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Project:

**RHP -  
Informer House**

2 High Street,  
Teddington  
TW11 8EW

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Date:  
June 2016

Revision:

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Report:

**Design & Access Statement**

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# C O N T E N T S

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# 1.0 THE SITE

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# 1.0 THE SITE

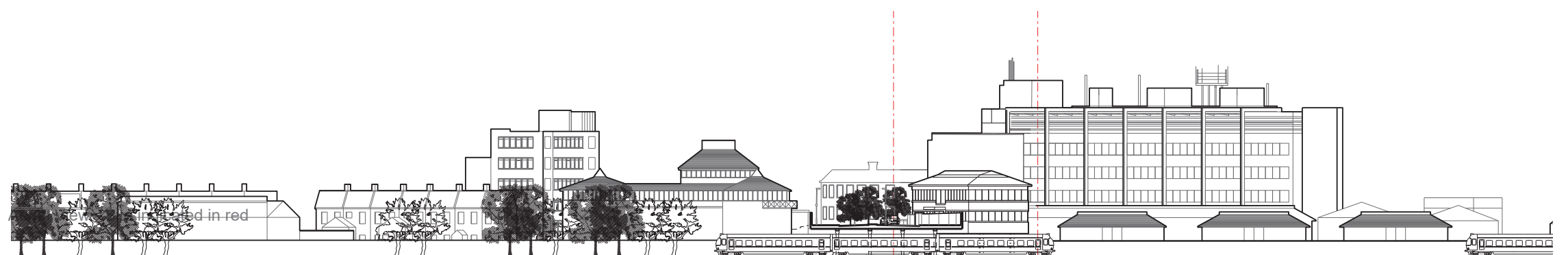
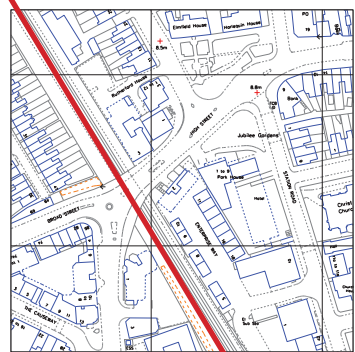
## Informer House - Existing

The site, Informer House, 2 High Street, Teddington, TW11 8EW, accommodates a building that has a Class B1a (office) use. The existing building has an approximate 400sqm of office floor space.

There has been an application approved by The London Borough of Richmond Upon Thames for the permitted development of changing the use of the existing building from Class B1 (Office) to Class C3 (residential dwelling). The existing building could therefore accommodate 8 no. 1-bedroom flats.

The existing office building is a two-storey building with an undercroft for cars at the lower level.

The building has direct pedestrian access from the High Street and vehicular access from Station Road via Enterprise Way. There is a stepped access from the lower level/parking area. Enterprise Way has a shared surface within the Teddington Business Park. The site has 10 parking spaces at lower ground. Refuse is stored and collected at the lower level.



