

Design and Access statement and other reports in connection with proposed house at 61 Belmont Road Twickenham TW2 5DA

Site and location

Number 61 is a ground floor maisonette of inter war construction and one of a group of two storey buildings at the northern end of Belmont Road. The group of buildings backs onto land which runs down to the river Crane.

In the 1960's the then owner of 61 purchased the land at the rear as outlined on the location plan SU01 which together with the side driveway forms the site for the application. The rear plot is approx 2280sqM in area and is used as the garden to number 61. On the plot is a single storey brick building of approx 40sqM which was granted permission in 1970 under ref 70/50. There are also two domestic timber sheds which are referred to in the Habitat Survey (by Brindle and Green) as buildings 2 and 3 and shown on figs 8 and 9 of that report.

As set out in the Habitat report about a third of the site is mown amenity grass or hard standing. The remainder is tree or shrub covered.

Flood risk

Part of the site is within a flood risk area but the dwelling and the driveway are clear of the flood areas as can be seen on the Environment Agency plans appended to this report.

Proposal

Use

The plot is designated MOL and is covered by policy DM OS 2 which seeks to protect and retain in predominantly open use the MOL. The stretch of MOL that the site is part of is within the Green Chain that runs either side of the banks of the Crane from the Chertsey Rd/Hospital Road roundabout to Twickenham station. To the south of the Crane in the immediate vicinity of the site the land is mainly private, the other side of the river it is the public park alongside the Crane river. The purpose of the MOL in this location is to enhance Crane Park which is a recognised and long established open space in a suburban area. The view into the site is one of large trees right up to the southern bank of the river and the domestic garden use of the plot is not at all apparent from the park. The existing buildings on the plot are well screened by the tree cover as will be the proposed dwelling.

The proposal seeks a very small change to the boundary of the MOL which for the most part appears to use for practical reasons the back fences of the housing either side of the Crane. As indicated on plan P10 the proposed house sites tight to the boundary to the flats in away from the river. The house and its immediate surround could be taken out of MOL designation without in anyway compromising or harming the purpose of the MOL as the remainder of the plot will remain in *predominantly open use*. The area indicated is approx 198sqM, less than a tenth of the total plot. On the eastern end of the MOL Green Chain by the old sorting office site a similar redrafting of the boundary was done to accommodate the houses under construction there. It too was a very small part of the MOL by the river.

Such very minor boundary changes do not harm the purpose of the MOL and the Green Chain of riverside and with the construction of a new house on the site there is important potential for enhancement of the eco system of the site as will be set out later. By retaining the MOL designation for over 90% of the site the plot is protected from future pressure to maximise building.

The plot has been used as the garden to the existing flat since 2002 when the applicant purchased the flat. In addition to the timber buildings there is a circular trampoline and paddling pool and the usual domestic garden furniture on the mown parts of the site and it has clearly been used as a domestic garden for at least 12 years.

Amount of building

As set out above there are a couple of timber buildings on the site and a brick built garage. It is proposed to take down the garage and the hardstand area behind it and to construct a single storey two bedroom dwelling. The garage is approx 40sqM in area plus about 80sqM of hard standing, the new house will have a net area of 85sqM.

Layout and part M of the Building Regs

The new house will be sited over the existing garage area close to the south boundary of the site and extend to the west. It will be entered via a large lobby off the end of the existing driveway into an area for coats, boots etc and an enclosed cupboard to store the recycling boxes and refuse. This lobby connects to an open plan room where the kitchen and dining area are with a few steps down to the main sitting area. To the side of this space an internal top lit hall way gives access to two double bedrooms and a large shower/bathroom. All windows in the house will look on the site only.

Richmond planning policy seeks to have new dwellings meet at least part *M4 cat 2 – accessible and adaptable dwellings* of the Building Regs. The primary requirement of the regs on the approach to the house is for step free access and this we will provide but the approach should be no steeper than 1 in 20 which it is not possible to achieve as the drive is

some 30M long and falls 2M. However with assistance a visiting wheel chair user could access the house as the remainder of the requirements of cat 2 can be met. For someone living in the house using a wheel chair or with limited mobility they would park by the front door.

All doorways will have clear openings of at least 775mm, hallways will be the minimum widths set out. The main room of the house with the kitchen and dining area is on the entrance level, there are a few ambulant disabled steps down to the sitting area and room for a platform lift is allowed for in the design. The main bed room is larger than the requirements for cat 2 homes with good space round the bed and furniture and the bathroom can be laid out as per the regs.

Outside a slightly raised timber deck are will be proved in place of the present concrete paved areas.

The approach to the house from Belmont Road will be down the existing driveway.

Scale

The new building will step down the slope of the site and site well below the level of the flats on Belmont Road. Being single storey it will not impact on the rear of number 61 or its immediate neighbours.

Appearance

The site has a very obvious sylvan quality with mature trees and shrubs and to blend with this the house will be a timber framed structure clad and roofed in cedar shingles. The line of the building will follow the slope of the plot and step down with a small timber deck to the rear. It will have a simple pitched roof with a ridge east west with a raised area to cover a top light to the centre of the house. The site has potential to attract bats and birds to minimise light spillage up into the trees all the windows and top light will be 'hooded'. Bays will be formed to the bedrooms windows with the widows set back. These bays and their roofs will have nesting boxes in the voids over.

The doors to the sitting room will have a large overhang of the main roof so there too the light from inside will not spill up into the trees.

Cedar shingles allow for shaped buildings and very shallow pitched roofs and will sit well in this plot.



These pictures are not a computer generated images of the proposed house but are to illustrate how flexible cedar shingle are in their use.

