



Unagru Architecture Urbanism

211_34 St Margarets Road

Design & Access Statement

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1. Introduction

- 1.1. This Design & Access Statement accompanies the planning drawing submission for 34 St Margarets Road, Twickenham.
- 1.2. The proposals is for an amendment of the Approved application 24/1084/HOT with additional external side insulation and the relocation of a Heat pump at the front garden of the property
- 1.3. This document demonstrates the compliance of the proposals with local and national planning policy.



2. Site and Context

- 2.1. 34 St Margaret's Road, sits on a residential street with a wide variety of different housing styles.
- 2.2. 34 St Margaret's Road is not part of a conservation area.
- 2.3. The proposal aims to have a positive impact on the surrounding context and provides a massing that is subordinate to the existing house and its neighbours.



Site and location plan

2. Site and Context

- 2.5. Similar houses locally have received planning approval for rear and dormer extensions at a similar scale as below.
- 2.6. The housing on surrounding streets comprises semi-detached properties and are wither post war or Victorian period properties.



Rear view bird eye view of St Margarets Roads

2. Site and Context

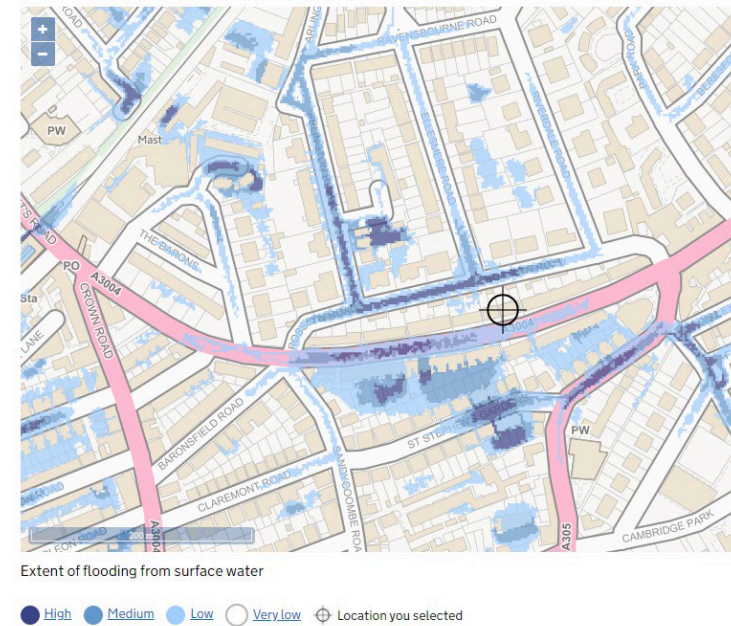
2.7. Topography: The site is located in a low flood risk zone for surface water, rated by the Environment Agency (EA) as having a low probability of flooding.

2.8. Main roads: The site sits on St Margaret's Road. There are no designated 'red routes' by Transport for London (TFL) within close proximity to the site.

2.9. Public transport: The PTAL rating of the site is 4, representing a good rating that can be achieved for public transport connectivity. The site is located within a 5-minute walk of St Margaret's train station which offers frequent connections to central London (south western railway).

2.10. Green space: The site is in close proximity to Marble Hill Park.

2.11. Heritage: Whilst the site itself is not within a conservation area it is within close proximity of both Twickenham Park and Cambridge Park Conservation Areas .



2. Planning Context

2.12. Local Planning History:

02/3419/HOT – Erection of rear extension, loft conversion and garage.
- Granted Permission

19/2718/HOT – Construction of single storey outbuilding to include home office, ancillary storage and secure, off street parking facilities.
- Granted Permission

20/1539/PDE – Single storey rear extension 4m in depth, 3.75m in height and 2.5m in height to eaves.
- Refused Permission

