

70 North Road, TW9 4HQ

Roof extension and single storey side and rear extension

Design and Access Statement

1067 AL(00)1011 Rev 3 December 2024

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1 Introduction

This Design and Access Statement has been prepared to support the Householder application for the:

*Single storey side extension, single storey rear extension, conversion of garage into habitable room and replacement roof incorporating increase in ridge height and side and rear dormers to create first floor habitable accommodation.
Fenestration alterations*

It should be read in conjunction with the application drawings.

This document provides a thorough description of the existing context along with a robust justification for the proposed scheme.

The application site is within the full ownership of the applicant.

This application follows the refusal of application ref. 24/1384/HOT. Changes were made to the design following this refusal that responded to the officer comments and a pre-application was submitted ref. 24/P0262/PREAPP. Further comments were made in the pre-app officer response and the design as presented under this new application addresses these comments. The development of the design is described in section 3.2 of this design and access statement.

2 Background

2.1 Existing site and context

The application site of no. 70 North Road is located to the east side of road.

North Road is characterised by residential to the east and the District and Overground railway line to the west which runs parallel to the road. To the east of the houses is Pensford Field and Tennis club meaning the majority of the houses along North Road have a open setting to both the east and west.

North Road accommodates a mix of house styles with the application site sitting within a run of 7 detached bungalows running from Atwood Avenue northwards. These bungalows are of varying designs and varying roof heights with no. 70 being one of the lower roof height designs.

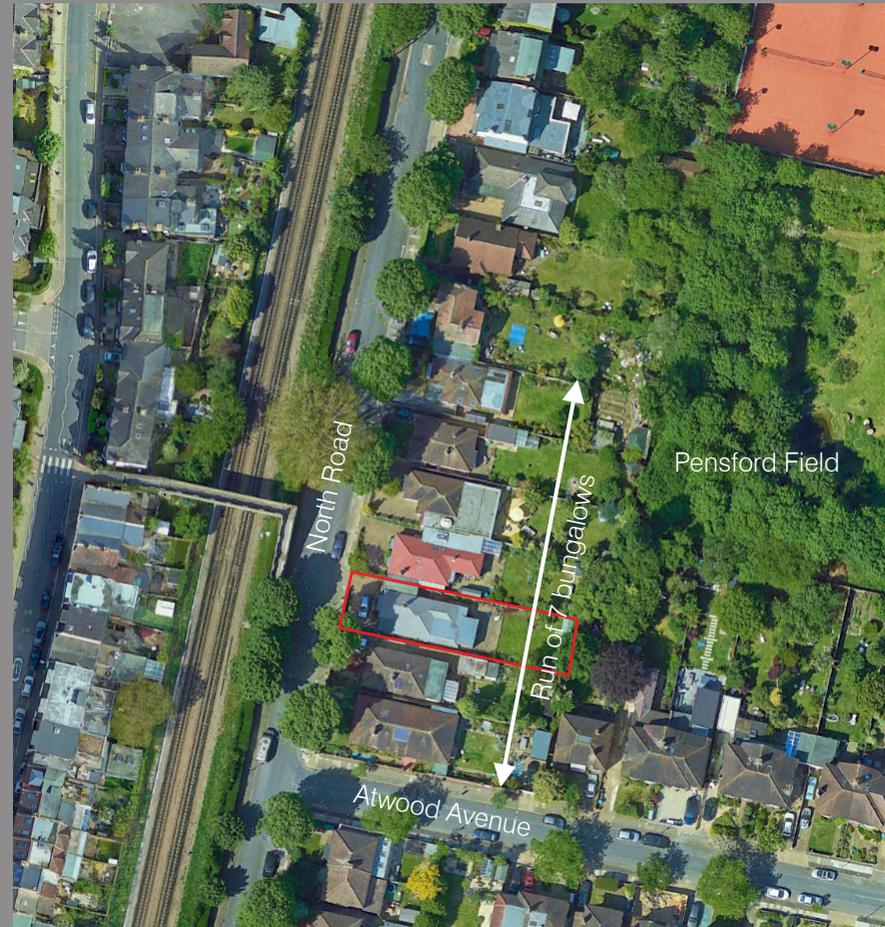
To the north and south of these bungalows are more traditional two storey semi detached and detached dwellings. In addition there is the hybrid design of no. 76 which accommodates two floors with the top floor being within the large gable ended roof volume.

