

Design and Access Statement

**4 and 6 Manor Road
Teddington
Middlesex TW11 8BG**

Job No. 4707

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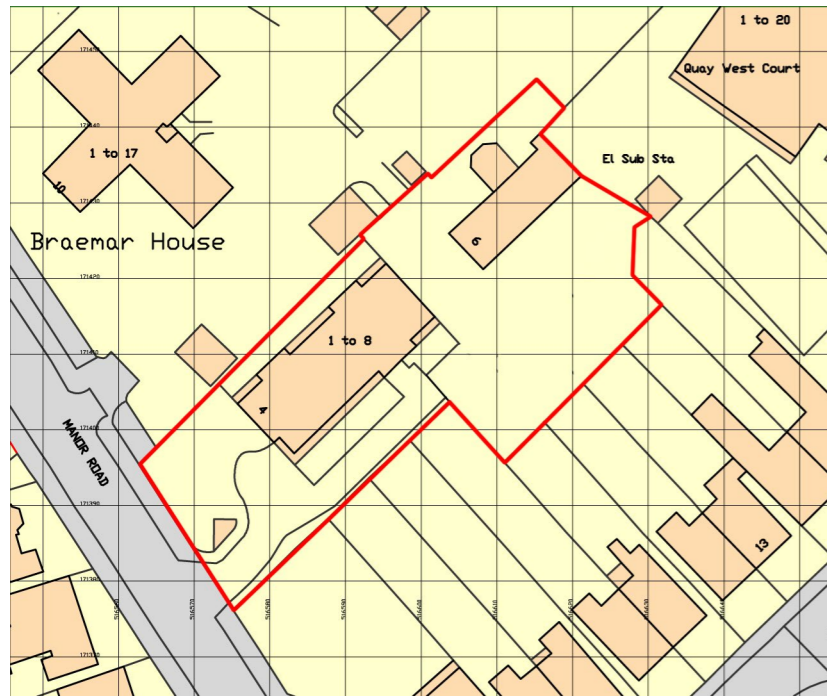
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Site location plan (Ordnance Survey)

Scale 1:1000 @ A3 (approx)

1.0 INTRODUCTION

This statement supports a planning application for fifteen flats at:

4 and 6 Manor Road
Teddington
Middlesex
TW11 8BG

It will examine the site and surrounding area and the existing buildings on the site. It will evaluate these studies and demonstrate how they have influenced development of the proposal, before describing it in more detail. It follows an application for five houses and two flats that was submitted and subsequently withdrawn by the applicant in 2015.



2.0 THE SITE

The site is on the north east side of Manor Road in Teddington. 4 Manor Road fronts the road and is occupied by a contemporary building containing eight flats and a semi-basement car park.

6 Manor Road is behind No. 4 and is accessed via a driveway that runs along the south side of No. 4.

See site location plan.

No. 6 is occupied by a residential building providing accommodation over three floors which is split into two houses known as 1 and 2 Braemar Cottages. The area in front of the building is largely gravel car parking, whilst there is garden to the south east and south west.

The site is irregular in shape; the boundary to the north east is particularly uneven. It is approximately 1963m² in size and is generally flat.

The site falls within the Teddington Lock Conservation Area (CA27) and sits within "Flood Zone 3" of the River Thames on the latest Environmental Agency maps.



Photograph 1: Aerial photograph
(Promap)