

DESIGN AND ACCESS STATEMENT

PROPOSED 9no FLATS

PARK HOUSE, HIGH STREET, TEDDINGTON, LONDON

INTRODUCTION

This Design and Access Statement (DAS) accompanies an application for the erection of 9no apartments comprising 3no one bedroom and 6no two bedroom apartments and a restaurant. The site is located on the junction of Station Road and High Street Teddington.

Within the scope of the development the existing redundant studio building to the side of the building known as 'Park House' will be demolished and replaced with a four storey building of which the Upper Ground Floor would be a restaurant (A3) use, and the upper three levels residential (C3) use. The application includes provision of parking and service space on the existing parking decks (Ground and Upper Ground Levels) serving and shared with Park House.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

DESIGN PRINCIPLES AND CONCEPTS

The Existing Site

The site is as discussed above is situated along the High Street in Teddington at the junction of Station Road

To the front right hand side is a detached 1980's office commercial height building with the railway lines adjacent to the building.



Aerial View of Site and Surrounding Context



View of existing Park House from the High Street.

The element of building in yellow a redundant studio building will be demolished as part of the proposals leaving the main block.



View looking down the High Street in Teddington with Park House behind the photograph

Photograph indicates the diverse range of local facilities within immediate proximity of the building for future residents.



View looking up towards the railway bridge with Park House on the left.



View opposite Park House towards a mix of generally residential properties and small commercial units.



Existing Christ Church on Station Road adjacent to existing dwellings on junction off Christchurch Avenue

Site Features and Immediate Context

The site constraints and urban context are shown on drawing no. 7524/DS04 and are as follows;

Opportunities

- Proximity to local facilities and bus/train connections justify efficient use of the site.
- Opportunity to generate unique character borrowing particular elements from the existing character/architecture present
- Opportunity to re-define the corner as a focal piece, taking reference from the larger adjacent office block.

Constraints

- Location of vehicle access way
- Domestic 2 storey dwellings opposite the site
- Adjacent offices and commercial buildings
- Need to respect and protect the private amenity space to the adjacent dwellings
- Orientation of site
- Existing electrical cables and associated easements

Design Objectives

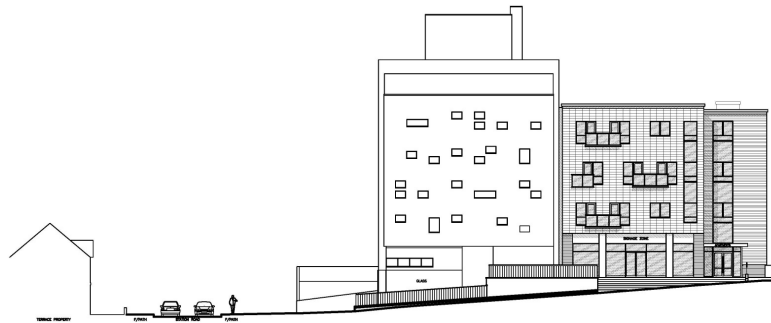
- Development with a sense of place that adds to the diverse character of the surroundings
- Safe/Comfortable spaces
- Good connections to local facilities and public transport with good on-site provisions for car and bicycles
- Proposal to sit comfortably and relate well in scale and mass to the surrounding buildings

General Site Proposal

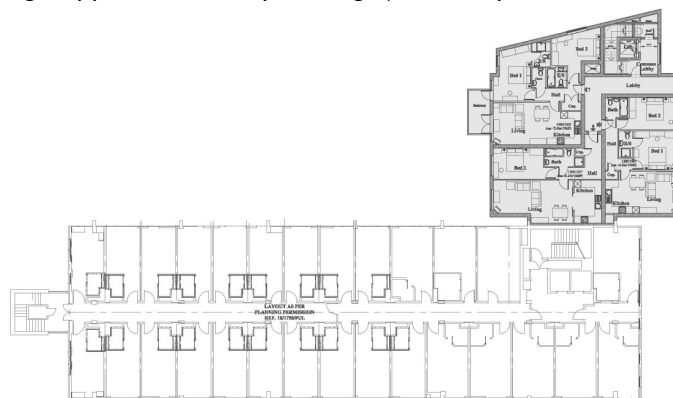
The proposal is for the construction of 9no apartments consisting of both one and two bedroom variants.

