



Proposal for a replacement side extension and minor modifications to the main house including terrace alterations and fenestration alterations to the side and rear.

Design & Access Statement

21 The Avenue,
Twickenham
TW1 1QP

November 2024

Contents

1. Introduction

2. Assessment of the site and the area

- a. Conservation Area
- b. Building of Townscape Merit
- c. Site History
- d. Planning History

3. Development of the Design

- a. Use
- b. Design
- c. Amount/Layout
- d. Appearance and Materials
- e. Access
- f. Landscape
- g. Impact on Heritage Asset - Conservation Area
- h. Impact on Heritage Asset - Building of Townscape Merit

4. Conclusion

5. Drawings

1. Introduction

This document outlines the proposed works to 21 The Avenue, which includes a replacement side extension and minor modifications to the main house including terrace alterations and fenestration alterations to the side and rear.

The existing building is a large three-storey plus cellar and loft, detached family home in the St. Margaret's Estate Conservation Area No. 19. The building is designated as a Building of Townscape Merit (BTM)

2. Assessment of the site and the area



Fig 01: Aerial view of the area - plot highlighted in red

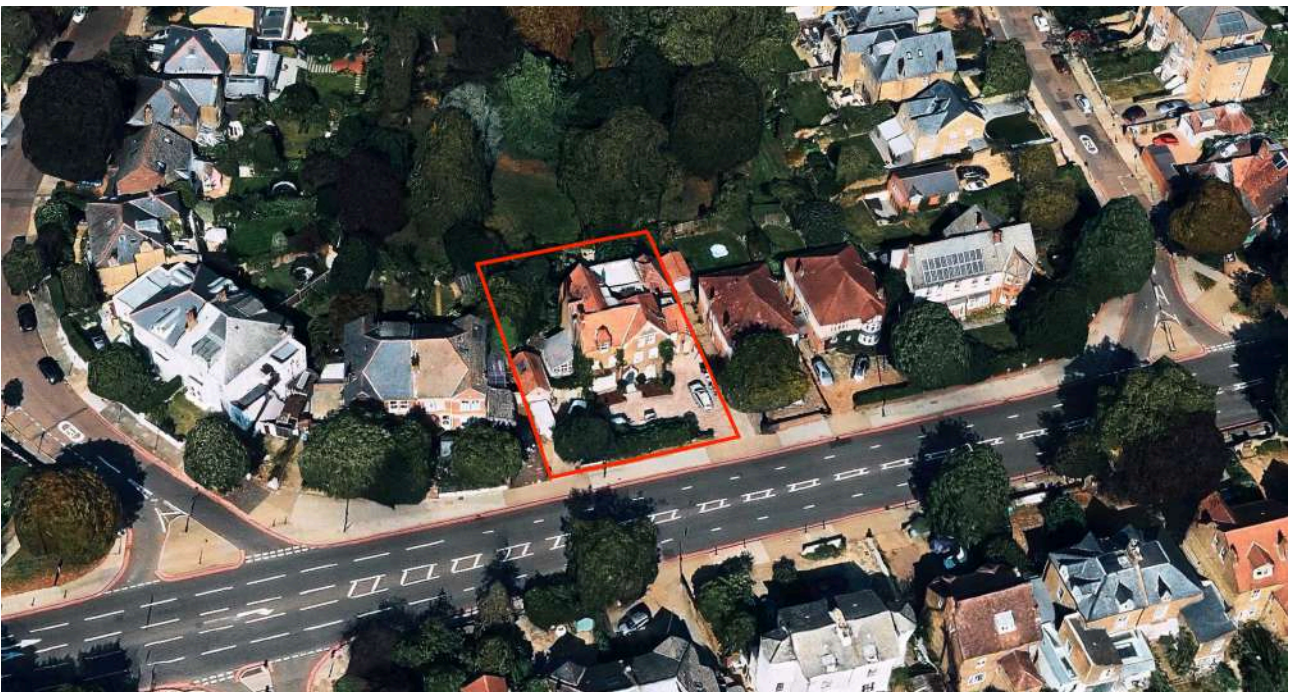


Fig 02: Bird view of the area - plot highlighted in red

Most of the properties in the area are Buildings of Townscape Merit, from different eras, generating a mix of styles and dimensions. The plot faces the busy A316, connecting Twickenham and St. Margaret's to Richmond, through Twickenham Bridge. 21 The Avenue is one of the properties surrounding the Trust Grounds private estate, to which each of the houses along its perimeter have direct access, through gates in their rear gardens.

