

DESIGN, ACCESS & HERITAGE STATEMENT

41 Watts Lane, Teddington, TW11 8HQ



Introduction

The following Design, Access & Heritage statement is prepared to support the Planning Application for a ground floor extension in conservation area

The context

Watts Lane is part of High Street, Teddington Conservation Area.
As state on High Street, Teddington Conservation Area Appraisal "*Watts Lane forms an intimate, compact group of two storey 19th century stock brick terraced cottages. Some cottages have been painted. They are built on narrow plots and set slightly back from the pavement behind small front gardens with picket and closed boarded fencing.*"

Property

41 Watts Lane is a two-storey mid-terrace property. It is characterized by the rendered elevation.

Proposed Works

The proposed works is wholly within the land belonging 41 Watts Lane. The proposal development will consist in demolition of an existing extension to erect a single-storey wrap around rear extension.

The visual impression is designed to be sympathetic with the existing house by matching/harmonizing all the external finishes and no change will be visible from the front elevation

Access

The proposed works will not change the use of the property and the use of the house will remain only private domestic and there will not be increase of number of bedrooms so there will be no impact on traffic and car parking.

Moreover, station (Teddington) and bus stops are located walking distance from the property.

Heritage

41 Watts Lane is an unlisted building with no listed building nearby.

The use of render matching with the existing property, the footprint of the extension and its height will blend the proposal extension to the existing property and will not harm the character and appearance of the building/neighborhood.

Conclusion

As illustrated with this statement the impact of the proposed design on the street scene would be minimal, so the character and heritage of the area will not be affected by this development.