

## **Heritage Statement**

Project

6 Windsor Road, Teddington,  
TW11 0SF

Prepared by:  
Extension Architecture

Description:

**Demolition of the existing roof and construction of a new roof with a raised ridge line, including the addition of a dormer on the rear elevation**

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## 1.0 INTRODUCTION



1.1 This statement provides further background information supporting the Householder planning application on behalf of Mr. Tom Morell for the proposed demolition of the existing roof and erection of a new one with a raised ridge height of 450mm and a dormer on the rear side.

1.2 This statement will present the site in the context of planning policy of London Borough of Richmond upon Thames.

1.3 By assessing the site, its constraints, its situation, and context, this statement will demonstrate the suitability of the proposal and how it intersects with the local planning authority's policies and development management guidance.



Fig 1: Existing map view, where the red line denotes the site location

## 2.0 SITE CONTEXT



**2.0** No. 6 Windsor Road is located within the Teddington Lock Conservation Area, part of the "Royal Roads" neighborhood, and it contributes positively to the area.

**2.1** House styles and detailing in the area vary depending on their construction date. Common suburban features include brickwork, bay windows, decorated lintels, and design elements influenced by Victorian & contemporary styles.

**2.2** Many properties have small front gardens and larger rear gardens that have matured attractively over time.

**2.3** The property is a detached house, which includes 2 previous extensions.



## 2.0 SITE IMAGES





## **SITE CONSTRAINTS**

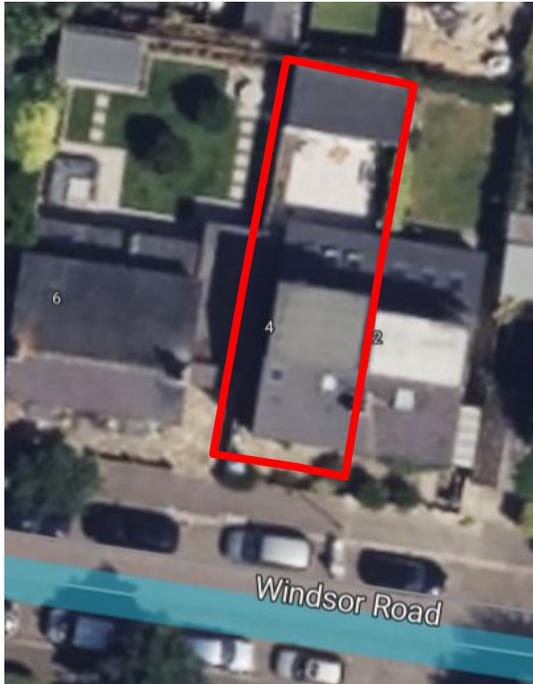
**2.4** Windsor Road comes under Teddington Lock Conservation Area; the proposed development would not result in any harm to the heritage of the main dwelling house.

**2.5** No damage would be caused to the public highway adjacent to the site during demolition and construction.

**2.6** The site doesn't contain any TPOs or protected greenspace.

**2.7** The site is located within flood zone 1, as defined by the Environment Agency. This reflects a low risk of flooding; however, some consideration has been given to propose methods to reduce flooding from rainwater run-off and improve permeability.

## 3.0 PRECEDENTS

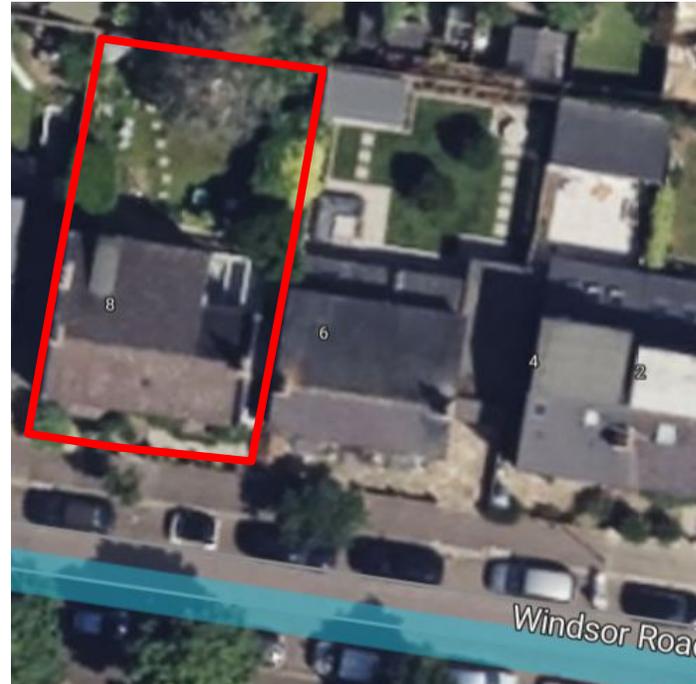


*4 Windsor Rd, London TW11 0SF*

Application No: 16/1030/PS192

Description: Loft conversion incorporating rear roof and outrigger dormer extension and three rooflights to front slope.

Approval Date: 13/05/2016



*8 Windsor Rd, London TW11 0SF*

Application No: 09/2824/PS192

Description: Proposed loft conversion with rear dormer and dormer over outrigger and two velux roof lights to the front.

Approval Date: 21/12/2009



*10 Windsor Rd, London TW11 0SF*

Application No: 16/3171/PS192

Description: Proposed loft conversion with dormer roof extension on rear roof slope and 2no. rooflights on front roof slope.

Approval Date: 07/12/2016

## **4.0 DESIGN DEVELOPMENT**



- 4.1** The proposed development is demolition of the existing roof and construction of a new roof with a raised ridge by 450mm.
- 4.2** The newly created space will accommodate a bedroom along with a walk-in wardrobe and a bathroom.
- 4.3** The proposed dormer will be set back from the side, ridge and eaves by minimum 200mm.
- 4.4** The proposed material of the roof and the dormer will be roof tiles to match the existing.
- 4.5** Three conservation-style skylights will be installed on the front slope of the roof, providing natural light to the space
- 4.6** The Loft Conversion is designed with a flat roof dormer a maximum internal height of 2.1 m.
- 4.7** The fire escape route for every floor will be maintained. Fire-rated doors will be provided where necessary. A detailed Fire Safety Strategy report has been included with the application.

## 5.0 DESIGN IMPACT



**5.1** The proposed development will have no impact of the neighbours' amenity in terms daylight, overlooking or noise disturbance.

**5.2** The newly created roof will align with the height of the neighboring property at No. 8 Windsor Road and will utilise materials consistent with the existing roof. As a result, it will have no adverse impact on the street scene.





## National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regards to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- *An economic role*
- *A social role*
- *An environmental role*

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then a local authorities must take the position of presuming that that an application must be given permission. This presumption in favour of sustainable development is therefore the core, fundamental base as from where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that a development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

### Requiring good design

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development. This due to the importance design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

"[LPAs should]...always seek to secure high quality design and a good standard amenity for all existing and future occupants of land and buildings."

## 6.0 CONCLUSION



**6.1** This statement seeks to demonstrate that the proposal at 6 Windsor Road is in accordance with national, regional, and local planning policies.

The proposal ensures that the character of the surrounding residential area is preserved and there is no impact on the neighbours' amenity.

It is therefore considered that planning permission should be granted.

\* As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans, and elevation visuals.