

**DESIGN AND ACCESS STATEMENT**  
**IN SUPPORT OF**  
**PROPOSED NEW HOUSING AT**  
**19-21 MELBOURNE ROAD, TEDDINGTON**

**FEBRUARY 2012**

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**A R C H I T E C T S**  
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NO 10 MELBOURNE ROAD - 1990'S ADDITION TO THE STREET



MELBOURNE ROAD



MELBOURNE ROAD LOOKING SOUTH WEST



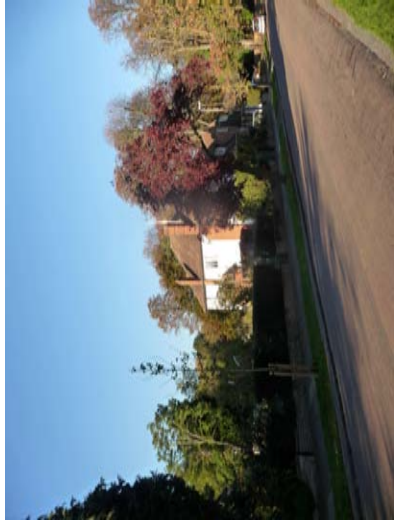
LYCH GATE LEADING TO PRIVATE GARDENS MELBOURNE ROAD



CLAY TILE CLADDING MELBOURNE ROAD