Existing railway section  
North/South

Informer House  
The Site

# 1.0 THE SITE

## Wider context in Teddington

### Public Transport Accessibility

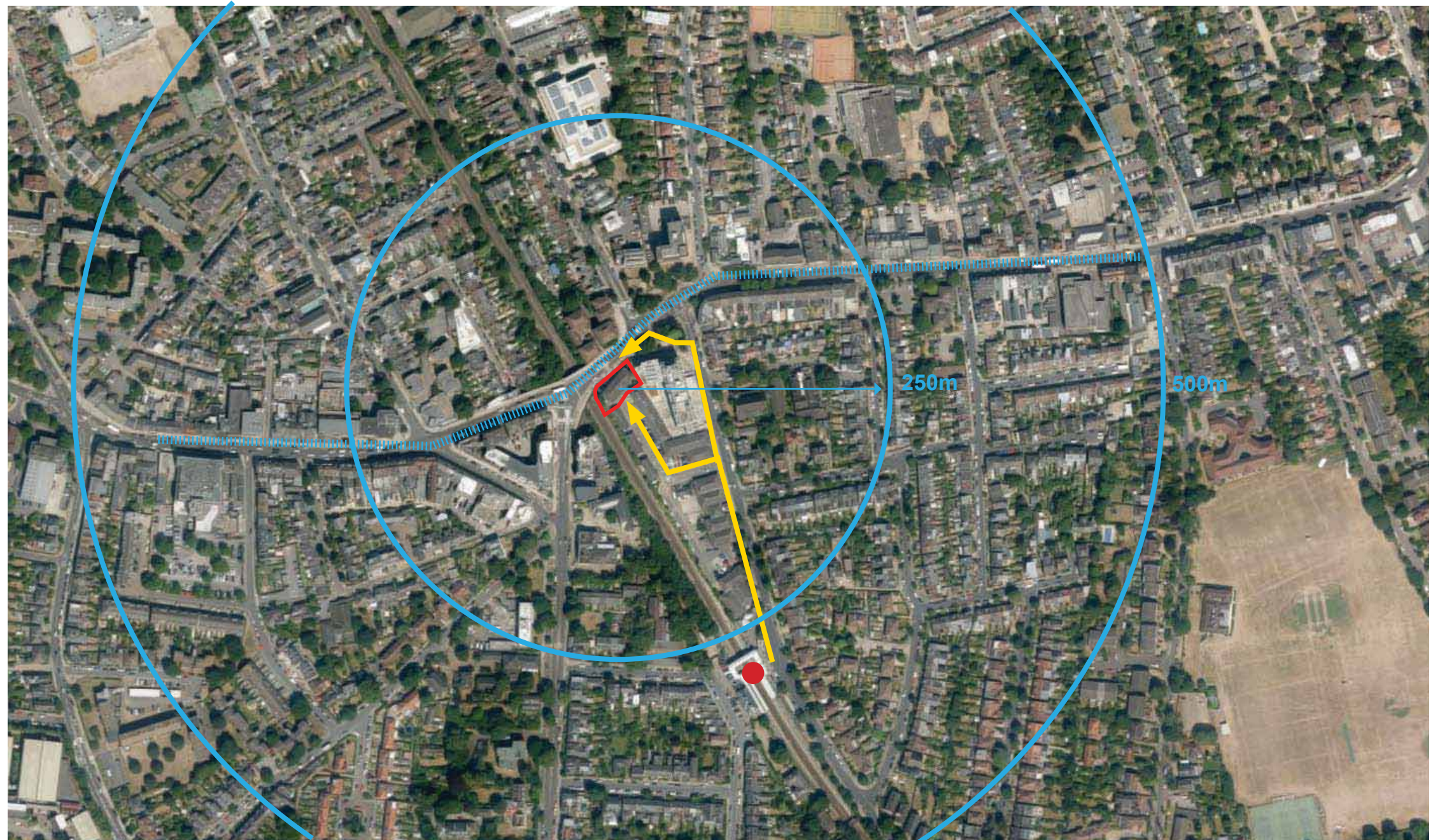
The site has access to six bus services as follows: 33, 281, 285, 481, R68, and X26.

The site is about 300m walking distance from Teddington Railway Station via Station Road.

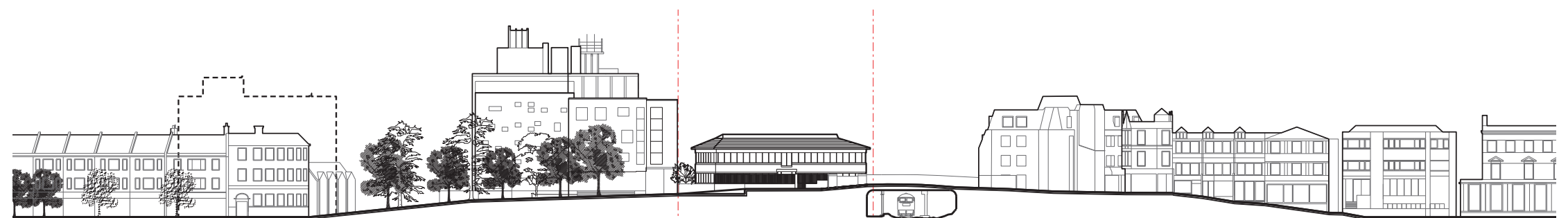
### Cycle Parking

The LB Richmond minimum cycle parking standards for one-bedroom and two-bedroom dwellings is one space per dwelling. The GLA minimum standard is one cycle per dwelling under 45sqm and two cycle spaces per dwelling over 45sqm.