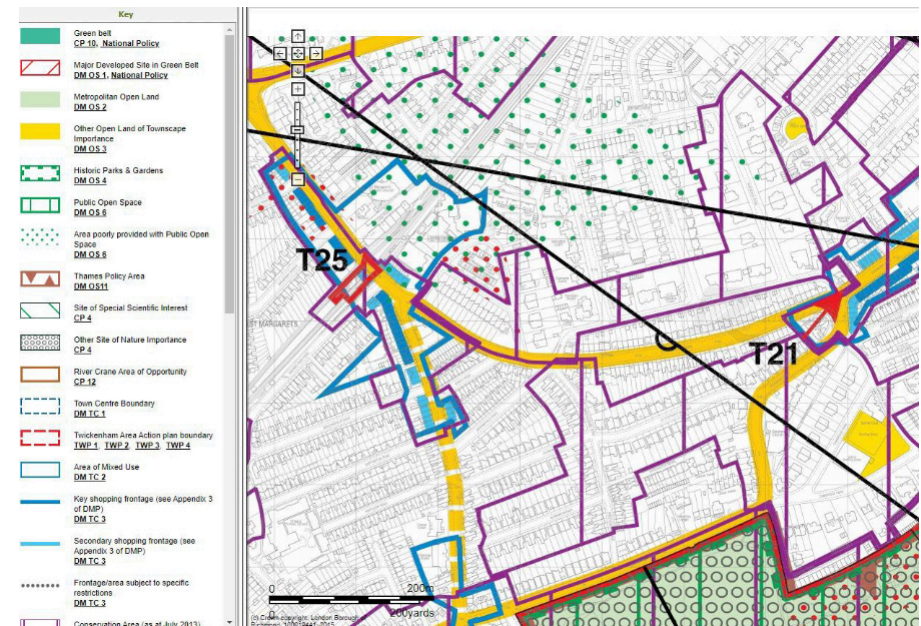
14/1128/PS192 – Erection of single storey rear extension.
- Granted Permission

16/2464/PS192 – Erection of single storey rear extension.
- Granted Permission

2. Planning Context

Planning Policy in Richmond Upon Thames .

- 2.13. The site is located within the administrative area of London Borough of Richmond upon Thames and the relevant development plan comprises the London Plan (2016), and the Core Strategy for Richmond (2009), together with the 'saved' policies of the LDF (2009), and adopted Supplementary Planning Guidance (SPGs). The following chapter is a summary of the most relevant policies and guidance documents. The councils Proposals map has no special designation for the site.
- 2.14. Principle of Development: The proposed design seeks to make a more efficient use of the existing site through the internal alterations to the existing dwelling and extension within the curtilage of 40 St Margarets Road.
- 2.15. Housing and Density: The proposal would provide an extended family home. The NPPF, London Plan, Core Strategy and Development Management Plan policies all strongly support the densification of existing residential sites to provide additional residential accommodation in areas with good accessibility to public transport.



2. Planning Context

Planning Policy in Richmond Upon Thames .

