

Retail and Residential Development – 210 Kingston Road, Teddington, TW11 9JF

Design and Access Statement

This Design and Access Statement has been prepared to support the application for Planning Permission for the construction of a 3 storey retail / residential development at 210 Kingston Road, Teddington.

The design of the proposal has had regard to policy and guidance including those listed below:

- Supplementary Planning Document – Residential Development Standards, adopted March 2010
- Supplementary Planning Document – Design Quality , adopted February 2006
- Supplementary Planning Document – Shopfronts, adopted March 2010
- Security by Design – SPG LBRUT
- Design Guidance leaflet for Shopfront Security, LBRUT
- Code for Sustainable Homes, DCLG, 2006
- Ecohomes 2006 – The environmental rating for homes

Use

The site is located on Kingston Road in the London suburb of Teddington. A small parade of shops line this road through a predominantly residential area. Currently a detached 3 storey wine merchant / residential property is located on the corner of Kingston Road and Bushy Park Road. A vacant shop unit occupies the Kingston Road elevation at ground floor. The remainder of the site is overgrown, neglected and unused. It is proposed that this unit is demolished and a 3 storey semi-detached building is constructed; comprising a ground floor retail unit and residential accommodation above.



JLA,
Northumberland House,
303 - 306 High Holborn,
London, W1CV 7JZ

T: +44 (0) 207 440 8640
E: info@jlauk.com
W: www.jlauk.com



architects
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Residential accommodation will be provided in the form of 7 flats over the top 2 storeys:

5no. 2 bedroom units

2no. 1 bedroom units

The retail unit will occupy the ground floor with warehouse, mechanical plant and refuse storage to the rear. Kingston Road is a bus route with links to London and Hampton Wick Rail Station is ½ mile away. On-street parking is available on both Kingston Road and Bushy Park Road. Footfall is likely to be high due to the large amount of residential properties in the surrounding area.

Amount

The existing building has a footprint of 137m² and extends over 3 storeys.

The proposed building will have a footprint of 461 m², and extends over 3 storeys.

The proposed ridge line of the new building will be kept lower than the adjacent property, on both Kingston and Bushy Park Road.

Layout

The upper 2 storeys of the building sit in an L-shaped arrangement, connected by the common areas. Where the 2 pitched roofs of the apartments meet, a flat roof covers the common area, maximizing head room to the rear of the building. This massing and roof layout has been simplified to help with the architectural design of Bushy Park Road.

The development will continue the street scene of Kingston Road and its massing will complement adjacent properties. The development will effectively infill a break in the street, encouraging pedestrian traffic along Kingston Road.

The retail unit will occupy the full width of the development to Kingston Road with warehouse accommodation to the rear. A glazed shop front is proposed with planters and a sculpture feature to the pavement edge.

The residential units will be accessed from Bushy Park Road; a well lit and established residential street, via a common staircase. Refuse storage will be provided at ground level within dedicated bin stores. First floor will comprise 2 no. 1 bedroom flats and 2 no. 2 bedrooms flats. Where possible, bedrooms face the rear and side elevations. The Second Floor will comprise 3 units, all of 2 bedrooms. Two of the 2 bedroom units will be provided with en-suite facilities to the master bedroom. Dormer windows have been designed to maximise the use of area under the pitched roof.

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The units are designed for modern living incorporating generous open-plan living/dining/kitchen areas. All units exceed the baseline area standards set out in the local authority Supplementary Planning Document – Residential Development Standards. The residential units are set back from the adjacent residential properties to avoid blocking natural light and overlooking issues.

South facing amenity spaces are available at first floor available- These amenity spaces are flanked by timber design fence above parapet wall to overcome any concern of the neighbouring garden being overlooked into.

Scale

The new building will effectively be 2 ½ storeys, with Second floor accommodation within the roof space with dormer windows. The highest ridge will be approximately 11m above ground level, approximately 400mm below the adjoining property on Kingston Road.

The proposed development will imitate the scale and proportions of the surrounding area and the adjacent buildings in particular. Ridge heights, pitches and floor levels have been designed to tie in with neighbouring properties on both Kingston Road and Bushy Park Road resulting in a split level development which successfully appreciates two street types.

To replicate the street scene on the other side of Bushy Park Road, the wide pavement to the north of the site has been maintained.

Openings have also been designed to match the proportions of surrounding buildings.

Landscaping

Access to the development (retail shopfront, residential access and plant access) will be directly from the pavement. Access to both elevations will be via the existing level footpath.

Soft landscaping and shrubbery will be provided between the building and pavement off Bushy Park Road.

Street furniture is proposed to the Kingston Road elevation to enhance the setting of the retail unit and encourage pedestrian traffic. Timber planters will be provided to enhance the current street scene.

Surfaces throughout will be level and non-slip, such as paving slabs to match the existing.

Appearance

The proposed development has been designed to emulate its traditional setting whilst subtly introducing some modern features. The pitched roof will be slate to match the adjacent building with dormers of the same proportions as adjacent buildings. London brick will be used to clad the street elevations with an off-white roughcast render used to introduce some variety and interest to the building.

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Windows and barge boards will be white painted timber to match those on the existing building. Lookalike sash windows with glazing bars will be used for the residential units.

The existing shop front and others nearby have some architectural features including stall risers, pilasters and consoles and it is proposed the new shop front will replicate some of these.

Access

Bus – stop within 30 metres

Train – Hampton Wick Rail Station within 1/2 mile on Kingston Road

Cycle – Secure residential cycle storage has been integrated into the development. Cycle spaces for retail use have also been provided to the front elevation of Kingston Road.

Emergency access – Kingston Road is minimum 7m wide and would accommodate an emergency vehicle stopping in front of the development. Dormer windows will be fully openable for use as secondary exits with the help of the emergency services.

The retail unit will be fully DDA compliant and level access will be provided to the entrance.

Security

It is not anticipated that shutters will be required to the shopfront for security reasons. The retail unit will be fitted with an intruder alarm system.

There are no residential windows at ground floor level and all bin stores / bike stores are integrated/fenced into the building. Currently there is an external enclosed and unsecure space at ground level and this will be eliminated.

Elevations and access to both the retail and residential units back on to the footpaths allowing for natural surveillance. The flats will be accessed by a secured door and fitted with an intercom system. Shrubbery is contained within planters to eliminate the risk of becoming overgrown and obscuring footpaths.

Sustainability

The site is well served by public transport due to the proximity of bus and rail services. Footpaths line the main roads allowing for safe pedestrian routes. Cycle racks will be provided to both the retail and residential accommodation.

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Solar panels are proposed to the south-facing roof areas and the property will be well insulated as required by Part L of the Building Regulations to minimise demand for energy.

Waste and recycling bins will be stored within dedicated store areas and placed at the roadside on collection days. Recycling facilities will be provided in accordance with Local Authority Planning guidance on Recycling Facilities for residential developments.

The residential units will achieve a 25% reduction in CO2 emissions as opposed to the 20% as stated in the London Plan with a DER/TER variance of -56.58. This exceeds the code for sustainable homes level 3 and building regulations by 25%. The retail unit will be designed to achieve an 'Excellent' BREEAM rating,

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