

# DESIGN & ACCESS STATEMENT

## TWICKENHAM RAILWAY STATION



PREPARED FOR: SOLUM REGENERATION  
MAY 2011

020 3215 0040  
MADDOXASSOCIATES.CO.UK  
70-74 COWCROSS STREET LONDON EC1M 6EJ





**CONTENTS**

1.0 INTRODUCTION.....	02
2.0 SITEANALYSIS.....	03
2.1 Site location	04
2.2 Site description	05
2.3 Site surroundings	07
2.4 Policy designations	08
2.5 Planning history	10
2.6 Historic development	11
2.7 Landscape and Topography	12
2.8 Buildings and Structures	13
2.9 Continuity and enclosure	14
2.10 Movement	15
2.11 Summary	17
3.0 DESIGN EVOLUTION AND OBJECTIVES.....	18
3.1 Design objectives	19
3.2 Scheme evolution	20
3.3 2010 consultation	22
3.4 2010 planning application	25
3.5 2011 design development	27
4.0 DESIGN PRINCIPLES.....	29
4.1 Use and amount	30
4.2 Layout	33
4.3 Scale	39
4.4 Landscape	42
4.5 Appearance	47
4.6 Access	52
4.7 Sustainability	55
5.0 RESPONSE TO CONTEXT & CONCLUSIONS.....	56
5.1 Response to context	58
5.2 Conclusion	61

1.0 INTRODUCTION

1.1 This Design and Access Statement supports a full planning application for a proposed development at Twickenham Railway Station. The description of development is as follows:

*“Demolition of existing station building and access gantries to the platforms and redevelopment to provide; a podium across the existing railway lines; a new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys comprising 115 residential units, 734 sqm of flexible Use Class A1 (shops), A3 (restaurant and café) and D2 (leisure) floorspace, plant space including a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 35 commuter car parking spaces (including disabled spaces), residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 cycle spaces for commuters and 208 cycle spaces for residents; provision of a new station plaza, river walkway including children’s playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop.”*


1.2 This Statement provides an analysis of the site in Chapter 2.0, with specific regard to planning policy, and its physical context. Chapter 3.0 identifies the extent of consultation that has occurred in relation to the proposal, with an emphasis on design changes necessitated by this. The details of the proposed development are then described in Chapter 4.0.

1.3 An assessment of the scheme in relation to its planning policy and physical context, together with a description of how the scheme has been amended further to consultation exercises is then provided in Chapter 5.0.

1.4 This Statement should be read in conjunction with all drawings and supporting reports that accompany the application.



**Figure 1.1**  
Aerial view of site

 Site Boundary