- Train Station
- ▬ High Street
- ← Walking access from the Station



Aerial View of Teddington - Site indicated in red



Existing Street Section East/West

Informer House The Site

# 1.0 THE SITE

Infomer House



# 1.0 THE SITE

## Informer House

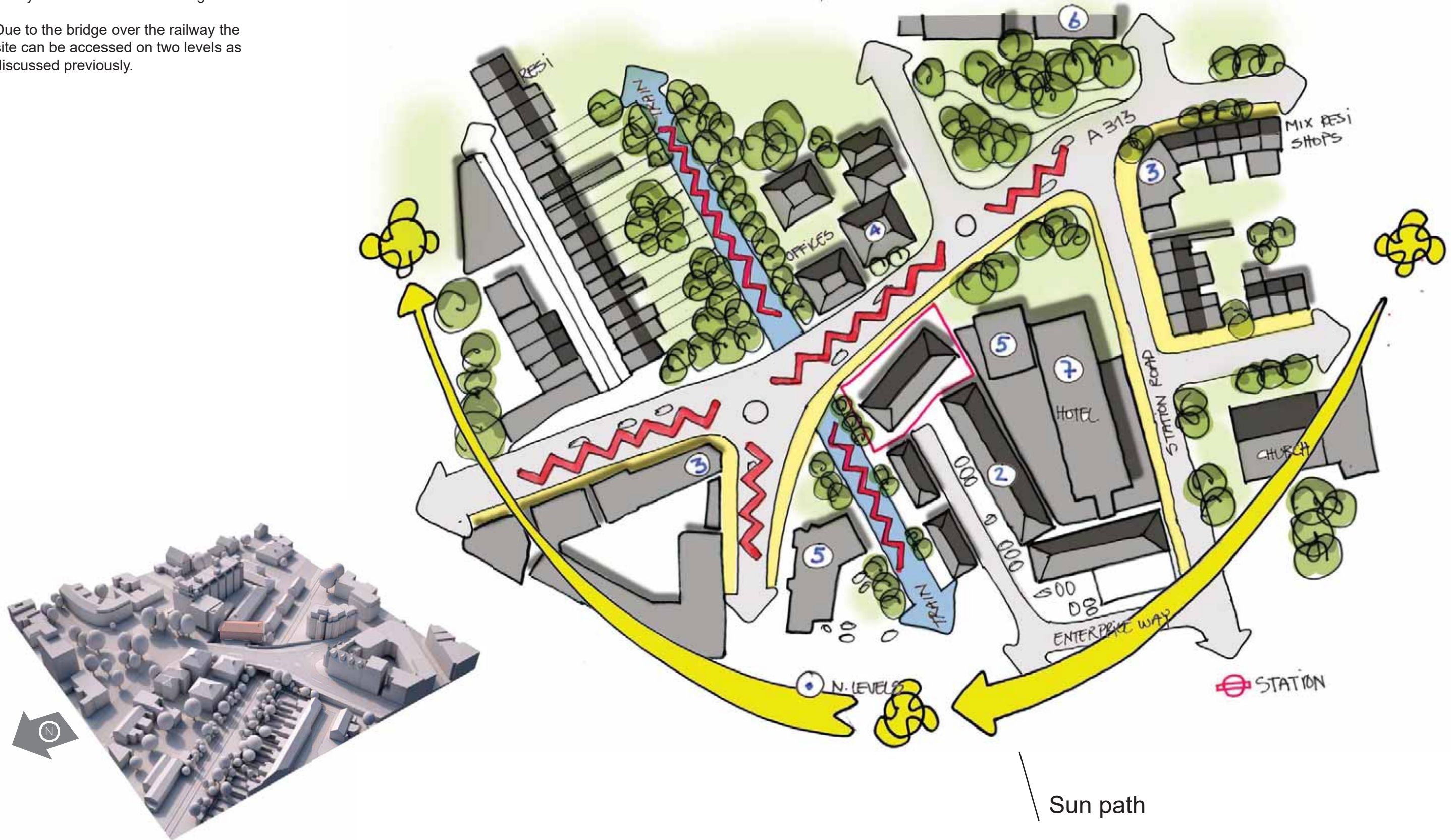


# 1.0 THE SITE

## Site Analysis

The site is bounded on the North side by the High Street, on the West by the train line and on the East by a significant 5-7 storey hotel/commercial building.

Due to the bridge over the railway the site can be accessed on two levels as discussed previously.





# 1.0 THE SITE

## Conservation Area

The site is not within a conservation area. However, it is adjacent to the High Street conservation area (no.37) and approximately 2 mins from the Park Road conservation area (no.22) in the borough of Richmond.

The existing building does not contribute to the heritage significance of the conservation area and its orientation does not define the entrance into the conservation area from the west particularly well. While it accords with the character of the buildings directly north, its presence does not contribute to the setting of the area. The Western end of the High Street is a busy, trafficked street, enclosed by the height and scale of Harlequin House and the Travelodge, which shelter the green spaces within the conservation area.

Informer House does not form part of any views that are significant to the experience of the conservation area, save for its role on the periphery of the view outward toward the corner building on Broad Street, which sits prominently on the roundabout west of the application site.

The application site location is not a visually dominant location when viewed from the two conservation areas. This is due in part to the location of the site at the junction of two main routes that both curve away from the site.



