

21st January 2025

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DESIGN AND ACCESS STATEMENT**PLANNING APPLICATION FOR CONSTRUCTION OF PROPOSED SINGLE STOREY REAR EXTENSION, MINOR ALTERATIONS TO WINDOW AND DOOR OPENINGS AND ADDITION OF ROOFLIGHTS TO EXISTING DETACHED HOUSE****ADDRESS: FAIRLAWN, PETERSHAM CLOSE, PETERSHAM, TW10 7DZ****Site Analysis**

The property is a detached house and is not located in a Conservation Area and is in an area of low Flood Risk. There are no Article 4 notices on the street.

The property is located behind a gate at the end of Petersham Close. The site is generally triangular in shape. Only the gate and a short section of fence is visible at the end of the close with most of the frontage onto an alley which runs between the gardens of Petersham Road and Clifford Road.

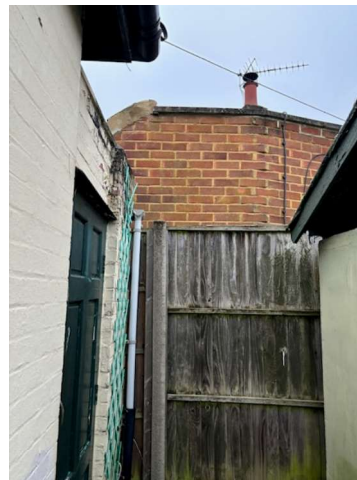


View along Petersham Close – Fairlawn is far right



View along Petersham Close – Fairlawn is far right with metal gate

The plot is generally level with most houses a significant distance away except Downlands adjacent which has built right up to their boundary with Fairlawn.



Extension to Downlands adjacent boundary with garden studio to be removed visible to the right

On the Eastern boundary most properties have constructed significant garden rooms at the ends of their gardens.



Fairlawn existing living room doors on the left with garden room roofs visible tight to boundary on right of image

The overall site area is approximately 390m². To the front of the house there is parking for two cars and this will be retained.



Front elevation of house showing existing flat roofed extension which it is proposed to remove

There is also a garage which is too narrow for a modern car but will be retained and used for storage. There is an existing studio building to the rear of the property which it is proposed to remove.



Existing garden studio which it is proposed to remove. Downlands extension visible beyond

There is an additional garden studio in the point of the triangle on the southern end of the plot.



Magnolia tree on left and garden room on right



View of house facing the side area of garden

There is currently lawn and planting to the side and rear of the property but the space to the southern side of the property is the main garden area due to its size and orientation.

Design Aims

The existing house is in a bad state of repair and needs to be fully renovated. The internal space is limited with a very small kitchen and linear living room. There are only two bedrooms which is minimal for a plot of this size and insufficient for a modern family home.

There are not any coat cupboards nor a utility room or a separate WC. It is sought to resolve these issues within the design.

Design Solutions

Initially a loft conversion was considered but with a large dormer on the rear of the property this would be unattractive so an alternative location for additional bedrooms was investigated.

An extension of the kitchen towards the front of the property was drawn but it was decided that this was significant work for only a small gain of internal space so instead it is proposed to remove the unsightly box on the front of the property to return the elevation to its original line and recess the front door under the roof to provide shelter while opening the door.

A flat roof proposal was discussed for the rear extension but it was decided this would be detrimental to the appearance of the house and it would be better to extend the existing pitched roof forms to make a unified whole. Using pitched roofs also allows the eaves to be kept lower adjacent to boundaries.

Design

The proposal is therefore to extend the existing roof form to the rear to increase the footprint of the house. The internal floor to ceiling within the property is currently very low so it is proposed to open up the roof space and introduce rooflights to increase the internal volume, daylight and natural ventilation.

The appearance from the front of the property will be improved due to the alterations noted above and new double glazed aluminium and uPVC windows with anthracite coloured frames. It is also proposed to install timber effect cladding to part of the property to create additional interest.

It is proposed to remove the garden studio and extend to the rear of the property. As noted above, Downlands have extended adjacent to this area and at the bottoms of the gardens to Petersham Road, all the houses have constructed garden rooms. Due to the distance of this area from the houses on Petersham Road and the proximity of the garden rooms, the proposed extension will be very discreet and not restricting view or sunlight. It is proposed to set the extension a short distance from the boundaries on the eastern side to allow access around the building and to minimise the intrusion of the roof into a 45 degree line taken on the boundary.

It is proposed to reduce the length of the existing side extension in order to allow a window to be created to the bedroom.

New hinged gates are proposed to the boundary with Petersham Close. These are proposed to be the same height as the neighbouring gate to Downlands, approximately 1650mm high above ground level, and in painted timber. The gate would be adjacent to the turning area of the close so not subject to passing traffic or much pedestrian footfall.



Existing gates to Downlands adjacent

Layout

The proposed ground floor extension is to create a kitchen/dining/sitting room adjacent to the side garden, a utility room, coat storage and WC within the centre of the plan and four bedrooms with two bathrooms to the northern half of the property.

The front door will be located in its existing location and access doors to the garden will be included to Bedroom 04 and the kitchen/dining/sitting room.

Scale

The scale of the property will appear the same as the existing from the street frontage as the eaves and ridge height will remain as existing.

The property will also appear similar in scale to the houses on Petersham Road due to the proposal being at the bottom of their gardens rather than adjacent to their houses.

The extension to Downlands doesn't have any windows overlooking this area and the new extension will be further from the boundary than the existing garden studio.

Landscape

Rear gardens

Small retained spaces to the perimeter of the new extension will be planted adjacent to the boundaries to create nice spaces for the windows to look out onto.

Side – main - garden

A small area of paving or decking will be laid adjacent to the house but most of the garden will be retained as lawn and planting.

Front garden

Planting areas will be created adjacent to the building and boundaries whilst the middle area is left for parking as existing.

Access

The primary access to the extended property would remain as existing as the location of the front door will be as existing. Access to the side garden will be retained with new triple sliding doors. Access to the rear of the house will be introduced with two new doors.