Many of the properties of North Road, including the application site have been extended and reconfigured over the years.

The application dwelling itself sits within a large overall site of approximately 450sqm with 6m deep front garden and 18m deep rear garden. There is side access to the right hand side and a wider space between the property and the left hand boundary running most of the depth of the house. The property arranged over the single storey is a 3 bedroom 5 person dwelling.

The property is of masonry construction with a combination of facing brickwork and rendered facades with shallow grey tiled pitched and flat roofs.

Existing plans and photographs are shown on the following pages.



Aerial photo of application site (shown red) within the context of North Road



76



74



72



70



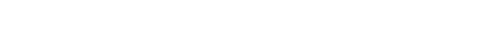
73



71



69



75



70



68



Application site front facade



Application site entrance and side access



Application site rear facade with later extension



Application site viewed from North Road

2.3 Existing Property

The existing layout is shown opposite with the main entrance on the principal elevation facing the street leading to an entrance hallway. Rooms are then arranged off a central corridor with two double bedrooms, a single bedroom, shower room, utility room, kitchen and open plan living / dining area, part of which occupies the later rear extension.

Connected to the property is a single garage which is believed to be part of the original building. Directly behind this is a small utility area providing access to the side of the house.

2.3 Planning History

Application ref: 97/1926

Description: Erection of a single storey rear extension

Decision: Granted 7th September 1997

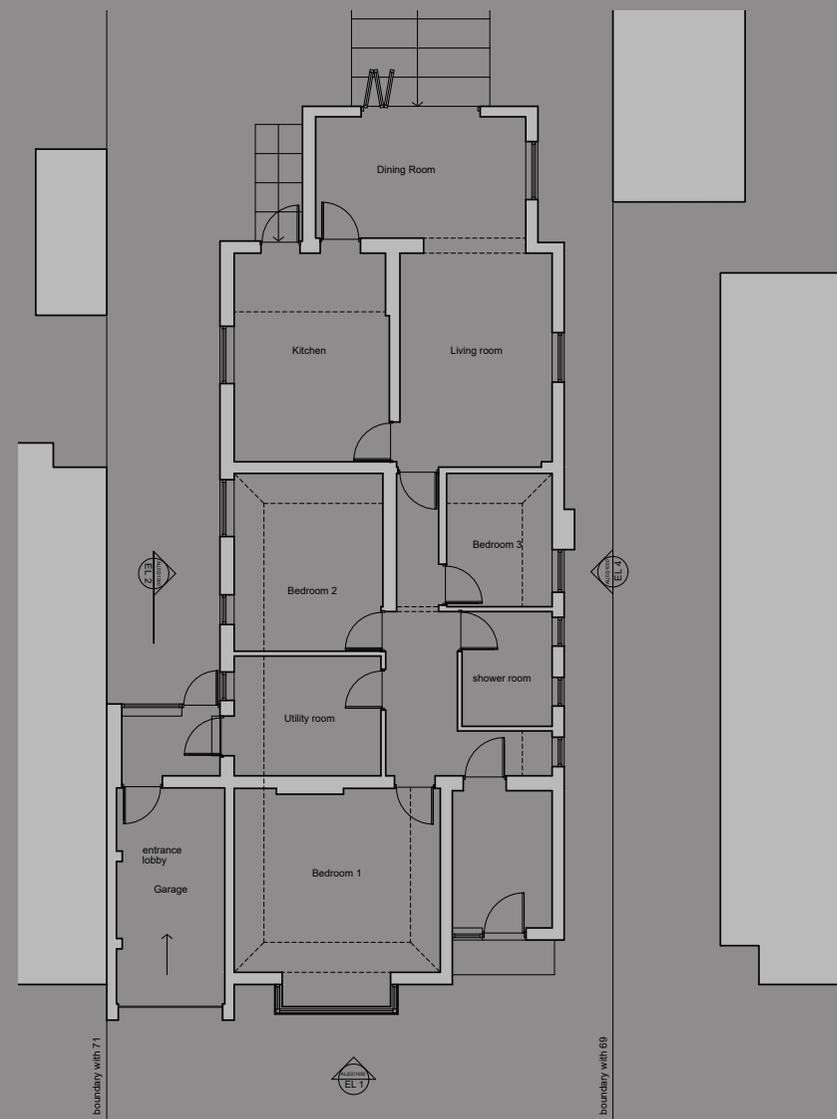
Status: Constructed

Application ref: 24/1384/HOT

Description: Single storey side extension, single storey rear extension, conversion of garage into habitable room and replacement roof incorporating increase in ridge height and side dormers to create first floor habitable accommodation. Fenestration alterations

Decision: Refused 18th July 2024

Status: Revised design produced responding to officer report comments and pre-app ref 24/P0262/PREAPP comments as presented under this new application.



Application site

3 Design Principles

3.1 Design aims and concepts

The applicant wishes to create additional internal space for his growing family and to improve the existing layout of the property.

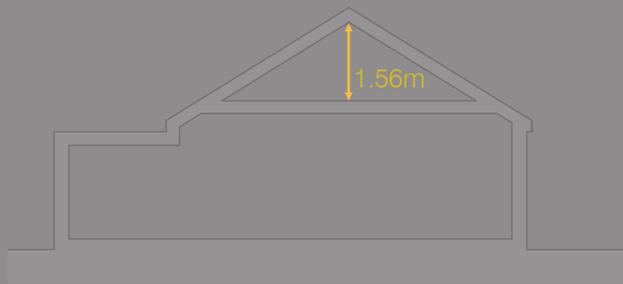
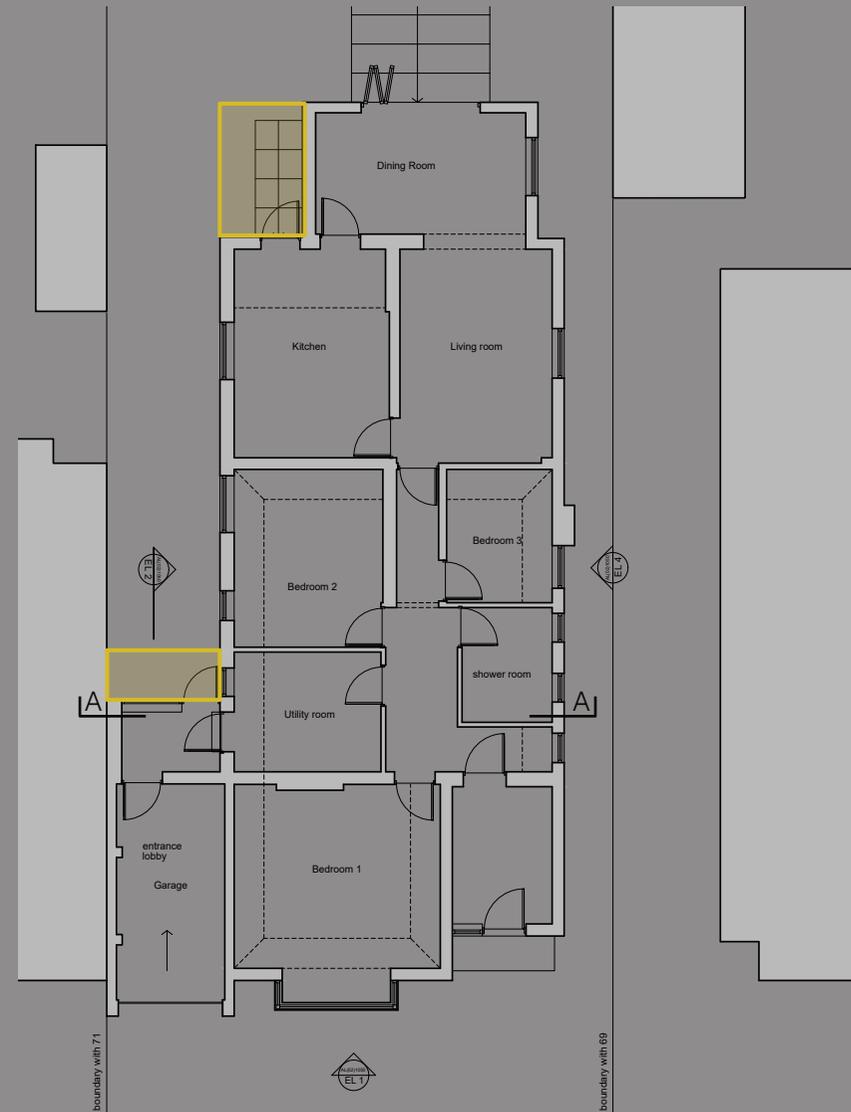
He wishes to add a fourth bedroom so that his children have their own bedrooms. He also wishes to add en-suites to some of the bedrooms as there is currently only one bathroom in the property.

