DESIGN AND ACCESS STATEMENT

FOR THE

DEMOLITION OF THE QUEEN DOWAGER PUBLIC HOUSE

AND

CONSTRUCTION OF 4No THREE BEDROOM SEMI-DETACHED HOUSES

AT

No 49 NORTH LANE

TEDDINGTON

TW11 0HU

Design and Access Statement

Use

The proposal is to demolish the existing Queen Dowager Public House and erect two pairs of three bedroom semi-detached houses with car parking spaces for four cars.

The Queen Dowager Public House (No 49 North Lane) comprises a two storey detached building with a pitched roof, with a single storey side extension, with garden to the side and rear. The site is rectangular, with a wide frontage of 30.00 metres. The footprint of the building is approximately 205 m^2.

To the north, the site abuts No 47 North Lane, a detached residential property, and to the south, No 55 North Lane, a semi-detached dwelling. The site also adjoins the end of the rear gardens of No 23 and No 25 Middle Lane and No 28 Park Lane. To the rear of the site is Elleray Hall, a Social Club for the over Sixties, with an external store building behind, which immediately abuts the site boundary.

Within the site itself, between the main building and No 55 North Lane there is a vehicular access from the street and a large beer garden. A new tree planting scheme to the front of the development has been provided for.

The site is in a predominantly residential road, North Lane, which runs south from Broad Street, which forms part of Teddington District Centre. The northern part of North Lane forms part of a designated Mixed Use Area, but the site itself is located in a predominantly residential area. There is a mix of building styles in the surrounding area, with adjoining development largely of 2/3 storeys high. There is a 1970s terrace of two and three storey residential properties on the opposite side of the road.

There are bus links running along Broad Street and Park Road, and the site is located approximately 500 metres from Teddington Railway Station. It is considered that the site has good transport accessibility with a PTAL of three.

The Queen Dowager Public House was part of the Young & Co Brewery tenanted estate and has been on the market since October 2009 but has had no offers. Please see the marketing information submitted in support of the application which reports on the advertising and marketing that has been carried out in the last two and a half years without success and covering the requirements the Council's Policy CCE15 (Pub Retention Policy).

Alternative uses for the site have also been considered. Although in close proximity to the Mixed Use Area and Teddington District Centre, the immediate vicinity of the site is residential. Policy HSG4 (Residential Areas) states that residential will be the priority use in areas which are predominantly residential, as long as this does not have an adverse effect on the character of the area. We have therefore given greatest consideration to residential redevelopment as an alternative use of the site. The site is in a sustainable

location, suitable for housing, close to shops and services in Teddington District Centre, and within walking distance of Teddington Railway Station and the bus services in the District Centre.

Layout

The proposed development runs approximately from northwest to southeast and the front elevation of the proposal lies behind the building line of the original public house. Care has been taken to ensure the development runs in line with the adjoining properties No 47 and No 55 North Lane to reduce overlooking onto their gardens.

The houses are two and half storey high with the top floor in the roof space.

An access footpath is provided round the side of each house to give access to the rear gardens.

In front of the development four car parking spaces are provided (one for each house) and landscaping.

Scale and Amount

Each semi-detached house will be 6.25 metres x 8.00 metres with a 3.00 metres x 1.00 metres extension in the front overall 8.50 metres high.

Each dwelling will have a gross floor area of 140.00 m^2 (net internal floor area 122.00 m^2).

Each dwelling has an amenity space as follows:

	Font Garden	Rear Garden	Side Garden	Total
49A	42.20 m2	88.20 m2	12.40m2	142.80 m2
49B	40.30 m2	91.70 m2	10.80m2	142.80 m2
51	50.40 m2	62.10 m2	10.80m2	123.30 m2
53	36.70 m2	60.20 m2	10.80m2	107.70 m2

The Queen Dowager Public House has a gross basement floor area of 70.10 m^2 a gross ground floor area of 205.40 m^2 and a gross first floor area of 98.30 m^2 giving a gross floor area of 373.80 m^2 and the site area is 0.07 hectares.

