

**Proposed Development of 3 Town Houses at
Cairngorm Close off Vicarage Road, Teddington**

DESIGN AND ACCESS INFORMATION STATEMENT

Cairngorm Close is a private road and right of way serving an existing group of apartments and a car park operated by our client, Saba.

We have been commissioned to make a planning application to convert part of the existing car park to provide residential accommodation, thus helping the housing shortage.

Because of the configuration of the site we have located a group of three, three bedroomed, town houses at its Northern end. In view of the close proximity of the rear of the houses in Vicarage Road on the East side of the site the proposed houses will have blank end gable walls on both the East and West elevations to avoid any likelihood of overlooking. The principal elevations containing the windows will face due South and North and will be two storey with an attic mansard storey (i.e. 3 storey total). As the majority of the houses in the adjoining Vicarage Road are of three storey (see attached photograph) we consider our proposed houses will be acceptable.

With regard to services; due to the length of the foul drainage connection to the existing outfall manhole in Cairngorm Close, we have opted for a duplicated pumped system (see site plan). The existing surface water drain laid centrally along the car park will be cleaned and adapted to take rainwater.

It is proposed to install solar panels on the Southern slopes of the roofs (see attached letter).

Location of the houses on the site has been conditioned by the need to avoid interference with the existing tree in its planting bed.

Access:

The right of way through the existing car park, which will be reduced to 24 cars, will be maintained. Additionally it is proposed to provide a pedestrian 2M wide walkway against the East boundary wall as noted on the site plan and this will have illuminated bollards at 4M centres.

The South front of the properties will be landscaped with a planting bed behind a 600mm dwarf wall and gated access. Parking spaces will be reserved in the existing car park for each house.



An enclosure for waste bins will be provided, existing municipal refuse collection to Cairngorm Close will be extended through the car park.

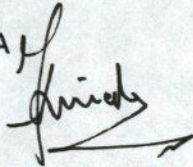
Garden space to each property will be provided on the North side of our proposals.

Attached are photographs of an isometric view of our proposals.

For Rosenauer Tonnet, Lincoln

Frederick Lincoln FRIBA

1st September 2014

A handwritten signature in black ink, appearing to read 'Frederick Lincoln', with a stylized flourish at the end.