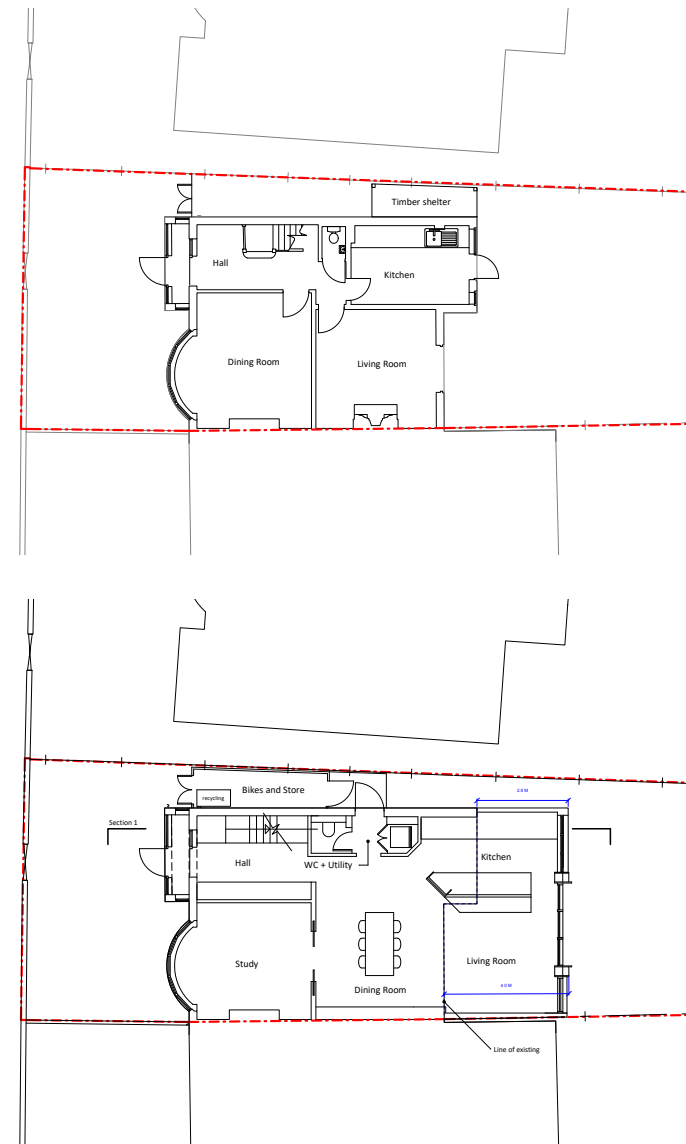
- 2.16. Design: In order to integrate with the suburban family homes character of the surrounding area and protect the amenity of neighbours, the positioning, layout, height, materials, detailing and landscaping of the proposal will be assessed to limit any potential impact on its local context. In particular the proposal will respect the existing heights of neighboring buildings. Therefore the proposal will be compliant with Core Strategy policies and The local Development Scheme, including the house extensions and external alterations SPD.
- 2.17. Transport and Planning: The proposal would not have an adverse impact on the local parking situation as no amendments to the number of spaces already available on the site is proposed. If required a Transport Assessment will be provided on the proposals merits in due course.
- 2.18. Sustainability: The proposal will be designed to have leading sustainability aspects. The proposal will therefore be compliant with the NPPF, London Plan Policy, and the Core Strategic Policies.

3. Use

- 3.1. The proposal maintains the current residential use.

4. Areas

- 4.1. The Approved proposed ground floor rear extension results in an additional area gain of 24m²
- 4.2. The New proposal does not add anymore space but consist of improving the overall energy performance of the house and decrease its impact on the planet.



Existing and Approved ground floor plans

5. Layout

5.1. The proposal retains the current street access and front elevation.

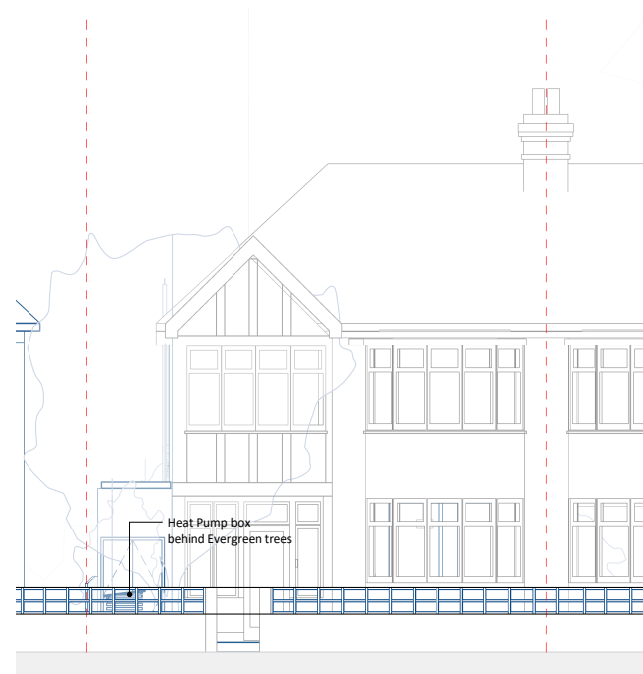
5.2. Approved application : The ground floor rear extension extends and allows for one large space. The layout has been designed to create connected spaces for cooking, eating and socialising.

5.3. The side elevation will have a 40mm rigid insulation and a white render finish. The existing and approved opening will remain the same.