Landscape

The site is surrounded on three sides by 2.00 metre high close board fence or facing brick wall. This fencing and brick wall will be repaired where possible or replaced where necessary.

A 2.00 metre high close board fence will be erected to form the rear gardens with access gate on side footpaths to each house.

The front of the development will be open plan with a soft and hard landscaping scheme provided (see attached) and as block plan drawing no 300312/04A.

Secure Covered Bicycle Storage
Secure covered bicycle storage for two bicycles to each house will be provided in the rear gardens as indicated on block plan drawing no 300312/04A.

Refuse and Recycling Bin Storage
Refuse and recycling storage will be provided as indicated on block plan drawing no 300312/04A.

Public Footpath
The existing footpath will be made 2.00 metres wide and reformed with dropped kerbs and tarmacadam to allow for the new car parking bays all to the Local Authority Highway Requirements.

Appearance
The proposed development will be constructed in a style of construction to compliment the properties No 47 and No 55 either side of the development in a similar style to the Queen Dowager Public House which it will replace.

It is proposed that the external walls will be in light coloured local stock bricks with red coloured facing bricks to the lintels and cills of a similar character as that of No 47. The protruding first floor will be rendered with roman arch lintel over the windows of a similar character as that of No 55. The roof covering will be plain clay tiles to which is the same as the existing public house and windows doors and fenestration will be in white upvc.

The front line of the proposed development has been carefully stepped back from the front line of No 47 back to No 55 so that there will be no protrusion of the new development in front of the existing houses within the street scene.

We have endeavoured to retain the design and character of the existing public house in the new development and incorporated features of the adjoining two properties No 47 and No 55 to provide a complimentary theme of construction to enhance the character of the street scene.

Access
Access to the site will be from North Lane.

The proposal has been designed in accordance with Part M of the latest building regulations to provide access for all.

A level surface to be provided across the front entrance threshold to Part M latest building regulation requirements.

Foul Drainage
The existing foul sewer runs in North Lane and the proposed development drainage will run along the front of the new development into the existing foul drain and into the foul sewer in North Lane.

Surface Water Drainage
Surface water drainage will be drained into designed Polystorm Cellular Soakaways under the new car parking spaces.

The existing permeable ground of the public house was 275 m^2, garden area etc and will now be 450 m^2. The car park areas will be permeable and allow water to drain off into the ground below.

Car Parking
The proposal provides for four car parking spaces with a shortfall of four car parking spaces for maximum requirement. The applicant would agree to Car Club Membership in a way of offsetting lower parking provision.

Waste Minimisation
The spoil to be removed from the excavation of the site and the demolition of the rear extension will be transported by lorry to the nearest licensed land fill site.

The proposal is a small development and access to the site is restricted. Small lorries will be used to deliver materials to the rear of the site and then be fork lifted to the heart of the site.

Excess demolition material including waste material from the construction process will be transported by lorry to the nearest licensed tip for recycling plant.

Other trade waste will be kept to a minimum by controlled management when ordering or removal by specialist sub-contractors for reuse on other sites.

Sustainability Statement

Please refer to the energy statement.

Lifetime Home Standards

The development will built to the Lifetime Home Standards as follows:

01) **Parking**

Provision has been allowed for a cost effective method to widen the proposed car parks when appropriate to allow for the widest range of people (including those with reduced mobility and/or those with children).

02) **Approach to Dwelling**

The approach from car park to front entrance will be level or have a maximum fall of less than 1:60 with no crossfalls and will be less than 5.00 metres in length. The surface provided will be tarmacadam to give a smooth surface for wheelchair access.

03) **Approach to all Entrances**

The approach to all entrances will be level or have a maximum fall of 1:60 with no crossfalls.

04) **Entrances**

The front entrance will be:

a) Illuminated
b) Have a level access over the threshold
c) Have a clear opening of 800mm and 300mm door nib (pull side only)
d) Have an open porch for weather protection
e) Have a 1200 x 1200mm level area in front of the entrance door.

