



Design and Access/Heritage Statement for:

294 St Margarets Road
Twickenham
TW1 1PR

Introduction:

This statement has been prepared in support of a planning application for a ground floor rear elevation extension.

Site and Surroundings:

The property is a mid-terraced single dwelling house within the St Margarets Estate Conservation Area 19. It is not listed and is not a building of Townscape Merit.

Proposals:

Construct a single storey rear elevation extension. The extension would project 3m at the boundary with no.292 and 4.5m at the boundary with no.296. Walls in painted brick, as per existing rear elevation. A flat roof/rooflights would also be incorporated.

Access:

Access will be unaffected by the proposals.

Summary:

Section 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 states that special attention should be paid to the development of heritage assets and preserving or enhancing the character of a conservation area. The current design addresses these requirements for the following reasons:

- The proposals extension is subservient in scale to the host dwelling and respects the pattern of development in the surrounding area. Given it would not affect the street scene, there would be no negative impact on the character of the surrounding area. Materials and finishes would also ensure the proposals remain sympathetic to the host dwelling.
- The proposal will greatly improve the property with regards to its function as a family home. The structural alterations and remedial works will help preserve a heritage asset within the borough.
- Attention has been paid to ensuring the designs would not adversely affect the amenity use of adjacent properties.

E. Coleman
Director
Property Design and Draw Ltd
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