View 1 - View from North down Waldegrave Road



View 4



View 2 - View from east down High Street



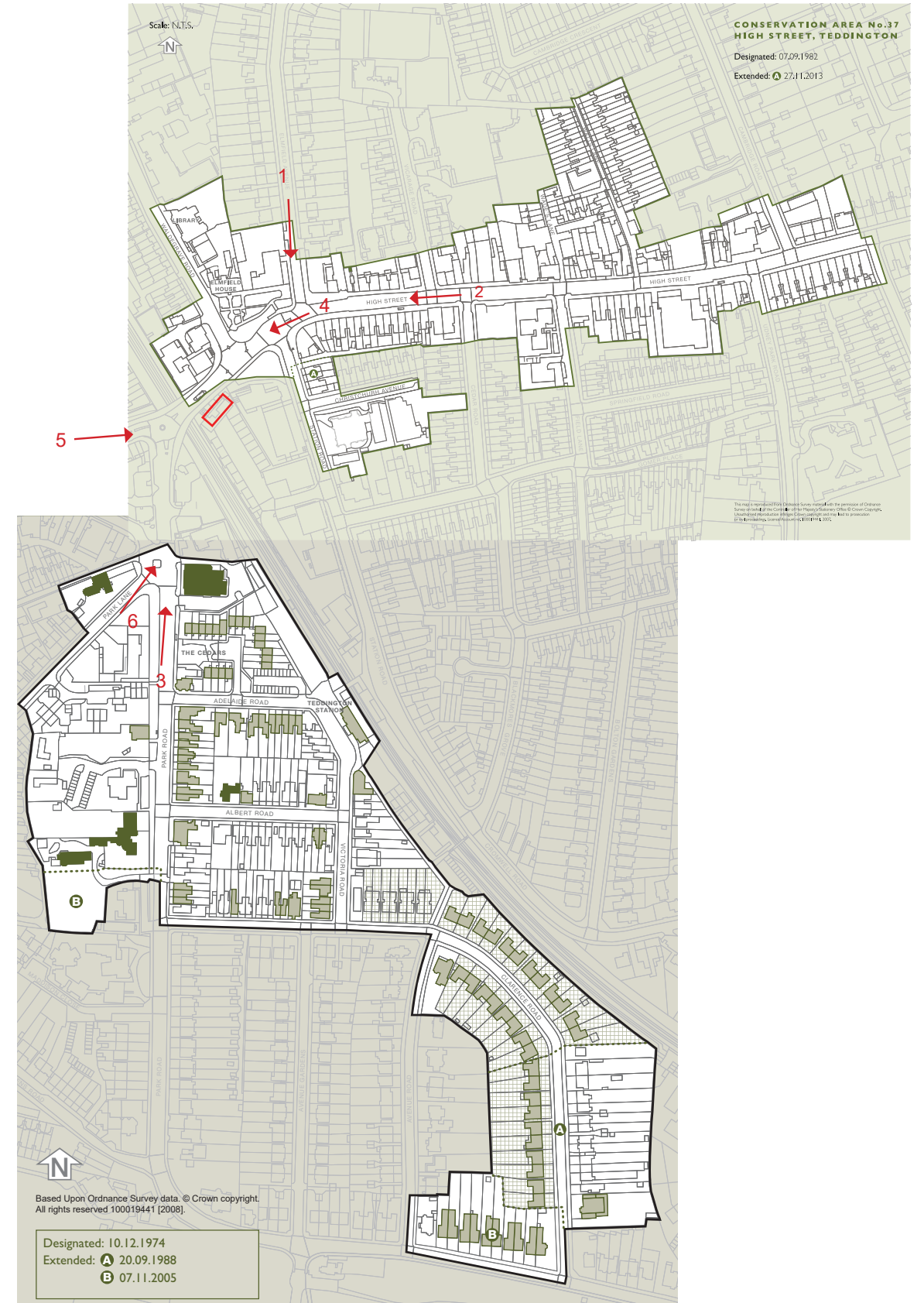
View 5



View 3



View 6



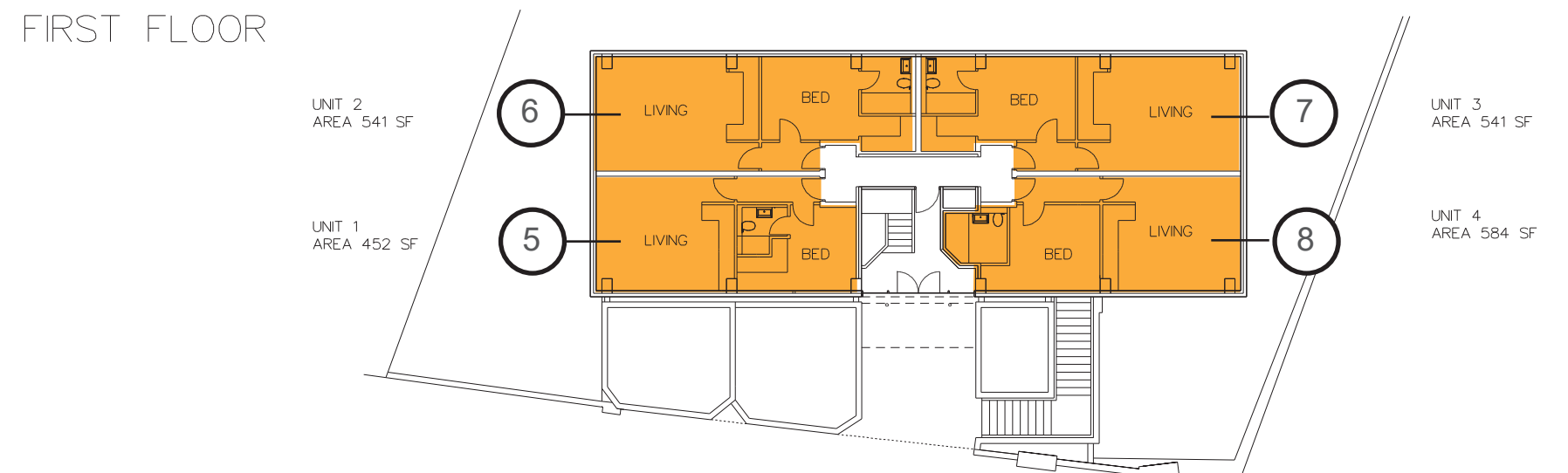