05) There will be no communal stairs or lifts.

06) **Internal Doors and Hallways**

Hall and landing will be 1050mm minimum width and all ground and first floor internal doors will have a minimum opening of 775mm. Communal doors internally will have 300mm nib.

07) **Circulation Space**

The living area will have a clear circular turning area of 1500mm diameter. The kitchen cupboards will exceed 1200mm width between units on opposite walls for the complete length of units, the kitchen design will also be in accordance with the good practise recommendation by Lifetime Homes Standards.

The main bedroom will have a minimum walking space of 750mm to three sides of a double bed, the remaining bedrooms will also have a minimum walking space of 750mm to three sides of each bed.

08) The living area and kitchen and been provided on the entrance level to the houses.

09) The living area has been designed so that a temporary single bedroom can be formed if required designed with space heating and natural light and ventilation in place.

10) **Entrance level WC**

The WC will have:

i) A centre line between 400 and 500mm from an adjacent wall

ii) The flush control will be located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall

iii) There will be an approach zone extending at least 350mm from the WC centre line towards the adjacent wall, and at least 1000mm from the WC's centre line on the other side. The zone will extend forward from the front line of the WC by at least 1100mm. The zone will extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre line.

The basin will have:

i) Will not project into the approach zone by more than 200mm

ii) Will have a clear frontal approach zone extending back for a distance of 11100mm from any obstruction under the basin-whether that be a pedestal, trap, duct or housing. This zone will overlap the WC's approach zone.

Floor Drainage

i) A floor drainage shall be allowed in the WC

ii) The drainage will initially be capped for later installation of a shower that allows simple and easy installation of a laid to fall floor surface in the future

iii) The fall of the gradient will be minimal with minimal cross falls and will be away from the entrance door.

11) **WC and Bathroom Walls**

Adequate fixing and support will be provided for grabs rails in the future between 300mm and 1800mm height from the floor.

12) **Stairs and Potential Through Lift Provision**

a) Provision for a stair lift will be provided with 900mm wide stairs measured 450mm above pitch line of stair.

b) Provision for a lift from the living area to the study at first floor minimum 1000mm x 1500mm in size, this aperture and surrounding walls will be clear of services. The aperture through the first floor will be constructed in preparation for the lift in the future. A electrical power supply will be routed to the area in preparation for a lift installation in the future.

13) **Potential Fitting of Hoists to Bedroom/Bathroom**

Additional Support will be provided in the first floor ceiling over bedroom 3 and in study to designated area where an ensuite bathroom will be formed. Wates pipe and services will be provided in this area so that if an ensuite bathroom is required it can be installed easily and the waste and services will be extended to the second floor ensuite shower room.

14) **Bathrooms**

The bathroom at first floor level will have:

The WC will have:

i) A centre line between 400mm and 500mm from an adjacent wall
ii) The flush control will be located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall
iii) There will be an approach zone extending at least 350mm from the WC centre line towards the adjacent wall, and at least 1000mm from the WC's centre line on the other side. The zone will extend forward from the front line of the WC by at least 1100mm. The zone will extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre line

The basin will have:

i) Will not project into the approach zone by more than 200mm
ii) Will have a clear frontal approach zone extending back for a distance of 11100mm from any obstruction under the basin-whether that be a pedestal, trap, duct or housing. This zone will overlap the WC's approach zone

The bath will have:

i) A clear area alongside the bath 1100mm x 700mm wide and will overlap the WC and basin approach

15) **Glazing and Window Handle Heights**

Full height glazing will be provided to the living area with a minimum750 access to these opening doors. The opening ironmongery to these doors and habitable rooms will be no higher than 1200mm

16) **Location of Service Controls**

Electrical switches and sockets, tv/telephone/computer points, consumer service units, central heating thermostatic and programme controls, radiator temperature control valves, and mains water stop taps/controls will be between 450mm-1200mm high and 300mm away from internal corner.