a. Conservation Area

The St. Margaret's Estate Conservation Area n.19 was designated in 1971 and is situated to the west of Twickenham Bridge and straddles the Chertsey Road. It adjoins Richmond Riverside and Old Deer Park conservation areas to the East. The area comprising the residential estate was developed from 1854 following the advent of the railway in the early 1850s.



Fig 03: St. Margaret's Conservation Area. Extract image from the Conservation Area Management Plan. Plot highlighted in red

A variety of styles are represented with many detached two storey houses with intricate brick and stucco details. The majority of the estate was designated by the London Borough of Hounslow as the Old Isleworth Conservation Area. Borough boundary changes in 1994 have brought the entire estate within the London Borough of Richmond upon Thames, also including the grounds of Gordon House and industrial sites adjacent to the River Crane.

The area was extended in 1988 to include buildings in Heathcote Road, The Avenue, St. Margaret's Road and Netherpton Road.

Its distinctive character derives from the way in which the area was developed as a single estate in the park of St Margaret's House (now demolished). The land was bought by the Conservative Land Society in 1854 and developed along early garden suburb lines making 'material advantage' of the old park, with plots grouped around three private 'pleasure gardens'. Plot sizes were established as sufficient to qualify owners to vote but frequently

exceed this minimum requirement. The sense of spaciousness is quite evident with the gaps between each house having a particular significance to the entire group, allowing glimpses of the gardens behind the houses.

b. Building of Townscape Merit

The existing house is a 19th Century detached Victorian dwelling with three stories plus a basement and loft space. Extensions to the rear and the sides have been added in the time, as well as a detached garage structure. The rear garden has a generous paved area, connected to the house via stone and timber steps.

The front boundary has a mid-level brick wall with brick piers creating a carriage drive. The driveway allows for off-street parking and is laid with gravel.

Some of the poor modern architectural details noted at the house include:

- Poor quality modern pergola / terrace structure to the rear, made with metal posts and railings, creating a rear porch at ground floor level and a terrace at first floor level

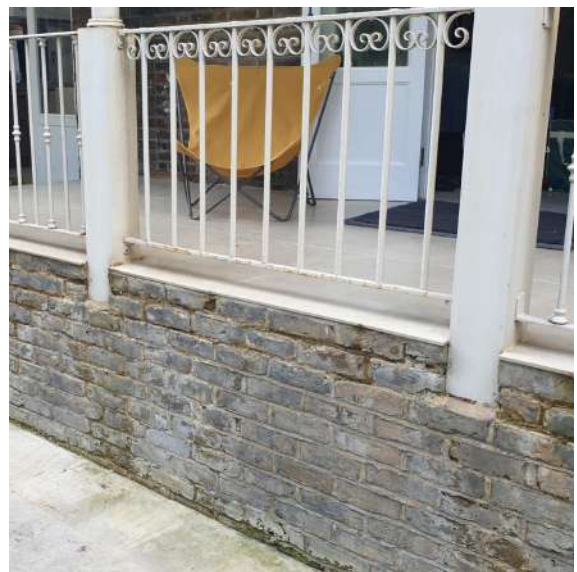


Fig 04, 05, 06: Rear pergola structure details



Fig 07, 08: First Floor rear terrace details

- Metal railing and timber steps connecting the rear garden to the small patio in front of the bay structure



Fig 09, 10: Side patio steps and railing details

- Small extension to the west side made in bricks, timber roof and single glazed windows



Fig 11, 12: Side extension details

c. Site History

The property is located within the St Margaret's Estate Trust Grounds. The area comprising the residential estate (trust grounds) was developed from 1854 following the advent of the railway in the early 1850s.

The St. Margaret's Trust Grounds are a well-known development of mainly detached and semi detached houses and gardens between the A316 the River Thames and St Margarets Road distinguished principally by the shared landscaped grounds accessed from the back gardens. 21 The Avenue is one such house.