The utility room is currently oversized, the garage is not required for car parking and the living room is narrow with poor connections to the living area.

A number of options were considered in order to achieve the required additions and improvements. These included side and rear extensions and conversion of the loft space.

Through the design development a concept including a small side extension, a "squaring off" of the rear extension and the conversion of loft space provided the necessary internal footprint.

The roofs of the bungalows along North Road are of varying heights and pitches. The application site has one of the lower roofs and as such cannot accommodate habitable space with the loft. It is therefore proposed that the roof be raised similar to No. 68.



Existing section A-A



Application site

3.2 Design development

The recent application ref: 24/1384/HOT for a similar extension to the property was refused. New proposals were prepared and submitted as pre-application ref. 24/P0262/PREAPP. Following the pre-app response, further changes have been made to the design. This chapter describes the changes to the design following both sets of comments. The officer reports assess a number of key issues however concerns were only raised in relation to design. This section therefore focuses on the changes made to the design in response to these comments.

Original application 24/1384/HOT comments in [green](#)

Responses to comments as part of pre-app submission in [yellow](#)

Pre-app 24/P0262/PREAPP comments in [red](#)

Responded to pre-app report comments [yellow](#)

Design

Replacement roof incorporating increase in ridge height

Officer comment: The proposed design would appear incongruous to the streetscape, representing a stark departure from the overarching character of the row.

Applicant response: Whilst there are examples of steeper pitched gable fronted properties in the row, it is accepted that this is not the overarching design and whilst the row presents various styles and roof types, the revised design removes the gable front with projecting verges and reinstates a more traditional hipped roof facing the street.

The extension would appear a large and overly dominant addition to the roof... The form and scale of the extension appears as an additional storey incongruous to the street scene... The design of the front elevation in combination with the increased ridge height and side dormers, create a cluttered appearance which is not sympathetic to the area... The design is not considered to demonstrate an understanding or respect for the area.

Applicant response: Whilst there are examples of steeper pitched gable fronted properties in the row, it is accepted that this is not the overarching design and whilst the row presents various styles and roof types, the revised design removes the gable front with projecting verges and reinstates a more traditional hipped roof facing the street.

Pre-app comments

Amendments proposed under this pre-application submission are acknowledged as improvements to the scheme, however the extension of the roof does not successfully address the previous reasons for refusal.

The integration of the garage and side extension mono-pitch roof in combination with the increased height would create a design that would appear awkward given the stepped nature of the front elevation, and incongruous to the streetscene. The existing form of the garage should be followed as shown on nos 71, 72 and 75

As previously noted, the shallow pitched roofs of the bungalows is the prevailing character and the pre-application proposals disrupt this.

Given the form of the bungalows, the hip to gable rear would be visible from Atwood Avenue which would appear overly dominant when compared to the modest form of the neighbouring dwellings. this would further contribute to the visually intrusive appearance of the development.

It is recommended that reference be taken from the pitched roof forms of the neighbouring properties.

Applicant response:

Further changes have been made to the roof form to bring it in line with the neighbouring properties. A stepped hipped roof with lower section brought forward to cover the existing projecting elements of the garage and front bay reinstates the original form and that of no.s 72 and 74.

