

Design & Access Statement

Location: 53 Cresswell Road, Twickenham TW1 2EA

Proposed Development:

**PROPOSED RAISING OF FLANK WALL TO CREATE ROOF
EXTENSION WITH RAISED RIDGELINE, SOLAR PANELS
TO ROOF, REMOVAL OF 2 REAR CHIMNEY STACKS,
PROPOSED REAR PROJECTING MINI DORMERS, ROOF
LIGHTS WITH INTERNAL ALTERATIONS AND
FENESTRATION**

Dated 12/01/2025

1. Introduction

This document has been written to support the planning application to construct a new proposed raising of flank wall to create roof extension with raised ridgeline, solar panels to roof, removal of 2 rear chimney stacks, proposed rear projecting mini dormers, roof lights with internal alterations and fenestration. This document includes the design and access statement, and it explains in photographs, drawings and text, the proposals developed in terms of use, massing, layout, scale and appearance. In writing this statement and devising the proposals we have considered the site area, the physical and social characteristics of the surroundings and the relevant planning policies.

2. Location Map:



3. Background:

The building is a semi detached property located on Cresswell Road. The existing building contains two parallel ridges and located within a row of similar houses which are closely spaced, in a quiet residential street. The property (No. 53) in question is a 2-storey semi-detached, dwelling in a style similar to much of the street. The properties in the immediately surroundings of No.53 are of a similar type and construction. The building is a semi-detached, consisting of a single dwelling. The building has a rear garden with car parking to the front of the building. Cresswell Road is a highway which extends towards connecting roads/ streets.

Cresswell Road is characterised by a mixture of terraced and semi-detached houses. It has strong architectural and physical cohesiveness. Many of the properties on Cresswell Road, have undergone extensions and refurbishments over the years including a number of roof extensions. This is more evident with the roof extension carried out at 57 Cresswell Road. The property, 53 Cresswell Road, is one of a pair of matching properties.

4. Access:

Access to the building would be from the front entrance door and also from the side access forming access to the rear of the property.

5. Use:

The current use of the building is a single dwelling.

6. Amount:

The proposed new roof extension would be an additional 80.5m². The proposed loft conversion would have a flat roof structure and this design is to create a feature that would mimic that of the adjoining buildings on Cresswell Road, Twickenham TW1 2EA.

7. Residential Amenity:

The proposed rear roof dormer extension will be located at the rear of the building. Owing to its scale, design, and location the added roof extension would not appear dominant or visually intrusive with regards to the adjoining properties. We believe there would be no undo loss of daylight or sunlight nor, would the proposed scheme result in any unreasonable level of overlooking with regards to the occupiers of the adjoining adjacent properties.

The proposed use of the building would be for additional habitable space. The proposed scheme we believe to not be out of character, nor is it considered to generate an untoward level of noise or disturbance.

We believe that the materials, design, scale and overall height of the roof extension would be acceptable. Subsequently we believe the architectural values of the area would be at the very least, be preserved. We believe the development would not have an unreasonable impact on neighbouring amenity.

8. Layout:

The new layouts incorporate an enlargement of the existing dwelling with new access from the first floor landing.

9. Scale:

The proposed roof dormer extension will be located at the rear of the building. We believe the scale, design, and location the roof dormer extension would not appear dominant or visually intrusive with regards to the adjoining properties. The proposed roof extension represents a marginal increase in size from the existing building. From the photos attached (see Site Photographs/ neighbouring property) you will notice that the neighbouring property has had a roof extension with a raised gable wall, carried out in the past.

10. Landscaping:

No trees will be removed. The proposed property will maintain the rear garden. The front of the building and the landscaping will remain unchanged.

11. Design Aim:

To improve quality standards of the inhabitants, we are proposing a roof extension of the existing roof area of the property. In terms of additional volume, the planning application seeks approval for the following works: - proposed raising of flank wall to create roof extension with raised ridgeline, solar panels to roof, removal of 2 rear chimney stacks, proposed rear projecting mini dormers, roof lights with internal alterations and fenestration. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the existing building.

The proposal has been designed in such that, the effect on the rear and side elevation is minimal. The style of the proposed rear dormer extension is in a purposefully traditional style with matching roof

hanging tile finish which, is seen as appropriate to property such as this. All proposed alterations are designed to be in keeping with the original style of the property.

