

**DESIGN STATEMENT**

**IN SUPPORT OF A PROPOSED  
EXTENSION**

**TO**

**196 LYNDHURST AVENUE TWICKENHAM TW2 6BT**

27.11.24

**TIM BRENNAN ARCHITECTS**

## INTRODUCTION

This design statement is made in support of a proposal for a part ground floor and part 1<sup>st</sup> floor rear extension to a semi-detached house at the above address. Also proposed is to infill a valley to the roof of the main house created by an earlier extension.

## BUILT CONTEXT

No.196 is an early 20<sup>th</sup>C semi-detached house in a traditional Arts and Crafts influenced style for that time. It has rendered external walls with a brick plinth and pitched tiled roofs with a cat slide roof on the front elevation. There are large existing bedroom and bathroom windows in the flank wall facing No.194. The rear garden to No.196 extends to about 23m in length as do the gardens to Waverley Avenue which back on to the houses on Lyndhurst Avenue. There is therefore approx. 46m between rear elevations.

The rear elevations of Lyndhurst Gardens face North-north-east and so receive sun only early in the day.

The nearby houses on the street are also almost entirely semi-detached houses and share the same style and materials of that era but appear to be individually designed and so differ in form, scale and detail. The result is a pleasing streetscape combining unity of design and materials with variety of form. Aerial views, however, show that most of the houses have been extended considerably to the side and rear with a multitude of different extension forms and depths. Most of them are full width to the rear and have infilled the space between the side of the houses and the boundaries with their neighbours with single storey extensions. These do not detract from the streetscape or affect the appearance of a street of semi-detached houses.

No.196 has previously been extended with a conservatory on the rear in 2004 (ref:04/1774/HOT), and a conglomeration of side extensions and outbuildings consisting of a car port, a garage, workshop (possibly the original garage) and storage sheds against the boundary with neighbouring No.194.

The conservatory is approximately 4.1m deep when measured from the original rear wall of the house. The side extensions infill the space between the flank wall of No.196 and the boundary with No.194 and are approximately 20.2m in length.

No.198 is attached to No.196, and is a mirror image when viewed from the street. It has also been extended to the side and rear in the past with a 1<sup>st</sup> floor infill side extension in 1985 and two single storey rear and side extensions in 1988. The rear extension is approximately 2.6m away from the boundary with No.196 and extends approximately 5.5m to the rear measured from the original rear wall of the house.

No.194 is detached from No.196 with a 5.3m gap between them, and the boundary between the two houses centred on the gap. No.194 has also been extended in the past with a single storey flat roofed side extension infilling the space between the side wall of the house and the boundary with No.196. The extension is approximately 15.1m long when measured from the front wall of the original house.

There is therefore a considerable history of side and rear extensions in the street as a whole and, in particular, to Nos. 194, 196 and 198. As a result of the earlier existing extensions to Nos. 194 and 196, along their shared boundary, any single storey development by No.196 on this boundary will have no discernable effect on the daylight or amenity of No.194.

The existing rear extension to No.198 is not full width of the house and therefore has a window close to the boundary with No.196. As can be seen on the survey plans submitted with the application, however, the existing conservatory extension already overshadows this window and cuts across the 45 degree line drawn in plan from the centre of this window.

## PLANNING CONTEXT

No.194 Lyndhurst Avenue  
Single Storey Side/rear Extension.  
**Granted Permission 27/11/1989**

[89/2193/FUL](#)

Erection of a conservatory.  
**Granted Permission 13/07/2004**

[04/1537/HOT](#)

No.196 Lyndhurst Avenue

[06/3650/HOT](#)

Installation of domestic wind turbine on rear elevation at a height of 4.8m above ground level.  
**Granted Permission 12/01/2007**

[04/1774/HOT](#)

Erection Of UPVC Rear Conservatory.

**Granted Permission 04/08/2004**

[No.198 Lyndhurst Avenue](#)

[88/0935](#)

Erection of two single storey rear extensions to form kitchen and extended garage and alterations t...

**Granted Permission 20/05/1988**

[85/0140](#)

Erection of a first floor side extension. (Drawing No. 85/198-LA A received 15.4.85 and amended 16...

**Granted Permission 23/05/1985**

## THE PROPOSAL

The proposal is to demolish the existing conservatory extension and conglomeration of mismatched and outdated side extensions and outbuildings, and to construct a new single extension to provide contemporary living and working space over a similar footprint to the rear and side of No.196, thereby creating a much more functional, useable and energy efficient set of living spaces.

A further part of the proposal is to raise the roof level of the existing 1<sup>st</sup> floor gable on the rear of the main house. At the moment the roof space is inaccessible but raising it a relatively small amount would provide further useable internal space.

The final element of the proposal is to infill the roof valley on the side of the main house roof, created by what appears to be an earlier hipped roof extension, to simplify the roof profile and create more loft storage space.

## THE REAR + SIDE EXTENSION

The proposed extension would combine a series of rambling existing spaces, some habitable, some not, into a new set of contemporary living and working spaces, built to current standards and designed to maximise the efficient use of internal space, maximise daylight in the rear of the house and provide greatly improved access to the back garden. It has also been designed to broadly follow the footprint and height of the existing extensions to minimize any impact on the adjacent neighbours or on the streetscape.