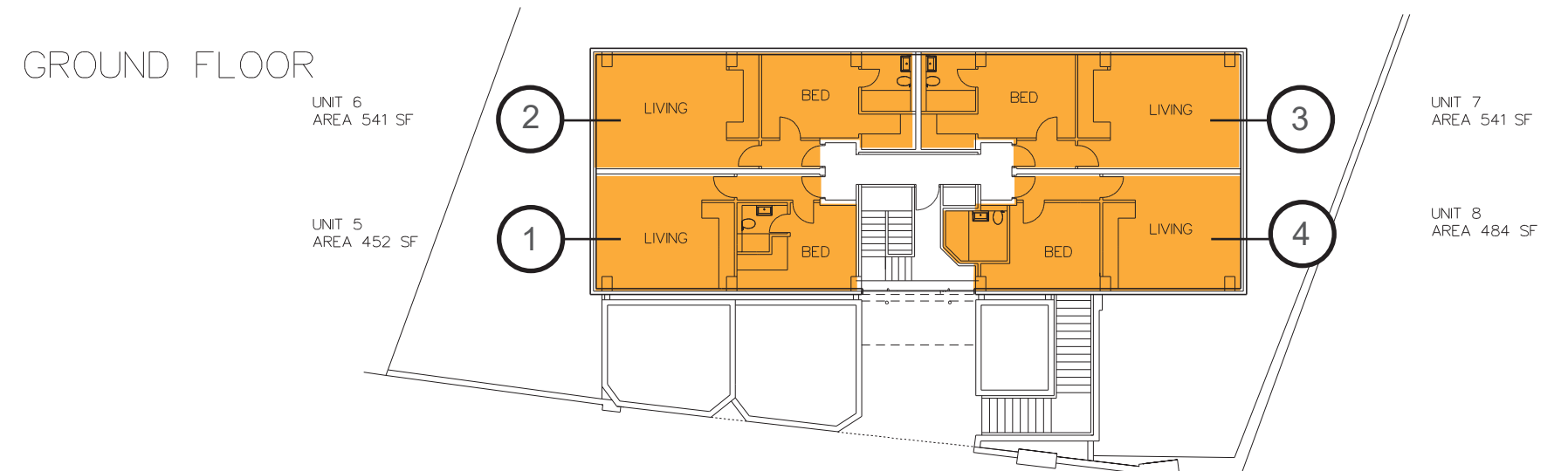
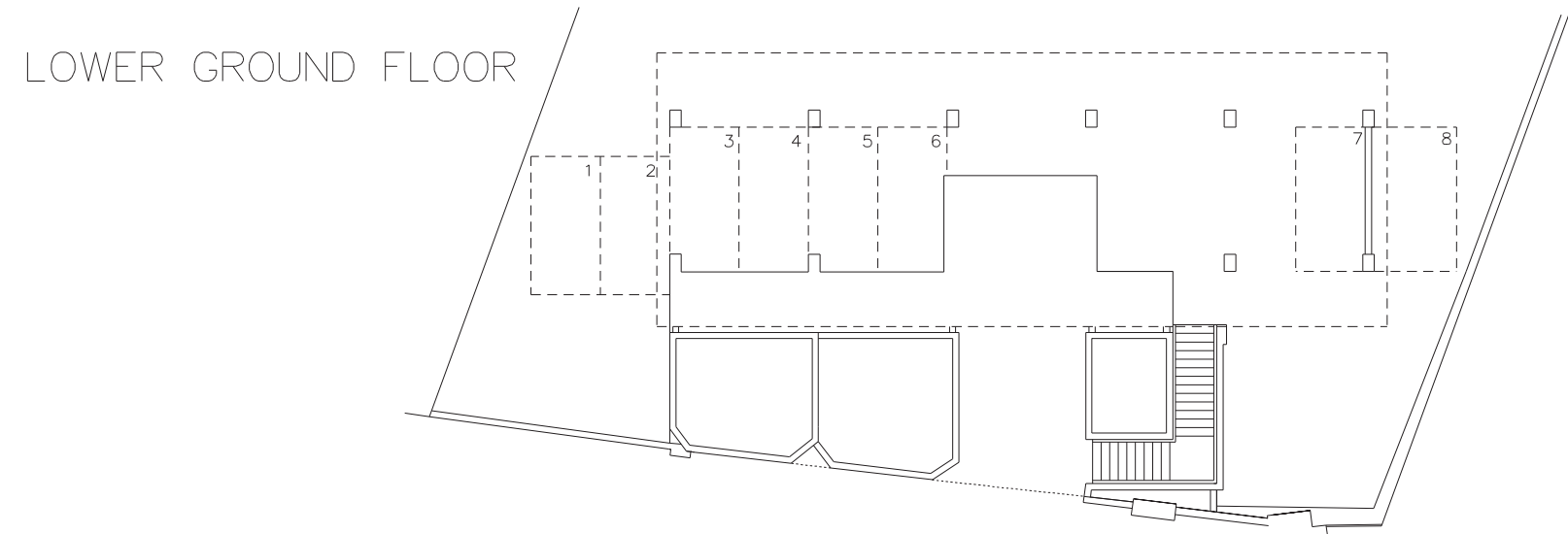
Conservation area adjacent - Site indicated in red