ROOF CONVERSIONS TROWLOCK AVENUE



19-21 MELBOURNE ROAD



RENDER, MOCK TUDOR, BRICKWORK MELBOURNE ROAD



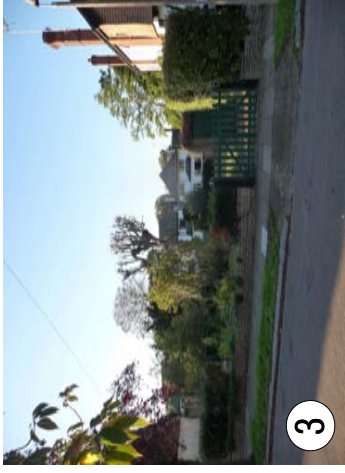
ECCLECTIC MIX OF STYLES WITH MATURE GARDENS



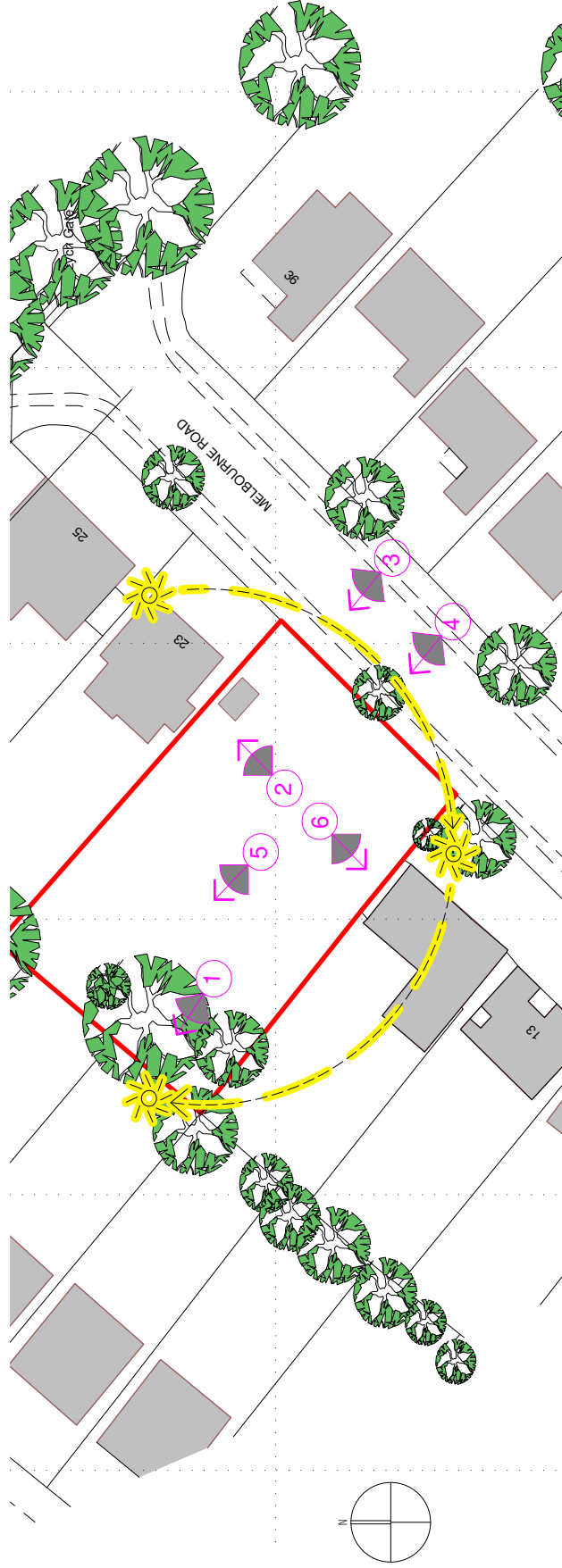
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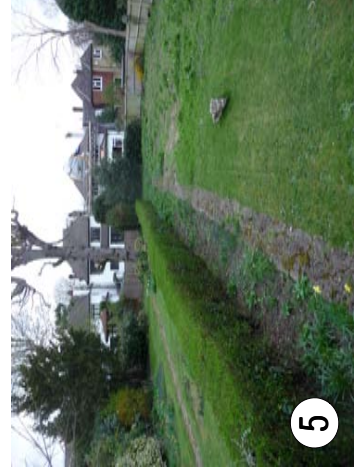
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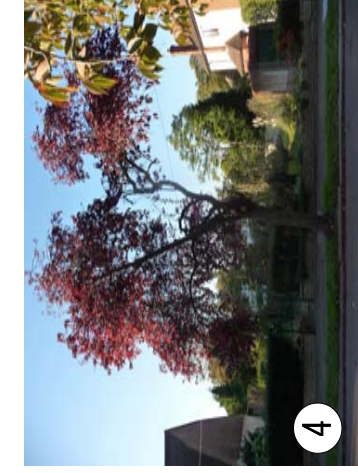
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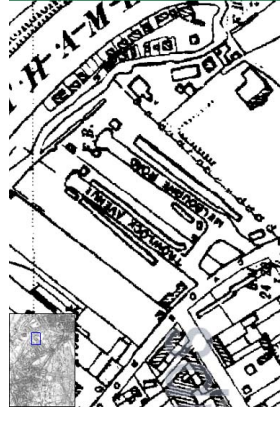
## 1.4 EXISTING SITE ANALYSIS