The rear part of the extension would extend full width of the house as existing, replacing glazed conservatory and flat roofed extension adjacent to the boundary with No.198. The proposed extension would also be flat roofed and extend 1.45m further than the existing conservatory. The proposed flat roof over this and the side extension will unify the spaces and replace an unsightly conglomeration of differing roof forms and materials that currently exist.

The side part of the proposed extension would be the same width as the existing extensions but shorter along the boundary with No.194 by 2m, thereby reducing the depth by which it extends beyond the extension to No.194 as existing, with a consequent improvement on the outlook for No.194. The flat roof will continue over the majority of this area but with a pitched roof form over the new home office to match the existing roof form over the existing workshop/garage. This will create a different and interesting internal space for the work area whilst also reflecting what appears to be an original part of the house. The existing gable wall feature will also be retained at the front of the garage.

A new car port to replace the existing is the final element of the side extension. It will be a simple metal framed structure with clear polycarbonate roof on the same footprint and to the same height as the existing.

At 1<sup>st</sup> floor level the proposal is to raise the roof level of the existing 1<sup>st</sup> floor gable on the rear of the main house by 1.74m. This will create useful additional internal floor area for the main bedroom with minimal alteration to the appearance of the house. This part of the house is well away from the boundaries with the neighbours and will therefore have no effect on them. The raised roof ridge will still be significantly lower than the roof of the main house and so will not dominate the existing house. The gabled roof profile will complement the existing forms of the house and mediate between the new rear extensions and the original form of the house. This group of pitched roofs and gables of the main house, 1<sup>st</sup> floor extension and rear home office extension creates a pleasing composition of forms appropriate to the original house and visually breaks up the mass of the overall proposal.

Replacing the existing extensions and outbuildings with a new extension on broadly the same footprint the proposed building would therefore greatly improve the appearance, function and environmental performance of the house as a whole, whilst having minimal impact on the neighbours or the streetscape.

## THE ROOF INFILL

The proposal is to infill the roof valley on the side of the main house roof in order to simplify the roof profile and create more loft storage space.

The existing double hipped roof on the flank wall of the house, created by what appears to be an earlier roof extension, is a slightly incongruous roof form on the existing house. The proposal will simplify this form, making it look more in keeping with the original house and more appropriate to the streetscape.

## DAYLIGHT

### No.194

As both Nos 194 and 196 already have extensive existing extensions and outbuildings along the joint boundary between the two properties the proposed extension to No.196 will have no detrimental effect on the daylight of no.194. In fact, by reducing the depth of the side buildings to No.196 the outlook from No.194 will be improved.

### No.198

The proposed rear extension on the boundary with No.198 will extend a further 1.74m than the existing conservatory. Although this cuts across the 45 degree line drawn in plan from the centre of the adjacent window in the rear elevation of No.198 this, as described earlier, is already the case with the current conservatory. The new proposal would, therefore, have no further detrimental effect on the outlook or daylight to No.198 than existing.

As shown on the rear elevation, drwg. 196LA:P.03A, The height of the flank wall to the proposed extension on the boundary will also be limited to remain below the 45 degree line in elevation from the adjacent window by stepping the profile of the parapet. This will ensure there is no effect on the daylight of No.198 from this angle

The raised roof ridge proposed at 1<sup>st</sup> floor level is well away from the boundaries with both No.194 and No.198 and will have no effect on its daylight or outlook.

The depth, height and form of the proposed extensions have therefore been carefully considered to ensure that there is no detrimental effect on the daylight or sunlight of the neighbouring houses.

## BUILT FORM

The overall height and form of the proposed extensions will not dominate the existing house. Ground floor extensions are generally considered not to be detrimental to the appearance of the original house, and the proposed 1<sup>st</sup> floor extension, as described earlier, will create a pleasing composition as part of the overall design. It will not dominate, will be well below the level of the main roof and will only extend across half the width of the house.

The original form, appearance and rear wall line of the original house can therefore still be clearly perceived.

## MATERIALS

The extension would be constructed in materials to match or complement the existing house. The external walls will be painted render, the pitched roof in red profiled roof tiles to match the existing.

The glazed rear doors at ground floor level will have powder coated aluminium frames.

The large glazed doors will increase daylighting levels inside the house, with consequent improvements to the health and wellbeing of the occupants, and will also greatly improve access to the garden.

## FLOOD RISK

The Environment Agency states that the flood risks are:

Surface Water : Low risk

Rivers and the sea: Very low risk

Groundwater: Unlikely in this area

Reservoirs: Unlikely in this area.

## **CONCLUSION**

In conclusion the proposed revised design will:

- By it's design will replace ugly, outdated and partially derelict accretions to the main house and considerably improve the function, environmental performance and appearance the house.
- By it's layout, depth, height and form will have no, or minimal, impact on the outlook, daylight or amenity of the neighbouring houses.
- Harmonise with the appearance of the house and the street
- Not be overbearing on, or out of scale with, the original house
- Improve daylighting levels in the rear of the house and access to the garden without any detrimental effect on the neighbouring houses.
- Improve and increase the accommodation within the house
- Have no effect on the streetscape

We therefore respectfully request the proposed revision to the design be approved.

**TIM BRENNAN ARCHITECTS**

27.11.24