Whilst we acknowledge the point regarding the garage, we are not in agreement that the flat roof form of the garage must be maintained. The use of the garage is changing and is proposed to be part of the habitable space within the dwelling. Its appearance as an "add-on" is therefore no longer appropriate and its integration into the main dwelling can successfully follow in it's form. The changes as described above to the stepped hip maintain a separation and a subservience in relation to the original dwelling footprint. We believe this provides a successful response.

A number of alternative roof forms were explored including maintaining a flat roof to the garage and this was believed not to be successful. These alternatives are shown on the following pages. As well as a natural integration of form to follow function, the pitched roof over the garage has been used as a tool to provide the height within the loft whilst maintaining a low pitch and low eaves, both of which are key features of the street. The low pitch is a feature

3.2 Design development

that is highlighted in the pre-app response. We disagree that the proposals disrupt the prevailing character of shallow pitches as the proposed design has a shallow pitched roof. It is only 2 degrees steeper than the neighbouring properties, which is not something that would be perceivable when viewed from the street.

Although, as far as we can establish, the rear part of the roof would only be visible as a glimpse view from Atwood Avenue (see adjacent photo) as well as possibly a distant view from no. 2 Atwood Avenue rear garden through the tree lined boundary, we have removed the gable end rear roof form, replacing it with a hipped roof with small dormer.

Side dormers

Officer comment: The side dormer to the southern side elevation is large and overly dominant for the host dwelling.

Applicant response: The dormer to the southern side elevation has been significantly reduced in size. It is to be set down from the ridge and in from the eaves with a large proportion of its roof being pitched to reduced it's mass and bulk.

The pre-application response states that the revised dormers are now considered acceptable

This revised application changes the dormers slightly from the pre-app however they are of similar size and relative locations to those shown on the pre-app.

Materiality

The cladding proposed to the garage would not be supported, as the expanse would not be in keeping with the materials on the street.

The blackened timber cladding has now been removed and replaced with painted render to match the existing material palette.

The larger window to the upper floor is not considered acceptable and a more traditional design should be adopted given the visibility of the rear upper floor from Atwood Avenue.

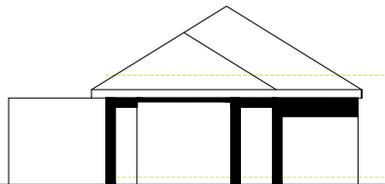
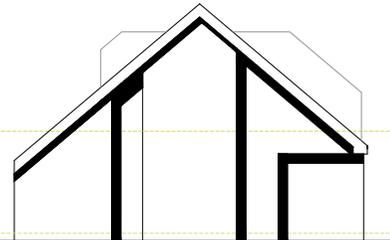
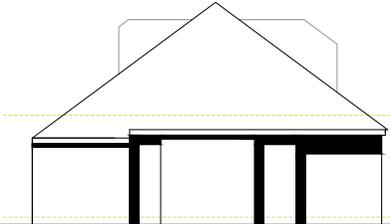
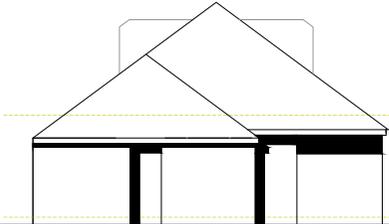
With the removal of the gable end, the revised design now incorporates a more traditional dormer window.

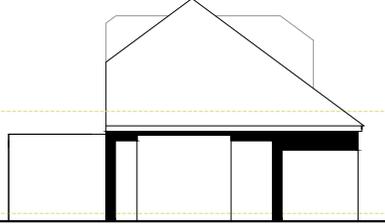
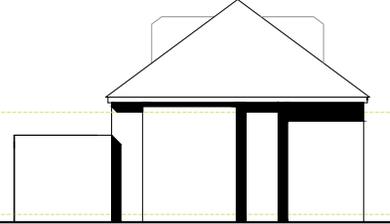
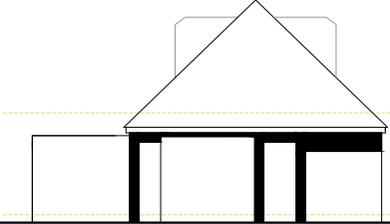
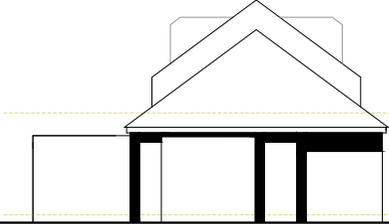
70 North Road roof viewed from Atwood Avenue