5.4. The side path is currently too narrow to accommodate the heat pump. It is proposed to relocate it to the front garden. It will be covered by a slatted timber box and placed at the front left corner of the garden.



Proposed side elevation



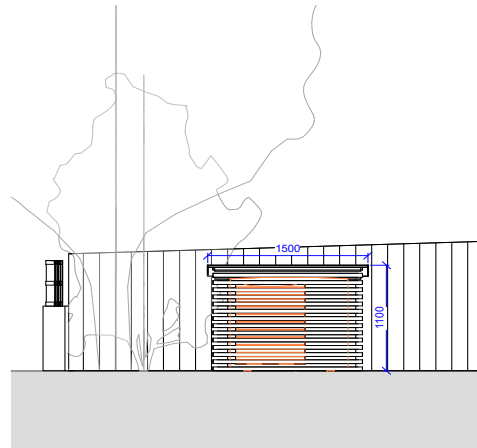
Proposed front elevation

6. Scale

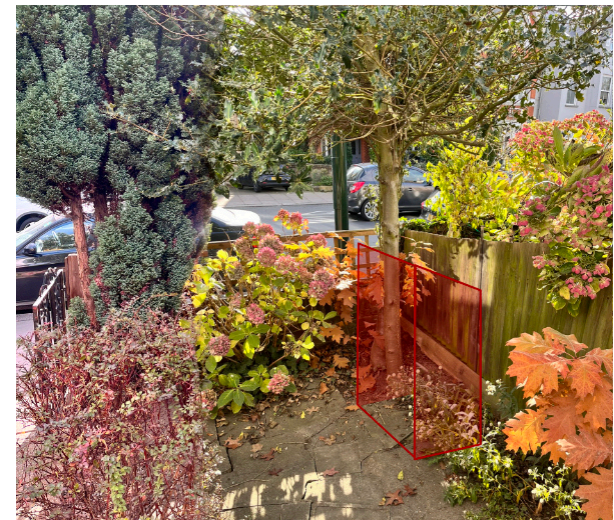
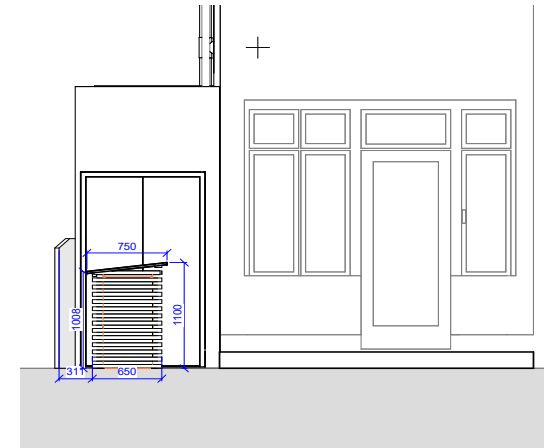
- 6.1. *Extensions to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.*

Approved Application :
 The rear single storey extension aligns with the existing neighbour's outrigger. The height provides internal ceiling heights to match existing levels. Therefore the extension compliments the existing tall character of its context.

- 6.2. Heat Pump :
 The heat pump will be covered by a box of 1100mm high maximum and within the height of the existing front fence. The footprint will be :
 W750mm x L1500mm