The Ordnance Survey maps of 1938 and 1949-62 show that Melbourne Road and Trowlock Avenue were constructed before 1938 and that the majority of housing was constructed between 1938 until the late 1950's. Plots 17, 19 and 21 are the last remaining sites to be developed. Historically, they were used as an extended garden to number 18, Trowlock Avenue. Adjoining properties are orientated south east to Melbourne Road. The prominent features on the sites are the low lying ground (approximately 400mm below street level) and the mature clump of trees on the Trowlock Avenue boundary to the north west. 1800mm high close boarded fences and mature planting on both the site and adjoining gardens, provide good screening to adjoining amenity space. The fence adjoining the gardens to Trowlock Avenue is 1600mm high close boarded.

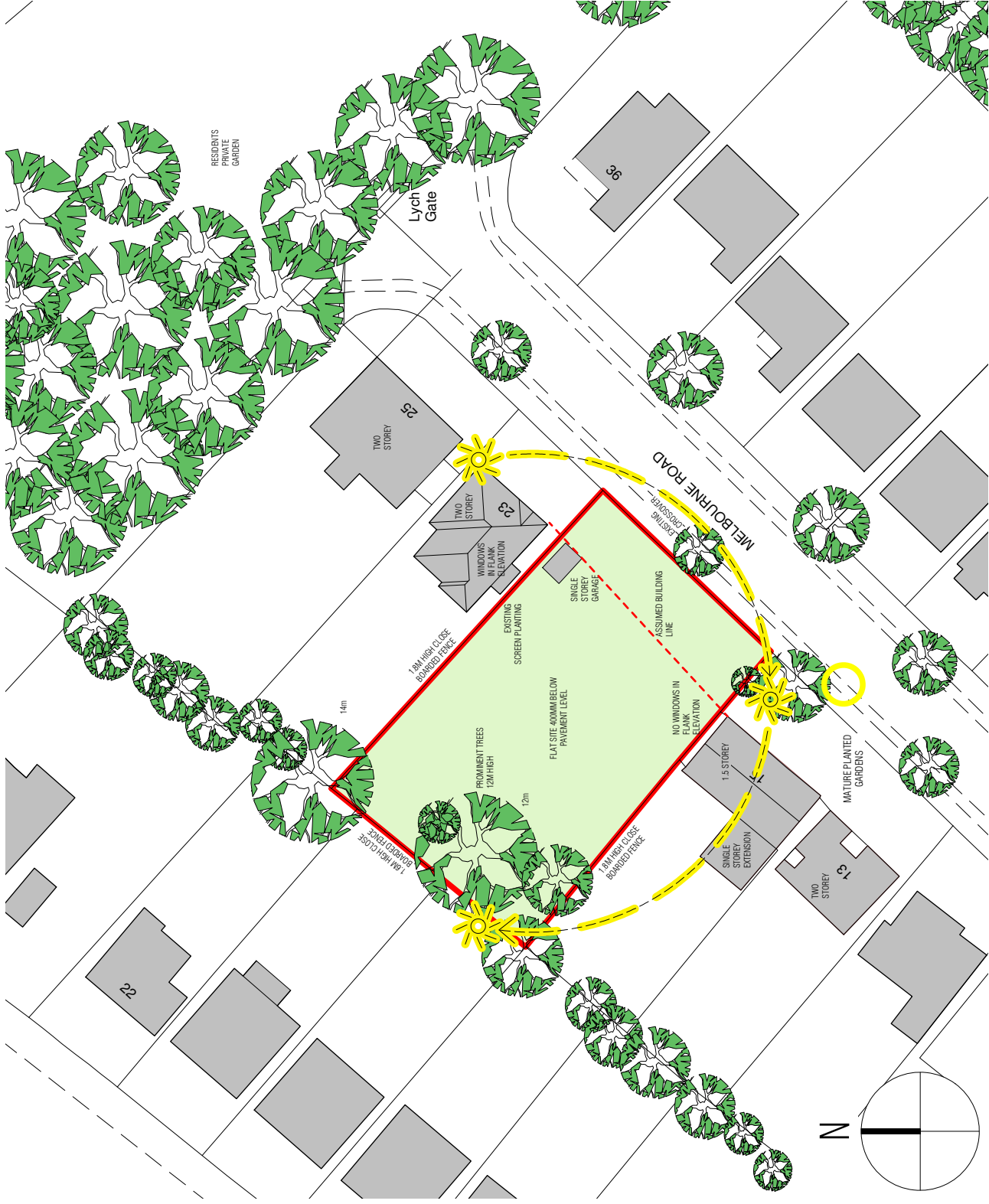
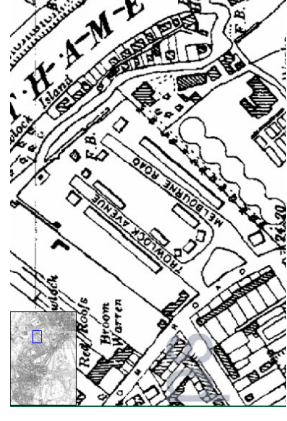
The flank elevation to number 15 Melbourne Road has no windows. Their rear terrace is screened by a high trellis. Number 23's flank elevation has four small windows obscured by a hedge at ground floor level and two small windows and one larger window at first floor level.

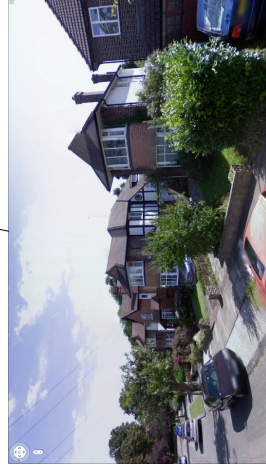
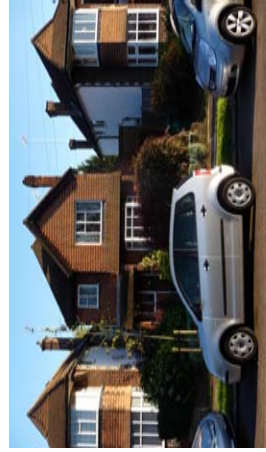
There is one crossover serving an existing single-storey garage.

The site is not in a Conservation Area.



Ordnance Survey maps: 1938 (above) and 1949-62 (below)