Access and transport

Belmont Road is a turning off Staines Road which is well served with bus routes to Twickenham town centre for the station or into Richmond for the underground. Buses also run direct to Heathrow from the nearest bus stops. Local convenience shops are within a 10 minute walk of the site which is an established residential area.

The site itself is accessed via the driveway from Belmont Road beside number 61. This driveway back from the highway face of the existing flats is for use of the rear area only. A car parking space will be available at the end of the driveway which meets the standard for a two bedroom house.

The drive also allows for pedestrian and cycle access and secure bike parking will be provided to the rear of the new dwelling out of sight of the street. The existing flats use the parking in Belmont Road and do not use the driveway at present so there will be no extra demand on street spaces.

Landscaping

As set out in the tree and habitat reports the site is ringed with mature trees and shrubs with a grassed area in the middle and a large hardstand behind the garage building. The garage building is part screened by Leyland Cypress trees and other non native tree species.

The construction of the new house will allow the management of the existing tree stock, the removal of the Leyland Cypress trees and the hard standing area. The trees will be managed as detailed in the Clive Fowler Associates tree report and additional trees planted to replace felled trees and thicken up the tree cover.

A small timber deck over a gravel self-draining base will be set to the rear of the new house in place of the concrete paving and the boundary shrub planting will be improved.

These proposals along with nesting and roosting provision on the new building and in the mature tree will attract more wild life to the site as indicated in the habitat report.



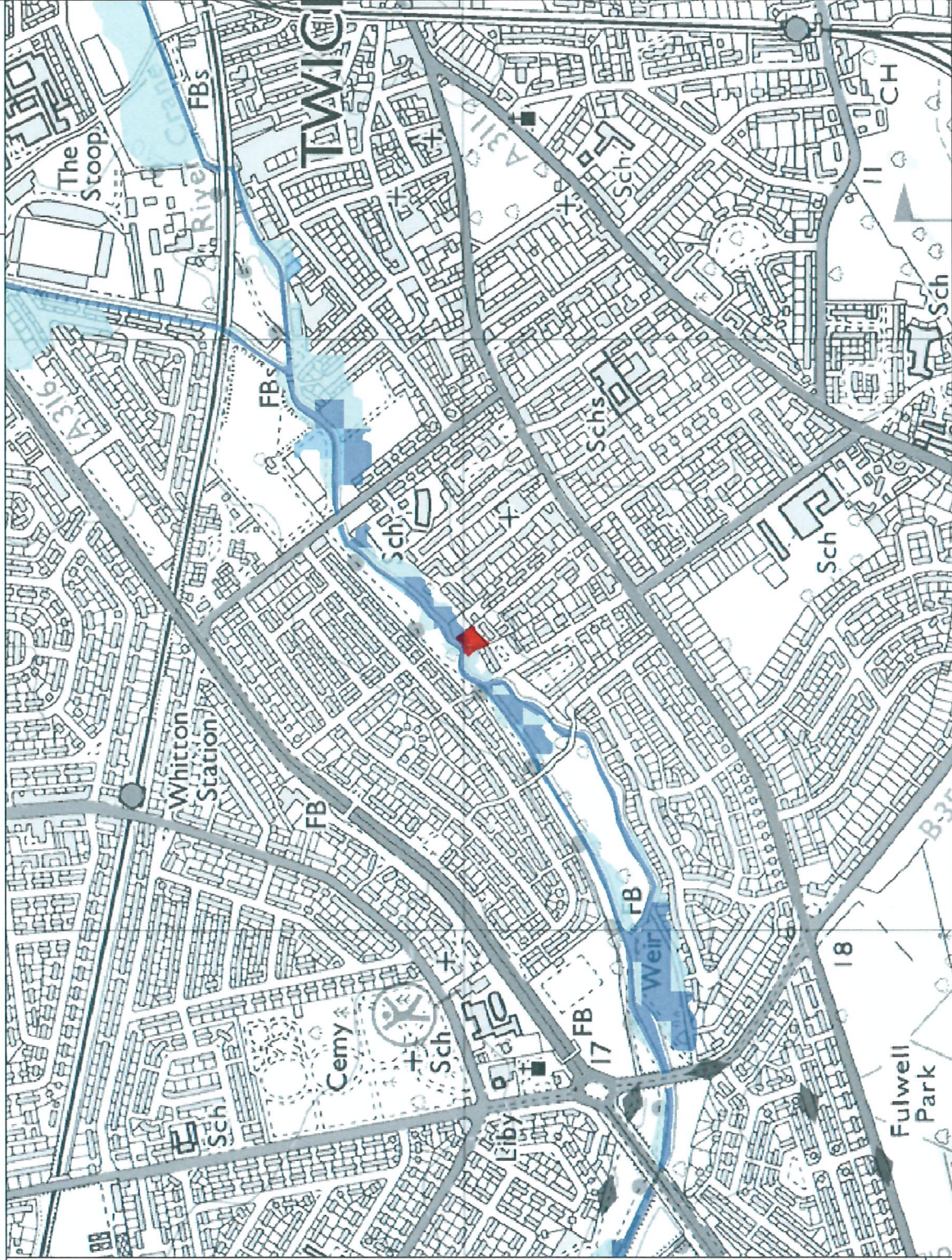
MOL area pale green

Area round proposed house to be taken out of MOL designation

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Land to rear of
61 Belmont Road, Twickenham TW2 5DA
Plan showing area to be taken out of MOL
1:1250 @ A4
Drg No P10

Risk of Flooding from Rivers and the Sea centred on Belmont Road, Twickenham, [redacted]



Legend National Flood Risk Assessment (NaFRA)

- Very Low
- Low
- Medium
- High



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Easimap

Legend National Flood Risk Assessment (NaFRA)

- Very Low
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- High



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