# 1.0 THE SITE

## Permitted Development

Infomer House currently has a permitted development scheme granted. The permitted development on the site allows for the change of use from office into 8 x 1-bed residential units.

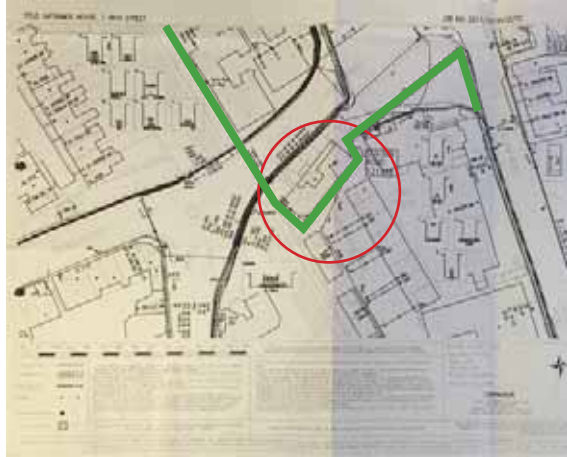
The units are fairly small (range between 42 sqm to 50 sqm) and have no access to balconies or terraces.



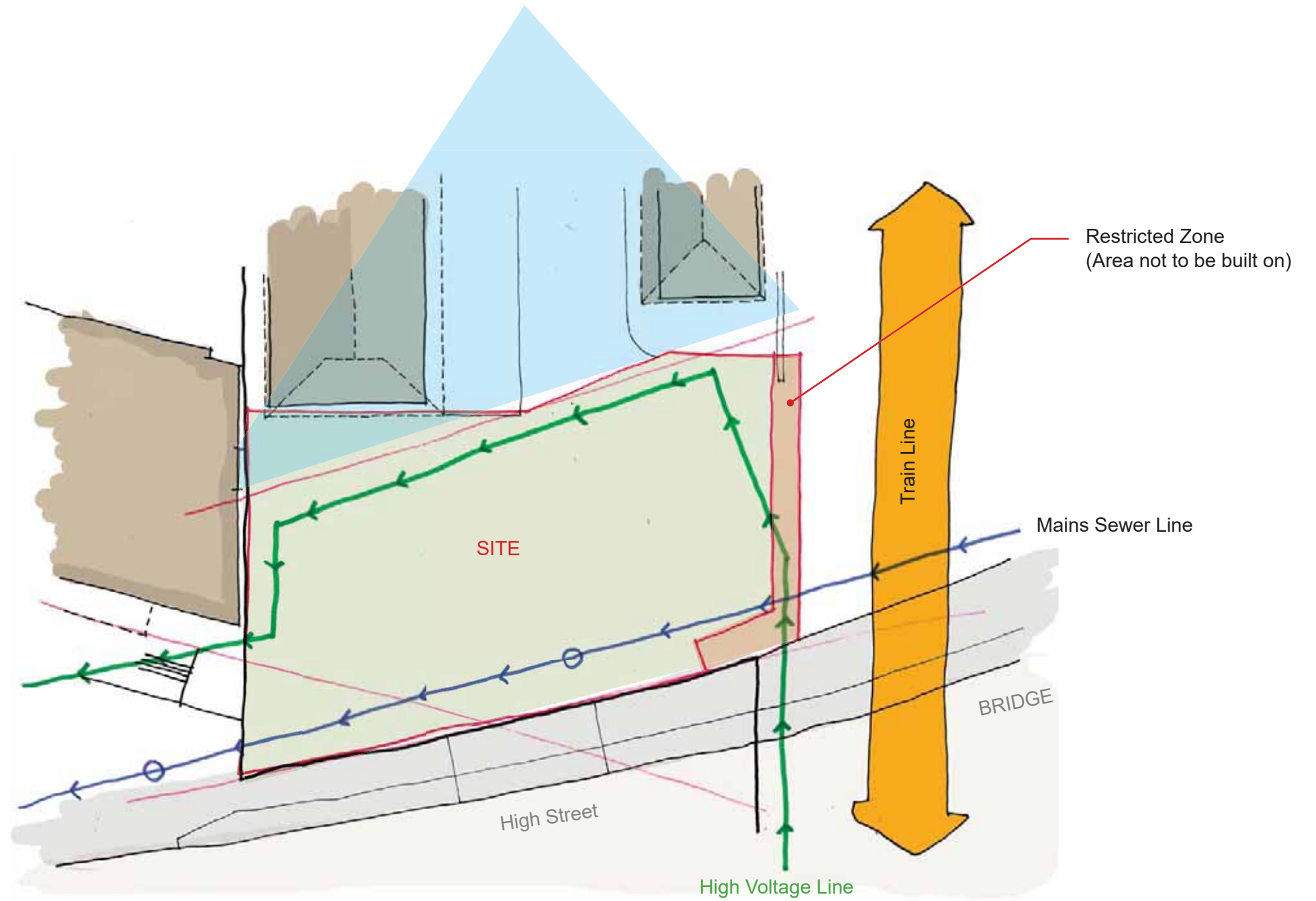
- ① 42 sqm
- ② 50 sqm
- ③ 50 sqm
- ④ 45 sqm
- ⑤ 42 sqm
- ⑥ 50 sqm
- ⑦ 50 sqm
- ⑧ 45 sqm

