

Design and Access Statement

On behalf of :

71 Richmond Road Ltd

Site at:

**The Old Anchor, 71 Richmond Road,
Twickenham TW1 3AW**



January 2014

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1.0 INTRODUCTION

1.1 This statement is submitted in respect of the application for planning permission for the erection of an extension to the existing public house to provide greater floorspace to the ground floor and new residential accommodation above.

2.0 AMOUNT

2.1 There is currently one (non self contained) flat which is on the first floor and accessed through the existing public house. It is proposed to convert this flat into two maisonettes by using the roofspace above and to provide 3 further maisonettes in the upper parts of the new extension.

2.2 On the ground floor the proposed extension will provide 201 m² of additional floorspace to the existing 180 m² of the current public house.

3.0 USE

3.1 The proposed development would provide residential (C3) accommodation and public house (A4) accommodation.

4.0 LAYOUT

4.1 The application proposes to infill the existing, underused, rear beer garden, increasing the area of the ground floor of the Public House. This will involve the reconfiguration and extension of the ground floor to provide improved layout and facilities.

4.2 The upper floors will be solely used for residential accommodation and this will have a separate access from the pub, located on the west side of the front of the building.

5.0 SCALE

5.1 The scale of the development is subservient to the main building and will be in keeping with the residential scale of the building and its surroundings.

6.0 APPEARANCE

6.1 The scheme is well designed to minimise its visual intrusion into the street scene. The materials and detailing of the building are sympathetic to those of the parent building and this will ensure a harmonious relationship when viewed from the street.

6.2 The proposed extension is designed to be of a scale that will be in keeping with the surrounding buildings and to present an attractive facade to Seymour Gardens.

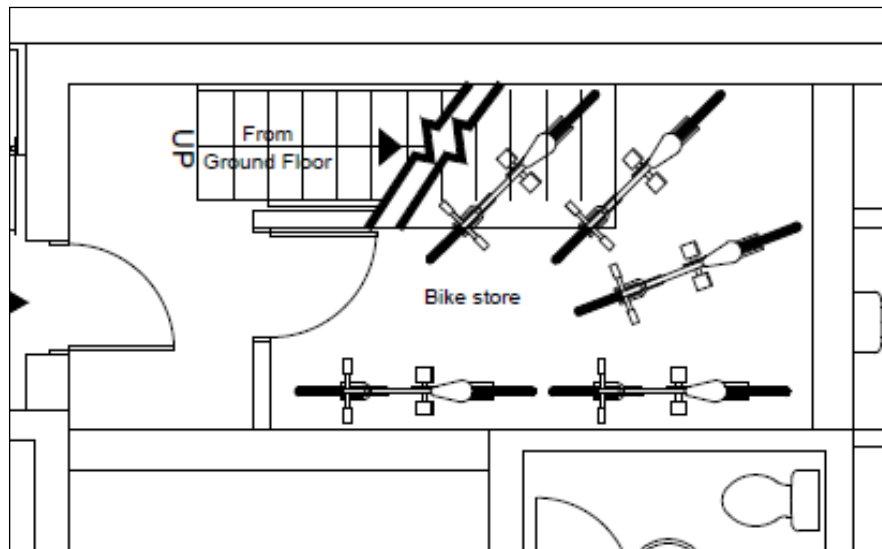
6.3 The modern design of the dwelling on Seymour Gardens that sits opposite the application site demonstrates that there is a varied architecture to the site's surroundings which would not be harmed by the proposed extension.

7.0 LANDSCAPING

7.1 Not applicable

8.0 ACCESS

- 8.1 The site is very well served by public transport and one secure cycle parking space will be provided per dwelling in the ground level lobby.



Extract from proposed plan showing bicycle storage on ground floor

9.0 CONCLUSIONS

- 9.1 The proposed development is well designed and sited to be in keeping with the appearance of the surrounding area and the parent building. The scheme will provide additional commercial floorspace and new dwellings and is in a sustainable location with good access to local services and public transport.

Lewis & Co Planning
January 2014