A large percentage of the houses are Buildings of Townscape Merit, including 21 The Avenue, as indicated in the section above.

The 1847 map below shows the site before development of the estate. Twickenham Park extended beyond the railway to Ravensbourne Road. Internal roads were non-existent while St. Margaret's Road was present, running alongside the park.

Francis Kilmorey, who bought the estate in 1851, was the last owner before selling it to the Conservative Land Society in 1854. Francis demolished St. Margaret's House built by Lord Ailsa. In its place he built a larger building, The Royal Naval School for girls. Destroyed by bombs in 1940.

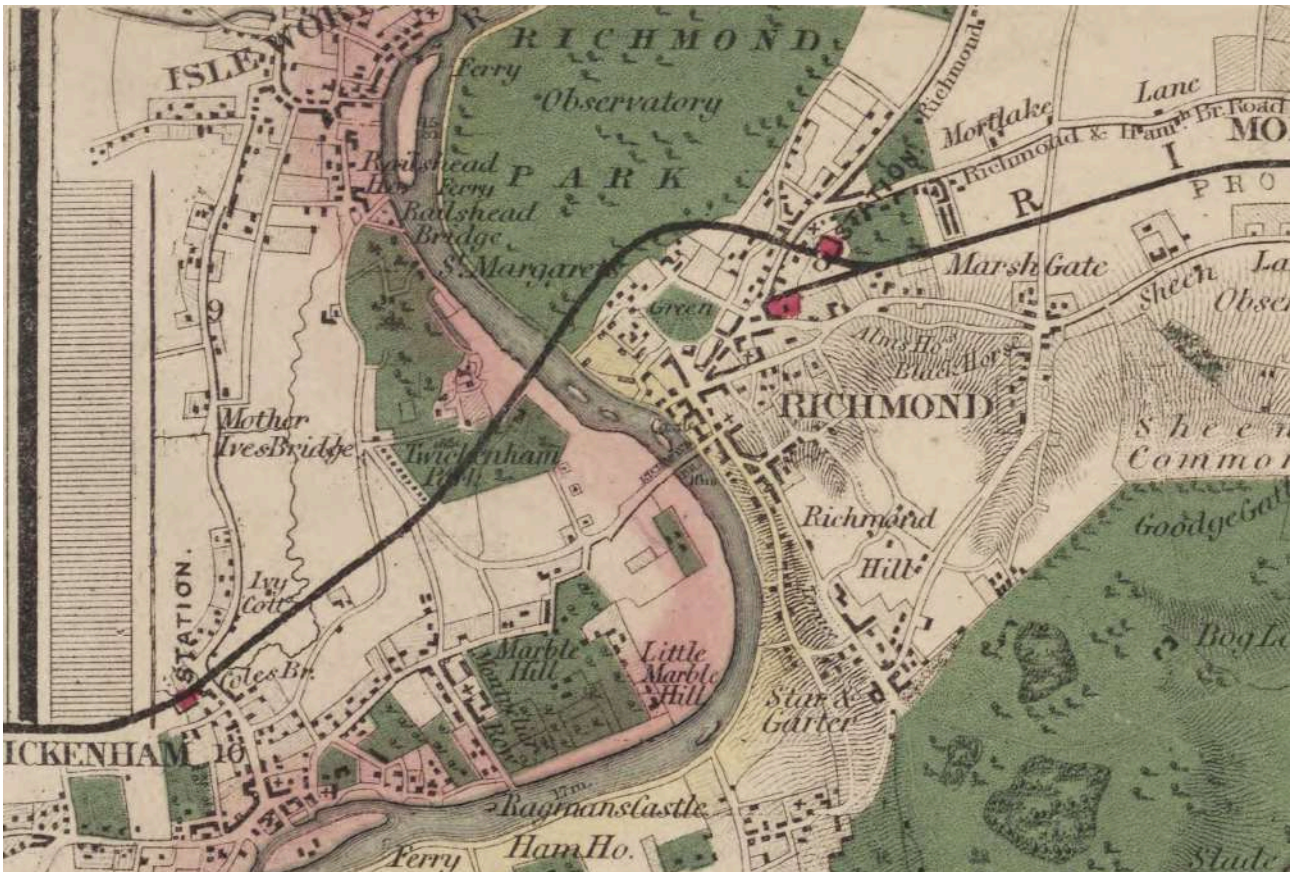


Fig 13: London and its Environs - 1847, Harvard University, Harvard Map Collection

St. Margaret Pleasure Ground

The residential estate was established in 1854 in the grounds of St Margaret's House, which has since been demolished. The Conservative Land Society developed three private 'pleasure gardens'. The plots were made large enough to allow the owners to vote.



