

HERITAGE AND DESIGN STATEMENT

35 Oldfield Road, Hampton TW12 2AJ



The property is located on Oldfield Road



Photograph of Front of house

35 Oldfield Road is part of a small group of similar Victorian dwellings with pitched roofs on the South side of Oldfield road. The buildings are generally in a good condition with a mixture of fairfaced and painted brickwork front facades, original details and timber framed sash windows. The roofs are predominantly slate tiled with brick parapets between each property. Number 35 has an angled front façade and an undercroft under its first floor level which provides access to the rear of other properties via an easement. The front of Number 35 is set back from its neighbour at No 37.

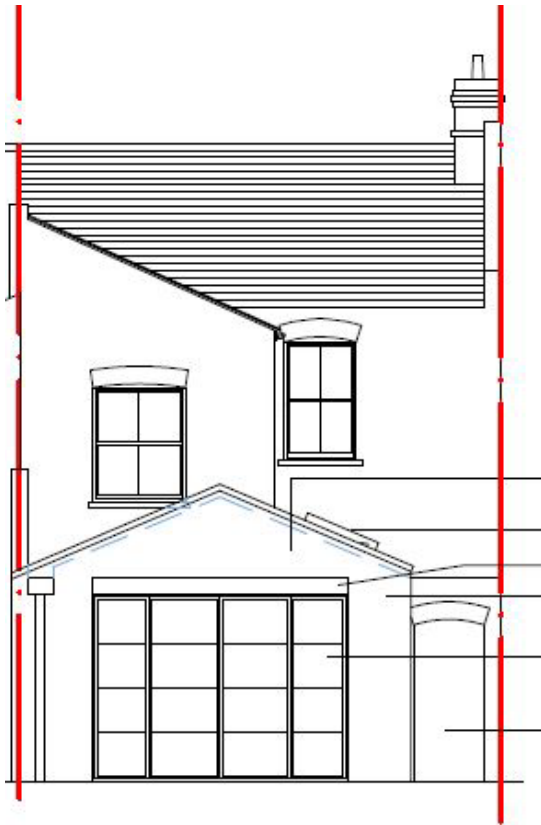
The property is located in the CA12 Hampton Village Conservation Area. The conservation area statement mentions Oldfield Road in the context of The Waterworks and Station Road and describes it as '*containing some delightful late 19th century houses with stucco features also found opposite Beaver Close. Interesting single storey War Memorial cottages stand in a key position on the bend of this road.*'

This statement accompanies a planning application for a ground floor side extension at the rear of the property to the side of the existing outrigger/rear extension.



Left: Image taken at the rear of the property. The proposed extension will extend to the side of the property (to the right of this photograph) and come to the same line at the rear as the existing rear extension.

PROPOSED DESIGN – USE, APPEARANCE AND SCALE



Left: Proposed Rear Elevation

The proposal is located at the rear of the property and as such not visible from the front of the property on Oldfield Road. The impact on the nature of the conservation area is therefore limited to the rear.

There are a variety of rear extension types at Oldfield Road. Our proposed side extension does not extend beyond the current rear line of the ground floor outrigger but the relatively modest addition will allow a larger kitchen/family space.

The proposal will alter the existing rear extension so that the new pitched roof side extension creates one design solution with a pitched gable at the rear.

Materials

The proposed ground floor extension will be in brickwork to match the existing brickwork at the rear. A red brick soldier course above the aluminium framed doors will tie in with the locality and add character.

The proposed extension will have a slate roof like the main house and velux roof windows will allow light deep into the kitchen space.

A parapet to the rear gable will keep the roof edge hidden.

ACCESS

Access to the property at the front will remain unchanged.

FLOOD RISK

The property is located in flood zone 1 with a low probability of flooding. A flood risk assessment has therefore not been carried out.

CONCLUSION

The proposed side extension at the rear has been designed to give this family home more usable space.

We believe that the proposed extension is in keeping with similar extensions locally and therefore have no negative impact on the character of the conservation area.

PLACE Architecture and Design Limited

NOVEMBER 2024

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
513313/169692

Created
17 Oct 2024 15:17

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>


Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
513313/169692

Scale
1:2500

Created
17 Oct 2024 15:17

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