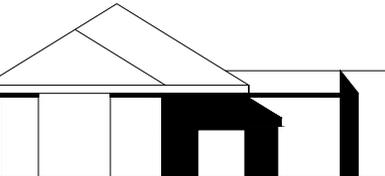
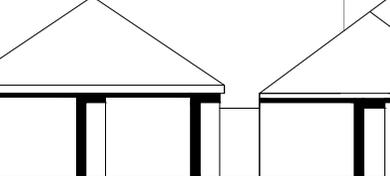
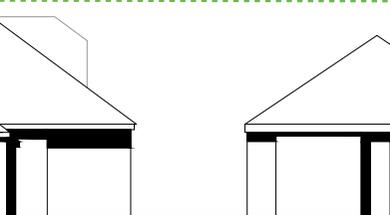
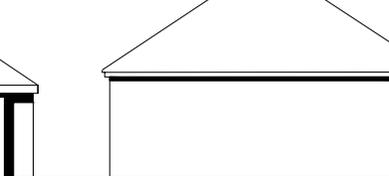
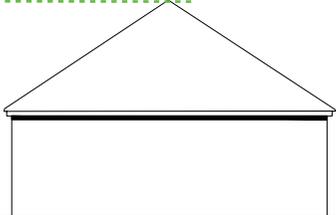


3.2 Design development

As described in the earlier section, the existing roof form does not have sufficient headroom to provide habitable space. A number of options were therefore explored to adapt the roof to achieve this required headroom. These are shown and described below.

 <p>Existing roof form does not provide sufficient headroom</p>	 <p>Original application with gable form and steeper pitch determined to be out of character ❌</p>	 <p>Pre-app design with shallower pitched single hipped roof determined to be out of character ❌</p>	 <p>Latest proposal with stepped hipped roof in keeping with existing form ✅</p>
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 <p>As pre-app design main roof sliced to maintain flat roof to garage considered unsuccessful ❌</p>	 <p>Whole main roof raised including eaves considered out of character and therefore unsuccessful ❌</p>	 <p>Pitch increased to achieve headroom considered out of character and therefore unsuccessful. ❌</p>	 <p>Raised mid section of roof considered out of character and therefore unsuccessful ❌</p>
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 <p>72</p>	 <p>71</p>	 <p>70</p>	 <p>69</p>	 <p>68</p>
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Preferred design as part of streetscene

4 Design

4.1 Use

The proposed use for the building is dwelling houses Use Class C3

4.2 Amount

Overall site of the application boundary: _____ 448sqm (0.0448ha)

Existing internal area including garage: _____ 123.4sqm

Proposed internal area:

Ground floor GIA: _____ 132.6sqm

Loft level GIA: _____ 38.6sqm

Total GIA: _____ 171.2sqm

Note: Areas within the loft space have been measured only where the headroom is greater than 1.5m

All new rooms meet the minimum space standards.

4.3 Layout

Ground floor footprint

The ground floor is proposed to be extended in two areas:

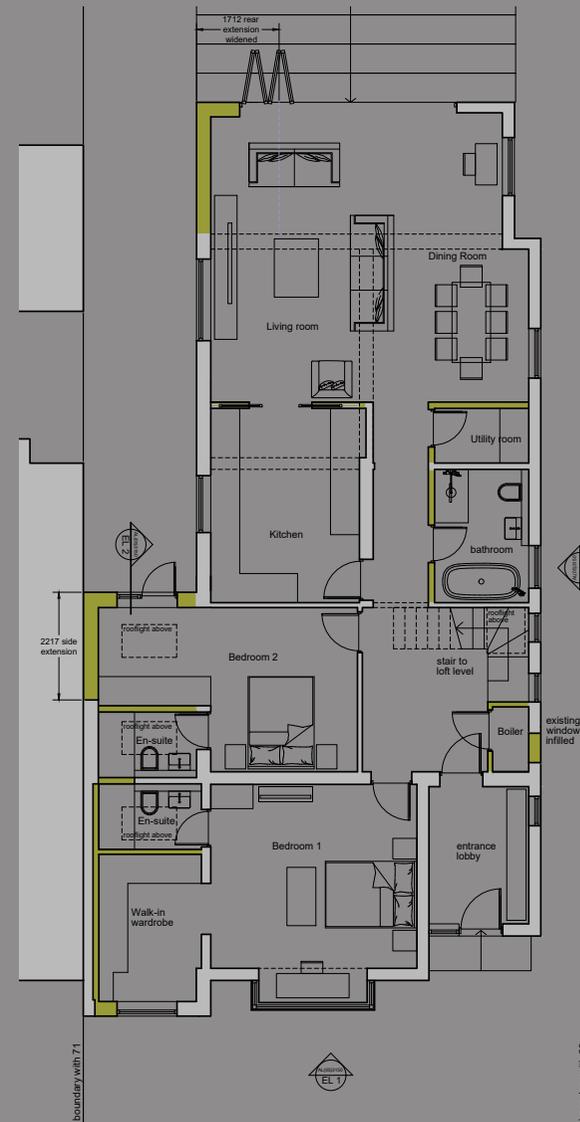
1. To the side with a 2.2m addition to the rear of the existing garage. This is to be located against the ownership line where there is currently a blank brick wall forming the boundary. The extension will therefore not impact on the adjoining property.
2. To the rear with a slight addition to the rear extension of 1.7m in width.

Internal ground floor layout

These additions to the ground floor allow for a much more rational living room/ dining area and better connection to both the garden and kitchen.

The garage has been incorporated into the house to create a walk-in wardrobe and en-suite to the master bedroom. Bedroom 2 is extended into the utility room and a smaller utility room provided opposite the kitchen. A larger bathroom is created in place of the undersized bedroom 3 and a new stair to the loft located in place of the existing bathroom.

New rooflights are proposed to the two en-suite bathrooms, to bedroom 2 and above the new stair. A new window is also proposed to the entrance lobby.