Fig 14: An artist's illustration of the imagined St. Margaret's Estate, Orleans House Gallery.

As depicted in the concept plan below from 1854, showcasing plot divisions, the site was broken into individual plots conceptually. The plots were proposed as a mix of detached and semi-detached houses.

A few buyers acquired multiple plots, driven by aspirations of property development or speculative land investments. This includes 21 The Avenue, indicated in red below:



Fig 15: Plan of the proposed Estate with the prices inscribed on each lot (Application site indicated in red)

On the 1898 map, the early architectural landscape begins to take shape, with the emergence of initial buildings on the landscape. 21 The Avenue's plot was already defined, Although the surrounding plots are shown bigger than their current dimensions.



Fig 16. 1890's OS Map. Application site outlined in red.

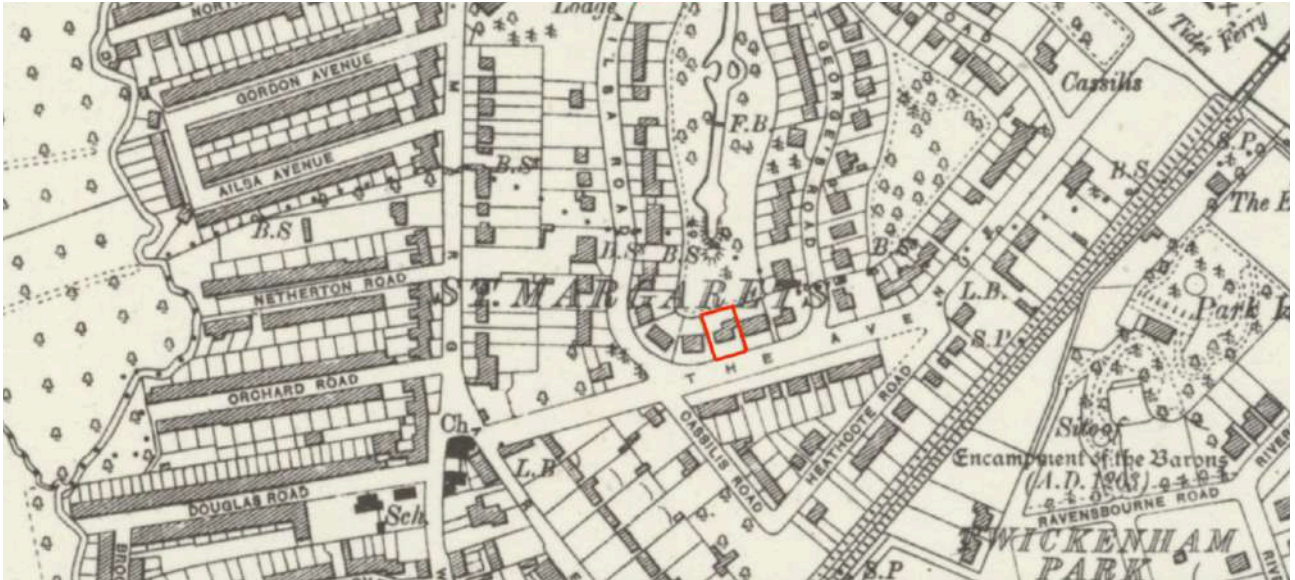


Fig 17: 1910's OS Map. Application site outlined in red.



Fig 18: 1930's OS Map. Application site outlined in red.

By 1930's, side and rear extensions increased the footprint of the house, as well as an outbuilding.

d. Planning History

Between 1953 and 2024 a total of 10 planning applications have been submitted for the above property, 5 of them relating to tree works. The most relevant application, submitted in 2012, introduces the current rear and side extension, along with the rear terrace at first floor level.