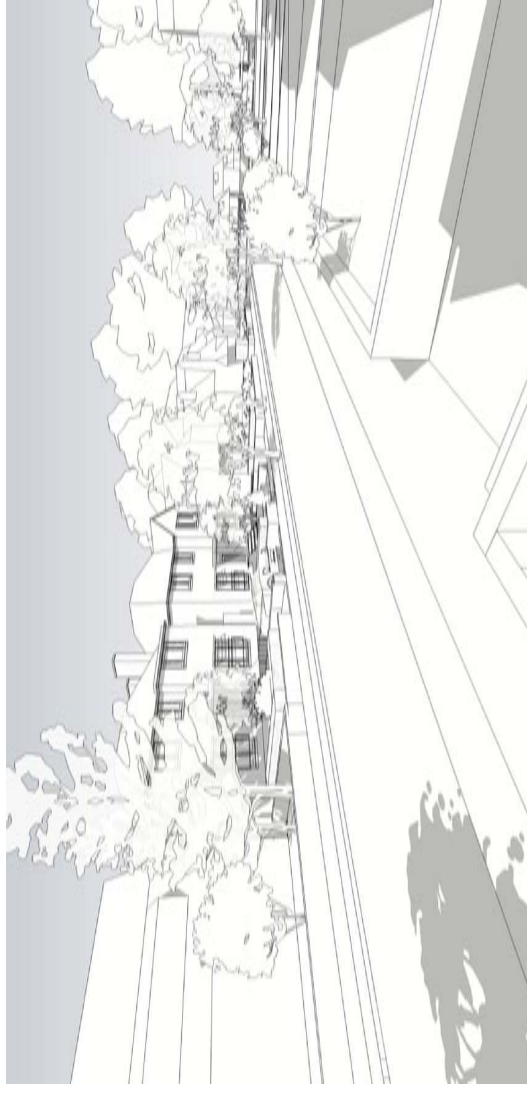
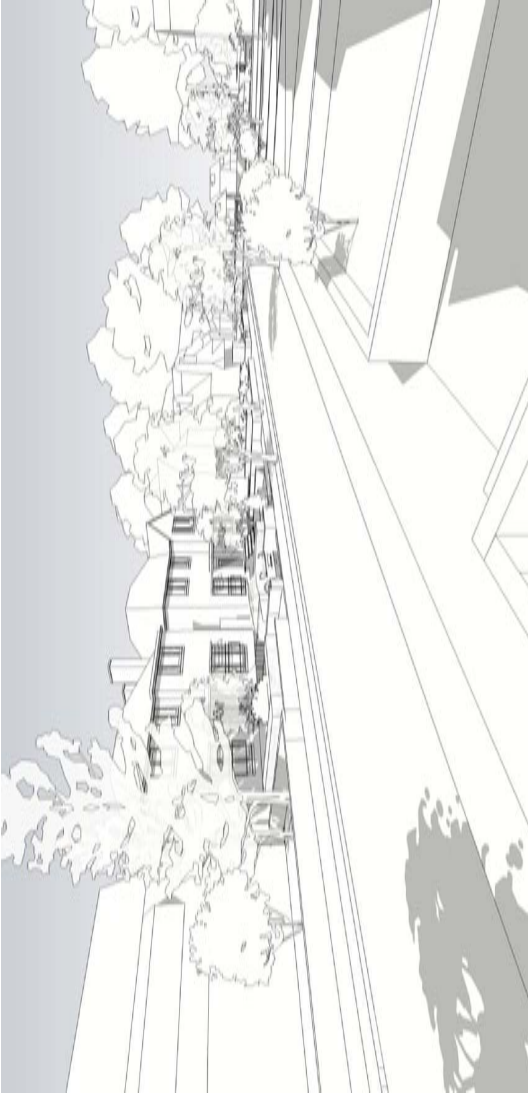




### 1.5 CHARACTER OF THE SITE & SURROUNDING AREA

The houses are detached two-storey houses built from the 1930's until the 1990's, producing a mixed style of materials and elevational treatments. Houses are rendered, brick, tile hung and Mock Tudor. All are however set in mature gardens behind a tree avenue, which gives the road an Arcadian quality. The vernacular revival materials, such as tile cladding, mock tudor and red brick, give the road a Hampstead garden Suburb feel. Mature front gardens and a grass verge reinforce this quality.

The site itself has been used as a garden to 18 Trowlock Road, and therefore benefits from mature planting to its boundaries. Significant trees are to the rear of the site and can therefore be retained.



## 2.0 DESIGN

### 2.1. Design and Planning History

A previous planning application for the two houses on the site was refused on design grounds.

*"The proposed houses by reason of their scale, form, design, bulk, mass and materials, would be over dominant, incongruous, visually intrusive and un-neighbourly buildings that would fail to relate satisfactorily to the prevailing character of the street scene and would have a detrimental impact on the amenities of adjacent properties."*

A meeting was held on the 4th October with Mr. Steven Cox, the planning officer, to ascertain what element of the design had to change to ensure that a revised scheme would address the reasons for refusal. The following changes have now been made to achieve the acceptable massing and design.