Within the scope of the development parts of the existing building on the site known as Park House will be demolished. The hotel element of the scheme has been retained with minor re-planning to lower public and back of house areas whilst retaining the essence of the design previously approved. In addition the A3 unit design is retained as per the current planning approval.

The proposed building element will follow the same overall height profile as the previously approved scheme but excluding the element of plant to the roof.



The element of building to the left with the irregular positioned windows forms the flank wall to the new Travelodge approved under planning. (Window positions as existing)



Proposed plan layout

Lifetime Homes / Code for Sustainable Home Standards

Consideration to be given to the above to include:-

- Energy efficient white goods to be supplied and fitted.
- All internal light fittings to be energy efficient.
- External security lighting to be fitted with daylight sensors and low wattage lights.
- All apartments are provided with a home study/office.
- Specified materials will be responsibly sourced.
- Covered entrance to apartments.
- Consideration to the provision of Energy Display Devices to apartments to allow residents to understand how they are using energy either efficiently or in-efficiently.
- Efficient access to bin storage externally of the apartments and for internal storage with compliant recycling bin storage systems.
- Good quality sound insulation between units due to high insulation values.
- High levels of thermal insulation envisaged to be in excess of requirements of Building Regulations.
- Areas of green roof to the new apartments together with a view to providing PV panels for renewable energy.
- The use of energy labeled white goods.
- Consideration to the preparation of Home User Guides for future residents.
- Early consultation with Police Architectural Liason Officer to discuss security of apartments.
- Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.
- Good local transport facilities (Teddington Railway Station) within five minutes walk and bus services in the immediate proximity of the building.
- Amenities within close proximity (Teddington High Street).

Sustainability

During the design process due care has been given to the sustainability issues as follows:

Orientation

The buildings orientation is dictated by the existing building and scale and configuration of the previously approved planning application.

Cycle Provision

A secure cycle store is provided at ground level for all apartments with a proprietary storage system within the secure area.

Storage

A store is provided at ground floor level for all apartments in addition to storage space provided within the apartments.

Construction

The building will be formed to allow a higher level of insulation to be provided as required under current building regulation and best use of a sustainable material where possible. The building will have double glazed glass and ideally low emission glazing. The building will have an efficient heating and lighting system. Wherever possible the new building elements will be formed using re-cycled materials or that born from a renewable source.

Waste & Recycling

Each apartment will have provision for the access of bins and recycling containers. The site is fully accessible to refuse collection equipment and conforms to the travel distances required for waste collection by the council's services. The lift to the ground floor will increase ease of access.

Please refer to drawing number 7524/DS08 for details of refuse collection.

Security

The design has been prepared to attempt to remove the opportunity for crime and consultation will take place with the Local Police Secured By Design Officer to incorporate his comments with a view to obtaining 'Secured By Design' accreditation if possible.

Layout in Relation to Neighboring Sites and the Wider Context

When viewing the proposal in context of the surrounding build ups, it is clear that development would not have a negative impact on the surrounding area. In comparison to its current state, the new building and refurbished areas of Park House would vastly improve the appearance of the street scene.

PPG3 Housing Policy

The proposal meets the key principles of the Government's National Planning Policy Guidance Note 3 – Housing, which urges local planning authorities to provide for 60% of all new housing to be built on previously developed land within existing urban areas and which is accessible by a choice of means of transport and to make the best use of urban land.

