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PLANNING

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**EXTENSION AND ALTERATIONS TO ROOF TO ACCOMMODATE THREE NEW RESIDENTIAL UNITS AT THE ROYAL OAK, 172, HIGH STREET TEDDDINGTON, TW11 8HU**

### Design and Access Statement

#### The Site

The site consists of a ground floor bar and grill with seven residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. The site is a modern development which was part of a large modern housing development which exists beyond the rear of the site.

#### The Brief

The proposed development is to take place on the top floor of the property where the height of the building will be extended upwards provide space for three new residential units.

### Context Assessment

#### **Physical**

- The site is located in Teddington town centre, fronting Teddington High Street. The properties have large front drives with off street car parking.
- The area is well served public transport. Teddington Railway Station is approximately 0.5 miles from the site and Hampton Wick Station is approximately 1.0 miles from the site. These provide the sites with links to central London and National Rail services.
- The Nearest bus stops to the site are on Teddington High Street. The 281, R68, 285, and X26 busses stop there. The 281 provides links between Tolworth and Hounslow, the R68 between Hampton Court and Kew, the 285 between Heathrow Airport and Kingston and the X26 between Croydon and Heathrow Airport.
- The property has a strong PTAL rating of 3.
- The area is also excellently served by public amenity space with Udney Hall Gardens, Bushy Park and Grove Gardens all being within one mile of the site.

#### **Economic**

- The proposed extensions would be built to modern standards and current Building Regulations.

### Planning Policy

There are number of Policies that we have considered in producing this proposal. These include:



**National:**

The National Planning Policy Framework (2012)

**Regional London Planning Policies:**

The London Plan 2012

**POLICY 3.1** – Ensuring Equal Life Choices for All Housing choice

**POLICY 3.3** – Increasing Housing Supply

**POLICY 3.4** – Optimising Housing Potential

**POLICY 3.5** – Quality and Design of Housing Development

*Creating an inclusive environment*

**POLICY 3.8** - Housing Choice

**Local Planning Policy**

Richmond Core Strategy (2009)

**POLICY CP 1** – Sustainable Development

**POLICY CP 7** – Maintaining and Improving the Local Environment

**POLICY CP 8** - Town and Local Centres

**POLICY CP 14** - Housing

Richmond Development Plan Policies (2011)

**POLICY DM SD 1**- Sustainable Construction

**POLICY DM TC 1** - Larger Town Centres

**POLICY DM HO 4** – Housing Mix and Standards

**POLICY DM DC 1** – Design Quality

**Evaluation**

**POLICY CP 1: Sustainable Development**

This policy states that 'development will be required to conform to the Sustainable Construction checklist, including the requirement to meet the Code for Sustainable Homes level 3 (for new homes).'

The proposed development will be built to the sustainable code level three and the sustainable construction checklist filled in once a proposed scheme has been accepted by Richmond Borough Council.

**POLICY CP 7: Maintaining and Improving the Local Environment**

The policy identifies that all new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they: (i) are based on an analysis and understanding of the Borough's development patterns, features and views, public



transport accessibility and maintaining appropriate levels of amenity; (ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

The design of the proposed development recognises the character of Teddington High Street and as such are based on an understanding of the boroughs development patterns, the development connects positively with its surrounding and has a strong internal layout. The drawings give an idea of the scale of the development scale and use of the proposed development conform to this policy.

#### **POLICY CP 8: Town and Local Centres**

This policy states that in Teddington town centre, higher density housing units should be encouraged, including smaller units. The policy encourages dwellings to provide appropriate internal and amenity space. This development provides three new smaller units at a high density, complying with policy and has also been designed to ensure there is adequate internal space.

#### **POLICY CP 14: Housing**

The policy states that 'the density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with local context, while respecting the quality, character and amenity of established neighbourhoods and environmental and ecological policies. The London Plan consolidated with Alterations since 2004 Density Matrix and other policies will be taken into account to assess the density of proposals.' The policy goes on to state 'on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development.

The proposed development is for three new smaller units which complies with the London plan's density matrix. A financial contribution will be given to the council for affordable housing.

#### **POLICY DM SD 1: Sustainable Construction**

The policy states that new buildings should be flexible to respond to future social, technological and economic needs by conforming to the Borough's Sustainable Construction Checklist SPD and must achieve a minimum 25 per cent reduction in carbon dioxide emissions over Building Regulations (2010). The proposed development will follow this guidance by ensuring that there is a 25% reduction in CO2 emissions, the construction checklist SPD will also be filled out and attached to the planning application.

#### **POLICY DM TC 1: Larger Town Centres**

This policy states that development needs to contribute towards a suitable mix of uses will be approved, provided that they are appropriate to the function, character and scale of the



centre.' Precedent of residential development already exists on the site and is considered appropriate by the Richmond borough council.

The policy goes on to state that development should 'make more efficient use of land than previous development.' The existing space is just used for loft space, and the development of three smaller flats will contribute to meeting the need for new housing in the borough and will therefore a more efficient use of the space.

#### **POLICY DM HO 4: Housing Mix and Type**

The policy states that 'within town centres a higher proportion of small units would be appropriate. The housing mix should be appropriate to the location.' As this development is within Teddington town centre within an area of high density housing, the proposed development of three smaller flats is appropriate for the site.

The policy goes on to state that 'the Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/ or communal amenity space to meet the needs generated by the development.' Good internal floor standards are met in the proposed development and although no on site amenity space is provided, there is excellent access to large amounts of public amenity from the site.

#### **Policy DM DC 1: Design Quality**

The policy states that 'new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context. The proposed development is designed in an inclusive way, respects the nature of Teddington High Street and, the proposed change roof design will contribute strongly to the character of the high street.

The policy goes on to state that 'development should be in harmony with surrounding buildings. Elements such as windows, roofs, shop-fronts, doors, etc. should relate to one another in such a way as to maintain or complement the proportions of the surroundings' The proposed development uses the same materials which are used in the existing building, blending into the character of the surrounding area. .

#### **Car parking**

Please view the attached car parking survey which identifies that there is adequate capacity of the development to support parking in the local area in line with policy

#### **Appearance**

- The proposed extensions will use materials which match the existing materials to fit in with the character of the area.

- The development has been designed in accordance with the Council's policies and standards and the guidance of central government as set out in Planning Policy. The proposed scheme makes efficient use of site whilst preserving local amenities and providing a high quality environment for future occupiers.