- 2012 - Erection of a first floor extension with balcony and the consolidation of the existing outbuildings into the ground floor element of the dwelling to provide a kitchen/dining area and a non self-contained 'granny' annex.

Status: Granted permission 23/03/2012

- 2011 - Construction of bike shed to front garden. Resurfacing of existing driveway. Increase in height or re-build of existing front brick gateposts. Installation of a pair of iron gates to carriageway drive and security railings to front. Erection of a timber trellis to side walls measuring 2.2m at the highest point.

Status: Granted permission 13/09/2011

- 2010 - Addition of a pitched roof to existing garage, replacement of existing single metal garage door with a pair of timber garage doors and removal of existing rear crittal window and replacement with french doors.

Status: Granted permission 16/08/2010

- 1953 - *Retention of existing access required to be closed by consent No. 4192/47 (granted on 27/08/1953)*

Status: Granted Permission 20/10/1953

- 1953 - *Construction of vehicular access.*

Status: Granted permission 27/08/1953

3. Development of the Design

a. Use

The property is currently used as a family home and it will remain the same use following the proposed alterations.

b. Design

On the modern rear extension is proposed to demolish the existing rear structure forming the terrace at first floor level and covered patio at ground floor level and to replace the existing french doors under the covered patio with minimal framed sliding doors, framed by a projecting Corten steel profile.

It is also proposed to demolish the existing side extension to the West side of the house, to create a single storey infill extension incorporating the existing detached garage, also with a corten steel profile.

The existing side extension to the East side, projecting beyond the level of the main house rear wall is proposed to be reduced in length (to reduce the extent into the garden) and its rooflight layout to be amended to allow for Conservation rooflights. Minor changes to the side and rear elevations are also proposed.

The existing rear elevation reads as inconsistent and unbalanced, mainly because of the prominent timber and metal structure erected in 2012. Its railing and decorative spandrels make the East side of the rear elevation look too busy, compared to the West side. A sense of fragmentation is also given by the small side extension and the detached garage with apex roof.

The proposal aims to increase the balance and the consistency along the rear elevation, with two sets of sliding doors on each side: the first one connecting the kitchen and dining area to the garden and the second one connecting the proposed gym to the garden. Their difference in length is to remark the hierarchy between the kitchen and dining area located off the back of the original house, and the wellness area, subservient to the main house.



Fig 19: Proposed Rear Elevation

c. Amount / Layout

The proposed Ground Floor side extension replaces existing massing already there whilst providing high quality functional spaces. The fenestration change on the modern rear wing and Ground Floor would harmonise the rear view of the house and provide a visual language between the two elements.

The existing Gross Internal Area of the property, including the garage, it's 469 sq.m. whereas the proposed one is 531.25 sq.m. with an increase of 12 % only.

d. Appearance and Materials

The proposed side extension and frame around the sliding doors to the rear will be cladded in perforated weathered steel, also known as Cor-ten. This material has a great level of resistance to atmospheric weathering and its brown/rusty finish sits well against the London stock bricks. This makes the corten a great cladding material, giving a durable finish while matching the existing colour palette of the house.

The existing wall and dense vegetation between 21 The Avenue and the trust ground screens the view of most of the rear elevation of the house and therefore the proposed alterations to the ground floor would not affect the perception of the house from the trust ground or affect its integrity as an Other Land of Townscape Importance as the proposals are only to the ground floor and largely replacing / modifying existing structures.

The two french doors to the rear of the first floor, currently leading to the rear terrace, would have glass balustrades, to create discrete juliet balconies and maintain the amount of natural sunlight into the bedrooms.

The existing 2.4m tall wall running along the front elevation between the main house and the garage structure encloses the frontage . Therefore, the proposed addition would not modify the appearance of the house from the main road.