- The two storey element falls in line with a two storey building line to the rear elevation.
- The single storey extensions are now adjacent on the centre boundary between the numbers 19 and 21, away from the boundaries of numbers 15 and 23, to the centre of the plot.
- The external garden decks have been moved away from adjoining boundaries, numbers 15 and 23.
- The floor to ceiling heights have been reduced to allow the eaves heights to be dropped down to line in with the number 23.
- As a result of the lowered roof there is now no accommodation within the roof space.
- As requested the balconies to the front elevations have been replaced by windows.
- A tiled gable has been introduced to the front elevation of number 21, which echoes similar features of houses in the road.

### 2.2 PRINCIPLES AND CONCEPTS

The form of the new development responds to the following factors:

- The need to provide sustainable new housing that will preserve and enhance the road.
- The need to respect the scale and amenity of the adjoining buildings.
- The need to achieve a more efficient use of an undeveloped site.
- A design that will comply with the Environment Agency requirements.

### 2.8 RESPONSE TO SITE CONTEXT

The Environment Agency requirement for the finished floor level to be at 7.10 AOD, equivalent to the 1 in a 100 annual probability level, plus allowance for climate change, puts it 560mm and 887mm above that of the adjoining properties. Similarly, the EA requires that the new development is designed to minimise impact on the floodplain storage by the incorporation of floodable voids. A conscious objective has therefore been to minimise the impact of this height increase on the neighbouring properties and the street scene. Floor to ceiling heights and floor thickness have been kept to a minimum. The floodable void under the house provides car, cycle and refuse storage, away from the street, maximising the planted front gardens.

The proposal will provide continuity to the street frontage. The two-storey bays pick up the rhythm and massing of the bays and gables seen on the majority of houses.

The distinctive elements of a square plan with views of the rear gardens between pyramid roofs, dominant chimneys and projecting bays and gables are repeated in a contemporary form.

Impact on adjoining owners is minimised by single-storey rear extensions extending only half the width of the house, again reflecting the pattern of existing development. Additional accommodation is provided by the discreet use of the roofspace. It only on the side elevations by rooflights, maintaining the prevailing two-storey feel to the road.



## 2.4 PRIVACY, OUTLOOK AND AMENITY

Care has been taken to ensure there is no overlooking or impact on neighbouring properties or amenity space. Neither of the new dwellings have windows in their side elevations facing adjoining dwellings, other than obscured glazing to bathrooms and a shower room.

The new timber terraces are set down from the finished floor levels to ensure there will be no overlook of adjoining amenity space.

There are existing windows in the side elevation of number 23. The ground floor windows are secondary and already screened by the boundary. The proposed new house is set away from the north eastern boundary by 1600mm to ensure minimal loss of sunlight and daylight to the first floor windows.

## 2.5 MATERIALS

The materials used in the road are varied, including many types of brick, painted render and clay tiles. The new houses will have red clay tiles on the roof together with the double height bay of number 21. The remaining walls will be white roughcast through coat render. Windows and balconies will be painted timber and galvanised mild steel. Low boundary walls will be through coat render. Boundary fences will be as existing.

## 3.0 ACCESS

### 3.1 POLICIES

The raised floor levels prevent disabled access. The design will however comply with SPG Design for Maximum Access and the Building Regulations 2000 (2004 Edition) Part M.

### 3.2 PEDESTRIAN, CYCLE ACCESS AND TRANSPORT

Two off-street parking spaces per dwelling are provided. There is lockable storage for at least four bicycle spaces in the lower ground level.

### 3.3 REFUSE STRATEGY

Enclosures will be provided for recycling and refuse bins at the lower ground level. All residents will join the blue bag recycling scheme, and the food and waste recycling scheme.

## 4.0 SUSTAINABILITY

Sustainable design has been an important factor alongside aesthetic considerations in the design development process. The layout, orientation and form have been considered to maximise thermal performance, natural daylight and passive heating. Solar screening can be seen on the south east elevation. In addition the houses will have the latest sustainable technology incorporating:

- Rainwater harvesting.
- Photovoltaics
- High levels of insulation

A detailed Sustainability Report forms part of this application.

## 5.0 FLOODING

A detailed Flood Risk Assessment forms part of this application. The new design incorporates flood storage tanks at basement level that offset the loss of floodplain storage.

## 6.0 CONCLUSION

The application proposals will provide new family homes on an attractive road that has been slowly developed over a period of 75 years. The houses cater for the demands of their floodplain location, yet sit sympathetically alongside their neighbours built 50 years earlier.

The new design addresses the reasons for refusal of the previous application, 11/1164/FULL. The positioning, site layout, form and massing, detailed design and choice of materials of the proposals have been specifically developed to ensure the new development is distinctive and yet responds positively to it's context.