Local Planning Policies

The planning policy context for the proposal is set out in PPS 1 (Delivering Sustainable Development), PPS 3 (Housing), PPG 13 (Transport), Policies 3A.1, 3A.10, 3C.20 and 3C.22 of the London Plan (2004) together with Supplementary Planning Guidance on Residential Amenity Space and Interim Planning guidance on Housing Density and Sustainable Construction.

PPS3: Housing states that local planning authorities should promote design and layouts, which make efficient and effective, use of land with priority for development on previously developed land, in particular vacant and derelict sites and buildings. They should also develop housing density policies to reflect issues of demand, housing availability, capacity of infrastructure and amenity space, using land efficiently, levels of accessibility, character of the area and design.

Appearance

The new building element will have a mix of a terracotta proprietary system with timber boarding to compliment and not clash with its neighbouring properties. The roof level will be in line with the previously approved scheme under planning, excluding the element of plant to the roof. The building provides a clear visual language with a limited palette of materials and a hierarchy of proportioned openings to express externally the internal spaces. Windows have been positioned to an irregular rhythm to compliment with the existing main building element.

Timber boarding painted grey to elements of the elevations together with the terracotta tiled system will help distinguish the units from the main hotel element.

The larger roof formed over the residential element will be an area for the possible provision of PV panels. Access will be provided for maintenance only to this level from the common stairwell and lobby. This access point can also act as a means of venting smoke in the event of fire automatically. The slightly lower side section will provide a small section of green roof.

The main flat element will overhang the new restaurant to the hotel to provide shelter for residents over the entrance doors. The terracotta tiles are laid out to avoid irregular sized elements within the widths occupied by windows and doors. All elevations will allow for a fixed size panel to be adopted giving consistency to the elevations. Terracota tiling will allow

the structure to the external walls to be of timber frame construction improving levels of sustainability.

To the rear elevation of plot 1 sets of doors will open onto a large terrace to private amenity space. Please refer to drawing number DS06 for a discussion on the use and location of material and their relationships.

Amenity Space

Amenity space is provided to the properties and comprises the following:-

Plot 1 – Balcony. Total area 7.11 sqm.

Plot 2 – Juliet style balcony

Plot 4 – Balcony. Total area 7.11 sqm.

Plot 5 – Juliet style balconies

Plot 7 – Balcony. Total area 7.11 sqm.

Plot 8 – Juliet style balcony

SCALE

The mass and form of the proposed new building is in scale and harmony with the adjoining buildings. The detailing, materials and surface finishes have been chosen to be sympathetic in colour and texture to adjoining buildings and the street scene.

The areas of the apartments are as follows:-

Plots 1, 4, 7	2 Bedroom	72.45 sqm (780 sqft)
Plots 2, 5, 8	2 Bedroom	65.56 sqm (706 sqft)
Plots 3, 6, 9	1 Bedroom	61.27 sqm (660 sqft)

The apartments have been sized to be generous in relative terms with standard flats within the area and allow the 2 bedroom units to be family sized apartments appealing to a wider sector of potential residents.

LANDSCAPING

An area of green roof is provided to the lower section of roof over the apartments to improve the visual aspect of the building from the hotel element. An area is also proposed to the roof of the A3 unit as indicated on the drawings.

ACCESS

Disabled

All flats are directly accessible through level access at ground floor level with a passenger lift serving all floors.

There is level access to the main entrance of each property.

There are currently no changes in site levels proposed and the proposal does not intend to change this. All access routes in and around the building are flush with one another causing no concerns in relation to the DDA guidelines.

All areas of the building would be well within the specified minimum distance from a fire rescue vehicle.

Cars

All plots will have the use of a parking space with lockable folding bollard to prevent use by persons not associated with the apartments in turn preventing parking on the street outside.

The parking provision meets the requirements of the Local Planning Authority Vehicle Parking Standards.

Local Transport Network

The site is accessible by a choice of transport with bus stops within short walking distance from the front door.

The M3 Motorway is within a short distance by car providing access to the M25 and wider area. Teddington railway station is also with a short distance by foot offering a service into London Waterloo Station.