The garage, which currently has a concrete lintel, would be replaced with a flat brick arch and painted timber tongue and groove doors.

e. Access

The access from the road and into the property, through the two gates to each side of the front boundary wall, will be unaltered by the proposals.

f. Landscape

The front and rear garden are to remain as existing. The proposal removes some poor quality trees and proposes incorporating pleached trees along the boundary walls on the front and rear garden to increase screening. These are proposed as a pleached Beech. Please refer to the arboricultural reports for further information on the trees and mitigation planting.

g. Impact on Heritage Asset - and Conservation Area

Our proposal looks to enhance the Conservation Area in the following ways:

- The removal of the poor quality porch and terrace structure to enhance and declutter the view of the rear of the house from the trust ground.
- The replacement of the poor quality side extension and garage with a high quality piece of architecture.
- The scale and shape of the proposed extension, to read as subservient and ancillary to the main house.
- Replacement of the concrete lintel to the front elevation with a flat brick arch and painted timber tongue and groove doors.

We consider there is a heritage benefit to the proposals, based on the above points and the existing and proposed views below.



Fig 19: Existing view of the rear of the house from the trust ground.



Fig 20: Proposed view of the rear of the house from the trust ground.



Fig 21: Existing view of the rear of the house from the trust ground.



Fig 22: Proposed view of the rear of the house from the trust ground.



Fig 23: Existing view of the front of the house from The Avenue.



Fig 24: Proposed view of the front of the house from The Avenue.

h. Impact on Heritage Asset - Building of Townscape Merit

The significance of the BTM relates to its setting as part of the varied group of houses around the trust ground.

The works proposed through the slight enlargement of the property via the new side extension, seek to provide a layout for the necessities of the family, taking the opportunity to remove poor quality modern additions and enhancing the rear elevation of the house.

This objective is to, in turn, enhance the BTM and its setting in the Conservation Area. Some of the enhancements include:

- Demolition of the neglected metal and timber structure to the rear elevation.
- The replacement of the poor quality side extension and garage with a high quality piece of architecture.
- The design of the single storey extension to the rear is also unified and consistent, simplifying the reading of the elevation and reducing clutter.
- General restoration to the brickwork as required with a flush pointed lime mortar mix.
- Replacement of the concrete lintel to the front elevation with a flat brick arch and painted timber tongue and groove doors.

With the list of enhancements above it is felt that the scheme enhances the BTM and its setting on The Avenue and this strengthens the significance of the Conservation Area.

4. Conclusion

Our clients have instructed Michael Jones Architects to sensitively restore and refurbish their house to make it their long term family home.

The house gives a positive contribution to the trust ground area, although the reading of the house is fragmented and cluttered because of the modern additions and poor quality extensions.

The proposed works look to remove the unsightly modern structure to the rear and the side extension, to create a single storey side extension. The proposed extension, along with the amendment to the terraces and fenestration, aim to create a uniform look throughout the ground floor of the house, both to the front and the rear, while remaining subservient to the main house along with sensitive enhancements generally.

The proposal will not affect the visual perception of the house from the main road or from the trust grounds.

For the reasons stated above, we believe the works can be supported by the council.

5. Drawings

Existing

1964.00.03.Exg.001 - Existing Location Plan

1964.01.03.Exg.002 - Existing Site Plan

1964.01.03.Exg.021 - Existing Basement Floor Plan

1964.01.03.Exg.022 - Existing Ground Floor Plan

1964.01.03.Exg.023 - Existing First Floor Plan

1964.01.03.Exg.024 - Existing Second Floor Plan

1964.01.03.Exg.025 - Existing Roof Plan

1964.01.03.Exg.060 - Existing South Elevation

1964.01.03.Exg.061 - Existing North Elevation

1964.01.03.Exg.062 - Existing West Elevation

1964.01.03.Exg.063 - Existing East Elevation

Proposed

1964.03.03.PlIn.002 - Proposed site Plan

1964.03.03.PlIn.021 - Proposed Basement Floor Plan

1964.03.03.PlIn.022 - Proposed Ground Floor Plan

1964.03.03.PlIn.023 - Proposed First Floor Plan

1964.03.03.PlIn.024 - Proposed Second Floor Plan

1964.03.03.PlIn.025 - Proposed Roof Plan

1964.03.03.PlIn.060 - Proposed South Elevation

1964.03.03.PlIn.061 - Proposed North Elevation

1964.03.03.PlIn.062 - Proposed West Elevation

1964.03.03.PlIn.063 - Proposed East Elevation