Within the context of the size and scale of the roof extension, we believe that this is of an acceptable scale. We believe the proposal is of an acceptable height, depth, scale and design and would not unduly dominate or detract from the character and the appearance of the host building. A significant proportion of roof tiles would be retained. There are a number of similar developments within the locality and subsequently the development we believe would not appear out of character. The attached photos make reference to the neighbouring property, 57 Cresswell Road, Twickenham TW1 2EA.

12. Windows and Doors:

The proposed bi-folding doors forming access from the rear ground floor kitchen to the rear garden would be of an aluminium finish. All other roof lights to the new proposed roof extension would be of an aluminium finish.

13. External Elevations/ Materials:

The proposed rear roof extension would have a matching brick slip finish to the raised gable wall with a GRP finish to the flat roof structure and, matching roof tiles and this design is to introduce a matching material to the scheme.

14. Appearance:

The design chosen was decided upon in order to keep a sympathetic appearance to previously approved schemes in the vicinity and prior planning permissions. The materials used will be sympathetic to the existing house and neighbouring constructions. The Residential Extension Guidelines were introduced to ensure that a balance is struck between protecting neighbours' interests, keeping a good quality and attractive street scene and meeting applicants' reasonable expectations for increased accommodation.

15. Transport:

There are no changes proposed to the front of the site with regards to access.

16. Sustainability:

The proposed roof extension will meet current building regulations which will provide a significant improvement over the existing structure.

17. Ecology:

The works will have no impact on ecology as the existing original dwelling house will remain untouched and soft landscaping will remain similar.

18. Summary:

The principle of development is entirely justified as the proposed roof extension, is an improvement over the existing structure and would enhance the architectural quality of the area. In light of the significant findings of this statement, we respectfully request that permission is granted.

19. Site Photographs:



Existing Front Elevation



Existing Rear Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Front / Side Elevation

20. Site Photographs/Existing Street Scene:

Street Scene 1.



Street Scene 2.



21. Site Photographs/ Neighbouring Properties:

Photo indicating the mass of neighbouring loft extension



Rear Elevation

Photo indicating the mass of neighbouring loft extension



Rear Elevation

Photo indicating
the mass of
neighbouring loft
extension



Rear Elevation

22. Proposed 3d Renders:



Proposed Front / Side View



Proposed Side View



Proposed Rear View

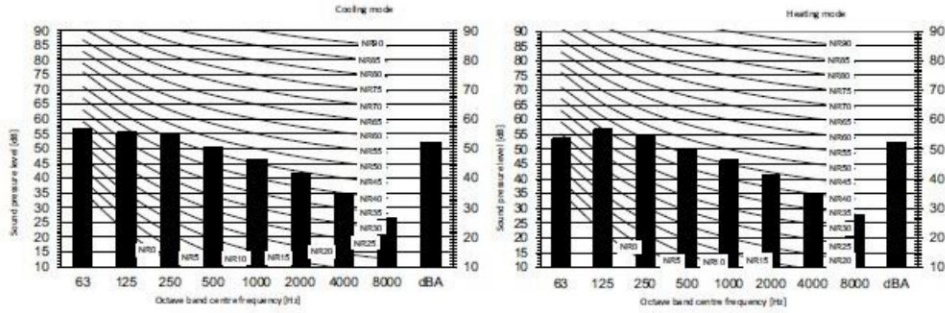
23. Air Source Heat Pump:

The proposed air source heat pumps will be located to the rear elevation wall. These units produce low noise levels and form part of the sustainability net zero emission contribution to conform to building control requirements. Please see dB level chart below.

Sound data

Sound Pressure Spectrum

5MXM-M



Legend

dBA → A-weighted sound pressure level (A scale according to ISO)

A Scale

■ High-top

Cooling Total dB

A	B
dBA	52

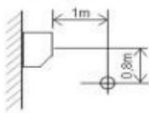
Heating Total dB

A	B
dBA	52

Notes

1. Operating conditions: power source 220-240 V/220 V 50/60 Hz, 25 standard
2. Background noise already taken into account.
3. Operating noise varies depending on operation and ambient conditions.
4. The operation noise measuring method is in accordance with IEC 612.
5. Measuring location: a technical chamber

Location of microphone



3D103030