

ARCHITECTURE AND INTERIOR DESIGN STUDIO
LONDON BASED | WORKING WORLDWIDE

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Revision	Date	Description
01	26/04/2022	Issued for COMMENT
Project 37 Gloucester Road, Kingston KT1 3RD		
Document Title: Design Access Statement		
Project Number: P216	Document Number: (PL)300	

1.0 - INTRODUCTION

1.1 - APPLICATION SUMMARY

This Design Access Statement (DAS) has been produced for a Pre-Planning Application for 37 Gloucester Road, Kingston KT1 3RD.

We are seeking permission for:

- 1) Demolition of existing rear conservatory and construction of a full width ground floor rear extension.
- 2) Some minor internal alterations to accommodate the ground floor rear extension.

1.2 - AGENT & APPLICANT DETAILS

1) The Applicant: Mrs Julie Davey Mr Richard Robbins
Address as application site.

2) The Agent: Plot Architecture.
24 The Green, Twickenham Green, TW2 5AB.

(Note, no direct contact with the applicant is permitted, any correspondence on this application should be via PLOT as agent).

1.3 - SUPPORTING DOCUMENTS

This document is to be read alongside the following documents as included within the application submission:

P216(PL)001_01 - Location and Block Plan
P216(PL)010_10 - Existing and Proposed Ground Floor Plan
P216(PL)011_03 - Existing and Proposed First Floor Plan
P216(PL)021_03 - Existing and Proposed Side Elevations
P216(PL)022_03 - Existing and Proposed Rear Elevations
P216(PL)023_02 - Existing and Proposed Side Elevations

P216(PL)300_01 - Design Access Statement

P216_CIL_01 - CIL Forms



2.0 - THE EXISTING



IMAGE 2: PHOTO OF REAR OF HOUSE



IMAGE 3: PHOTO OF REAR OF PROPERTY



IMAGE 4: PHOTO OF SIDE OF PROPERTY

2.1 - THE LOCATION / HERITAGE

The existing property is a semi-detached house two storey plus loft conversion. The property is located on Gloucester Road in Kingston. The area is predominantly residential terraced and semi detached properties.

2.2 - PROPERTY INFO

The property is generally in good condition, however, there is an existing rear conservatory which is poorly insulated and would be of benefit to replace.

- Property Listing:
The property is not listed.

- Article 4 Directions:
There is an article 4 direction restricting permitted development

- Flood Risk:
The property is in a flood risk zone 1 and therefore a flood risk assessment is not required.

- Conservation Area
The property is not in a conservation area.

- Building of Townscape Merit (BTM)
The property is not a BTM.

2.3 - EXISTING DESIGN AND MATERIALS

The property is a two storey semi-detached house with white painted brick and to the rear and slate roof tiles. The ground floor rear extension is white painted brick and slate pitched roof. There is a dormer roof extension with slate roof tiles and tile hanging.

2.4 - RELEVANT PLANNING HISTORY

Application Site Planning History

Conservatory to rear permitted in 2006, ref: 06/12487/FUL

Formation of half-hip to gable end and dormer window to rear roof slope to facilitate loft conversion in 2007, ref: 06/12820/FUL

Relevant Local Planning Permission Precedents:

There have been numerous similar in nature planning permissions:

96 Gloucester Road (Ref: 15/12828/HOU) Granted: 12/08/2015
Erection of single storey rear extension following demolition of existing conservatory.

89 Gloucester Road (Ref: 20/02731/HOU) Granted: 30/10/2020
Erection of single storey rear extension following the removal of existing extension and coal bunkers. Erection of rear dormer roof extension with installation of front roof light to facilitate loft conversion.

70 Gloucester Road (Ref: 21/00266/HOU) Granted: 28/01/2021
Erection of single storey rear extension and installation of two front roof lights.

64 Gloucester Road (Ref: 20/01954/HOU) Granted: 12/08/2020
Erection of single storey rear extension; conversion of loft space into habitable room, installation and changes to fenestration and erection of single storey ancillary outbuilding (office/studio/w.c) to rear of garden (following demolition of existing garage).

49 Gloucester Road (Ref: 17/12890/HOU) Granted: 19/09/2017
Erection of single storey rear extension (to include demolition of existing rear conservatory structure).

45 Gloucester Road (Ref: 16/13019/HOU) Granted: 12/10/2016
Erection of single storey rear extension with installation of six roof lights and bi-fold doors.

3.0 - THE PROPOSED



IMAGE 5: EXAMPLE OF STYLE OF REAR DOORS

3.1 - THE PROPOSED DESIGN & MATERIALS

We believe we are proposing a sympathetic and wholly appropriate rear extension which significantly will improve the quality of this residential dwelling, both aesthetically and also in terms of quality of living.

Front Elevation:

There will be no alterations to front elevations.

Side & Rear Elevation:

The existing side window on the ground floor will be altered to be a new door for side access via the ground floor utility room.

The existing conservatory on the rear ground floor will be demolished to be replaced with the construction of a full width ground floor rear extension to match the depth of the removed conservatory, providing for more space to the residents. This will be rendered white and so will match the existing exterior of the house.



IMAGE 6: BLACK METAL PARAPET TO PERIMETER OF EXTENSION



IMAGE 7: WHITE RENDERED WALLS [TO MATCH EXISTING]



IMAGE 8: CRITTAL DOORS

Windows

The glazing will be crittal style to the ground floor to improve the buildings aesthetic and to allow more light to penetrate the space. The side door replacing the existing window will be glazed.

Internal Remodelling:

There will be minor internal remodelling to remove the wall separating the kitchen and conservatory to create a larger dining space.

Amenity:

There will be no detrimental impact on the amenity of the neighbours or the applicants.

Discussion of Works:

The principles of the planned extension have been discussed with the applicant's next door neighbours.

3.2 - THE ACCESS

There will be no alterations to access.

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