road, TW11 9AP.



Image 3. Overview of the wall. Image taken from existing building site at 15 Springfield Road, TW11 9AP.



Image 4. Side view onto the wall from the shared alley prior to building works commencing at 15 Springfield Road, TW11 9AP.

Closing Statement: The works on the reconstruction of the wall have already started as there was a serious concern of the wall collapsing and causing serious threat of harm to people working internally and pedestrians on the other side. Leaving the structure without the rear wall and opened to the weather and access elements would cause further risk and that is why the decision was made to reconstruct the wall without further delay. We understand the impact of our decision but also would like to reassure that reconstructed wall will not only meet the current Building Regulation but will also be aesthetically pleasing for residents of Springfield Road.