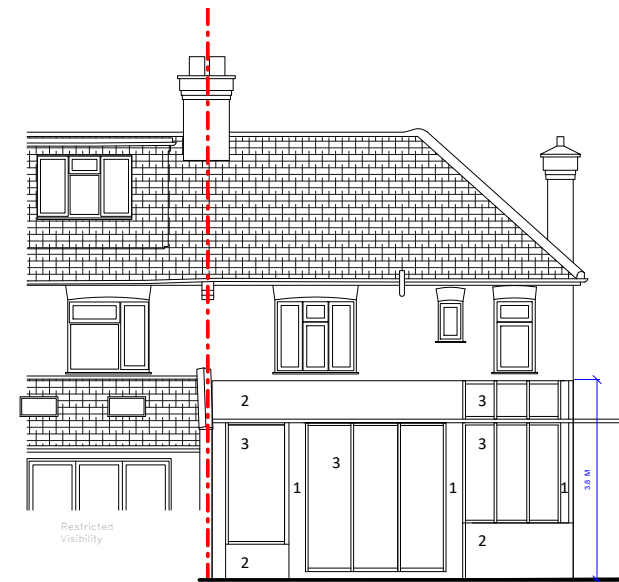
Proposed heat pump elevations



Proposed heat pump sketch position

8. Appearance

- 8.1. The ground floor extension is composed of natural elements of stone, wood and metal.
- 8.2. The use of columns and mullions helps to break down the mass horizontally and vertically.
- 8.3. Side Elevation :
The existing brick side elevation will be covered by an external insulation and white render finish from the ground floor to the underside of the eaves.
The side insulation is made to increase the overall energy performance of the house
- 8.4. The heat pump will be covered by a slatted timber box to keep it in harmony with the existing surrounding.
The box is place behind existing trees allowing to be hidden from the street.



Approved Rear Elevation

- 1 - Solid timber
- 2 - Natural render
- 3 - Glazing

9. Acoustic and Vibrations

9.1 The proposed heat pump will sit on anti vibration pads on the front garden floor. It is positioned away from the boundaries to not create any nuisance to the neighbours.

The street noise is currently higher than the heat pump itself and would therefore not affect the neighbourhood.

10. Sustainability

10.1 This amendment is made to increase the overall energy performance of the house but also to reduce the use of energy to heat the house.

With this, we are managing to be within the Area Weighted U-value regulation

10. Precedents



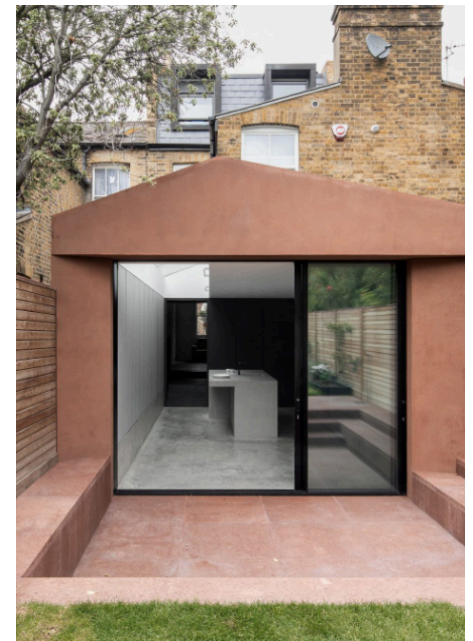
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Christian Brailey Architects



R2 Studio Architects



Al Jawad Pike

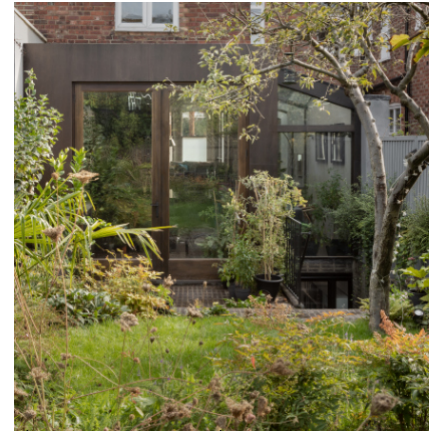
13. Featured Works



House for A Cellist, Islington



The Sponge, Queen's Park



The Sponge, Queen's Park



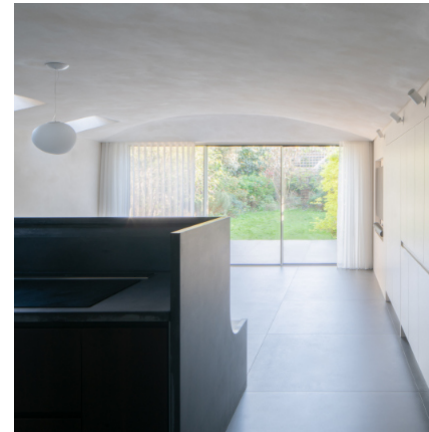
Bau House, Peckham



Spider, Bromley



Peckham Courtyard, Peckham



Vault House, Ealing



Peckham Glass Box, Peckham

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