

**TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)**

**FIRE, HERITAGE AND PLANNING STATEMENT**

Basement and associated alterations

**26 AMYAND PARK ROAD, TWICKENHAM TW1  
3HE**

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## 1 SITE AND SURROUNDINGS

- 1.1 The site at 26 Amyand Park Road, Twickenham TW1 3HE consists of a two-storey terraced dwelling house
- 1.2 The site is located on Amyand Park Road and the application property forms a terrace with many similar properties
- 1.3 The site is not listed but is located within the Amyand Park Road Twickenham Conservation Area.
- 1.4 The site is in Flood Zone 1 which is low risk area less than a 0.1% chance of flooding each year.

## 2 PROPOSAL

- 2.1 The proposals seek planning permission for:

**'Basement and associated alterations'**

## 3 RELEVANT PLANNING HISTORY

- 3.1. [23/2254/HOT](#) Rear roof extension. Two roof lights to the front roof slope. Removal of render to front elevation. New windows to front elevation and new front door. **Refused**
- 3.2. [23/P0268/PREAPP](#) Rear dormer, and single storey rear/side extension. roof extension. **Advice Provided**
- 3.3. [24/0026/HOT](#) Roof extension, side extension and roof lights to the front roof slope. **Granted**
- 3.4. [24/P0059/PREAPP](#) Proposed basement. **Advice Provided**
- 3.5. [24/1480/VRC](#) Variation of planning approval 24/0026/HOT - Condition Number(s): U0175295 Approved Drawings to allow: altered position of windows within dormer, addition of rooflight to dormer roof and alteration to size of approved rooflight. **In progress**

## 4 PLANNING POLICY AND GUIDANCE

- 4.1 MHCLG's National Planning Policy Framework (2021)
- 4.2 MHCLG's National Planning Practice Guidance (2021)
- 4.3 GLA's London Plan (2021)
- 4.4 Richmond Local Plan (2018)

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- 4.5 House Extensions and External Alterations (2015)
  - 4.6 Richmond and Richmond Hill Planning Guidance SPD
  - 4.7 CA48 Amyand Park Road Twickenham
  - 4.8 Basements Article 4 Direction
  - 4.9 Basement Development- Planning Advice Note
  - 4.10 Basement Assessment User Guide
  - 4.11 Strategic Flood Risk Assessment 2021
  - 4.12 Twickenham Village Plan

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## 5 COMMENTS

### Character and Appearance

- 5.1 Policy LP1 'Local Character and Design Quality' of the Local Plan states that the Council '*will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area*'.
- 5.2 Policy LP3 'Designated Heritage Asset' of the Local Plan states that the Council '*will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal*'.
- 5.3 The Council's Supplementary Planning Document 'House Extensions and External Alterations' gives general advice on dormers stating that they should be avoided on the front elevation and should remain in scale with the existing property. This can be achieved by ensuring that the dormer the proposed dormer does not project above the dormer. Additionally, it recommends that space should be left on either side and beneath the roof to ensure it remains a subordinate addition.
- 5.4 The proposed basement will be built with materials to match the host property. The windows will match the style of the existing where applicable.
- 5.5 The basement will have an approximately floor-to-ceiling height of 2.7m and cannot be subdivided in the future to create additional floors, in accordance with LP11 4.11.4.

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- 5.6 The basement is not going to extend more than a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area (this excludes the footprint of the original building); it is
- 5.7 The basement will safeguard structural stability of existing building, neighboring properties and public infrastructure.
- 5.8 The basement will use natural ventilation and lighting.
- 5.9 Above any part of the basement beneath the garden area, a minimum of 1 meter of naturally draining permeable soil will be created, along with a minimum 200mm drainage layer, to provide a satisfactory landscaping scheme. Currently, there is concrete in the front garden and slabs in the back garden, so there is no natural drainage at all.
- 5.10 The basement will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage.
- 5.11 The basement design complement and be in keeping with the appearance of the property. The unsightly concrete and driveway space in front of the house will be removed and replaced with the grass, flowers and plants, matching the heritage area look. Additionally, the council can create extra parking spaces on the street.
- 5.12 The formation of the lightwell is not going to be visible. The horizontal sit flush with the ground grills are going to minimize their visual impact. Their size will not be out of scale or prominent, and their design does not detract from the original character of the front elevation of a building, nor obscure any architectural feature which contributes positively to the character of the building.
- 5.13 The basement will be designed and constructed so as to minimize the impact during construction and occupation stages in line with the Local Environmental Impacts, Pollution and Land Contamination Policy.
- 5.14 As such, the proposed basement respect the character of the local area and make a positive contribution to the Amyand Park Road
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Twickenham Conservation Area.

- 5.15 Therefore, the proposal complies with Policy LP1, LP3 of the Local Plan and the aims of the Council's House Extensions and External Alterations SPD.

*Neighbouring Amenity*

- 5.16 Policy LP8 of the Local Plan states that developments must protect the amenity and living conditions of existing, adjoining and neighboring occupants. Designs must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens.
- 5.17 The proposed basement is mostly within the confines of the original house. All the major work are going to be inside the property.

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- 5.18 Therefore, it is considered that there would be no significant detrimental impact on neighbouring residential amenities and the proposals comply with policy LP8 of the Local Plan and the guidance of the House Extensions and External Alterations SPD

Fire Safety

- 5.19 The proposed development will not affect the Fire Safety procedures on the site. With reference to Paragraph 4.2 of the London Plan Guidance: Fire Safety (2022), as the application is a Householder Application, a Planning Fire Safety Strategy is not required. A fire exception statement is enclosed within this application.
- 5.20 The basement will meet high quality standards in terms of design. Accessibility, and sustainability. It emphasizes creating well designed, inclusive, and sustainable neighborhoods that enhance the quality of life for residents.

## **6 CONCLUSION**

- 6.1 The proposal will be a harmonious addition to the property Regard has been given to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special attention be given to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that the proposal would not be harmful to the Character or appearance of Amyand Park Road Twickenham Conservation Area
- 6.2 The proposed scheme will not adversely affect neighbours' levels of natural light and quality of living conditions.
- 6.3 Considering the above assessment, we respectfully ask that planning permission is granted.