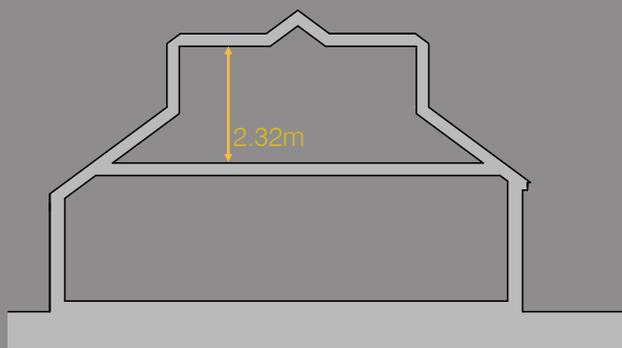


Proposed ground floor plan

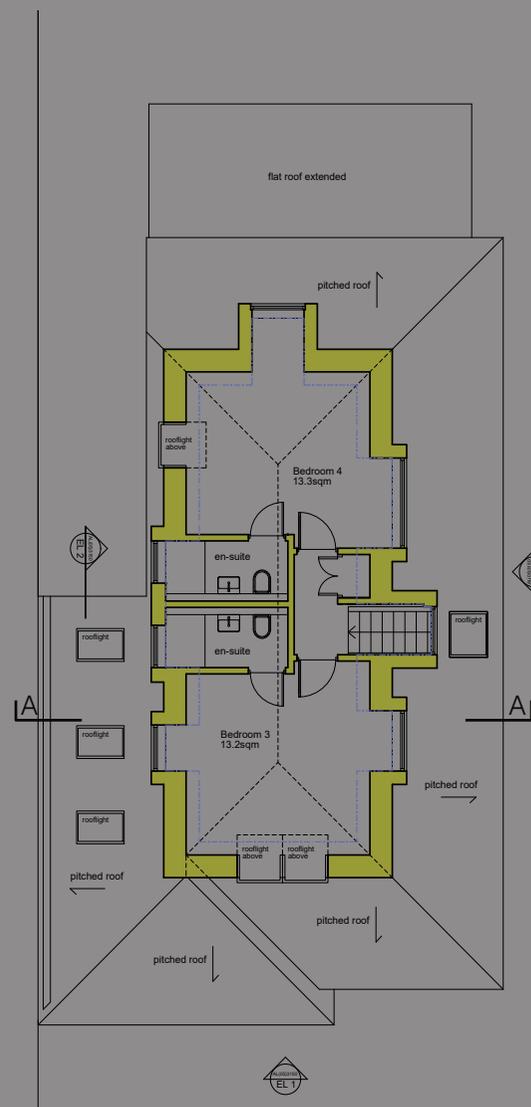
Loft level layout

The new loft level is to be accessed via the new stair up to a central landing area. From this two double bedrooms are located at either end of the building each with en-suite shower rooms. Dormers are positioned, to provide additional headroom and vertical wall space, to either side of the property and to the rear. Two rooflights are proposed to the front roof slope in bedroom 3, one to bedroom 4 and one above the stair.

As can be seen from the proposed section below, the new roof form provides the required headroom for habitable space.



Proposed section A-A



Proposed first floor plan

4.4 Scale and Appearance

In order to provide sufficient headroom to the loft area, the highest point of the roof is proposed to be raised slightly. We acknowledge that clause 8.1.1 of Richmond's SPD 'House Extensions and External Alterations' states that raising the ridge of a building is not normally accepted. In this instance, however we feel that by doing so we would not create an unbalance in the streetscape. The range of roof heights and pitches along North Road already create a naturally undulating language. The proposed additional height is significantly less than in the previous application and is no more than that of the ridge of no.68.

The gable fronted principal elevation of the previous application has been replaced with a more sympathetic hipped roof which now incorporates a smaller hipped element to cover the garage and front bay recreating the form of the existing roof and maintaining and consistency of streetscene.

It is now proposed that the front elevation including the garage and bay are painted render to retain the existing material palette.

The inclusion of dormers to the side elevations provide the necessary headroom for the shower room, stair and study area, with the stair dormer having been significantly reduced in scale and set back from the eaves line when compared with the previous application. All these dormers are to have part pitched roofs to reduce their mass and frosted glass with non openable windows below 1.7m above internal floor level to avoid overlooking. They are also all set back significantly from the street building line.

To the rear of the property, the roof is now returned to a hipped form in line with the recommendations of the pre-app report. A small dormer is proposed within this rear roof slope to provide light, views and additional headroom.

Overall the scale and form of the proposed design ensures a consistency with the streetscene whilst providing the necessary additional volume to create an upper habitable room.



Proposed principal (street) elevation



Proposed rear elevation



Proposed contextual principal (street) elevation

Application site

5 Access

The proposals do not change the general access to the building either from the front entrance or rear garden. There remains access along the side of the building to the south.

Internally the layout has been rationalised and a more accessible and open plan living area provided with better WC facilities.

The proposed loft area is to be accessed by a new stair conforming to Part K requirements.

All rooms comply with the nationally described space standards.

6 Conclusion

We hope that the proposals as set out in this application are considered acceptable as:

1. They consider the comments raised in both the officers report and pre-app response and incorporate changes that respond to these comments.
2. Although raising of a roof line is normally not accepted, we believe there is sufficient benefit and justification in this instance as the increase in height is limited and in line with other similar buildings in the street. The key characteristics of the street scene of shallow pitched hipped roofs with low eaves have been maintained. As can be seen through the diagrammatic options without a raised roof the loft level cannot be utilised.
3. The design has been carefully considered so as not to adversely impact on the adjoining owners and this has been confirmed in both the previous officer report and pre-app response
4. The proposals are of a high quality design that considers and takes reference from the surrounding context.