# 1.0 THE SITE

## Existing Site Constraints



UK Power Network - High Voltage



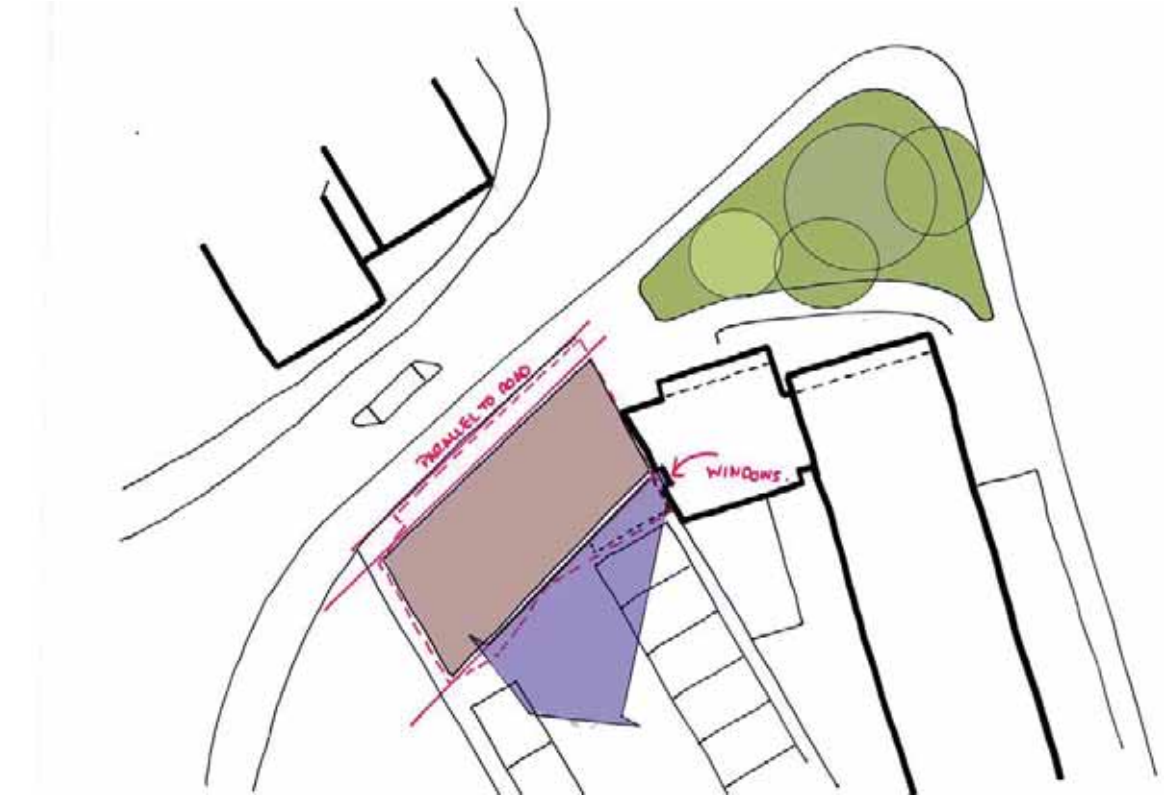
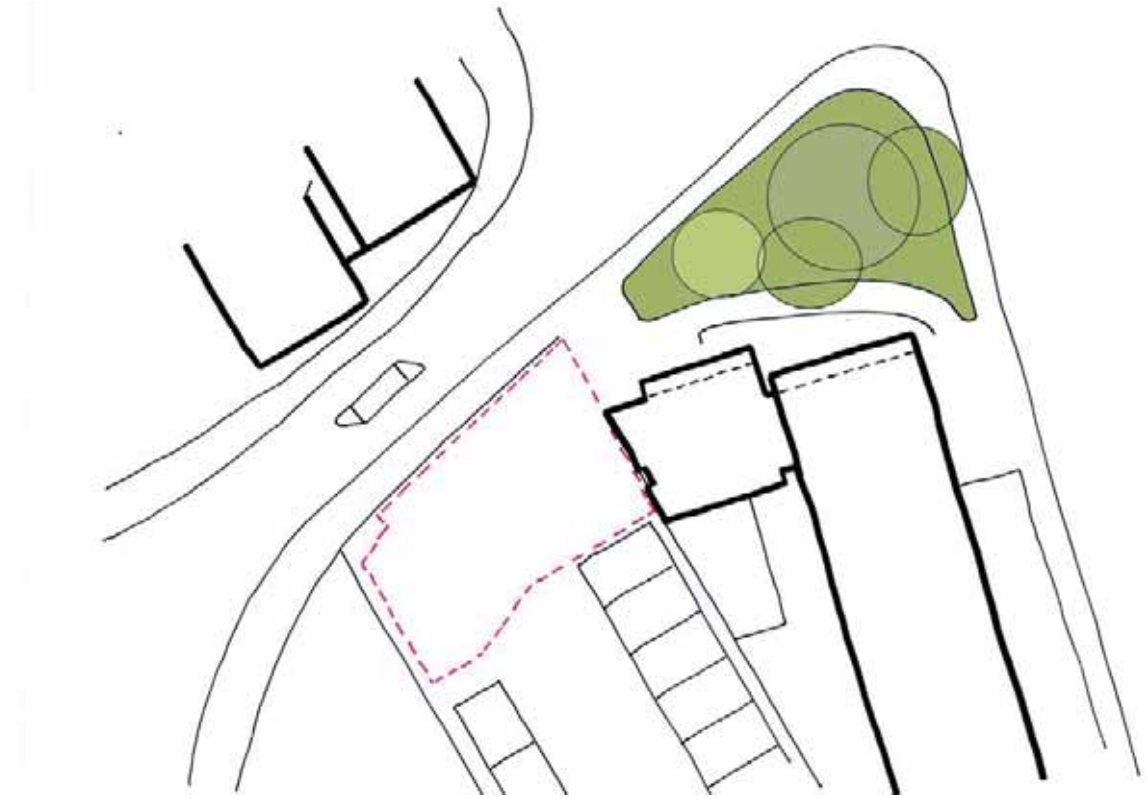
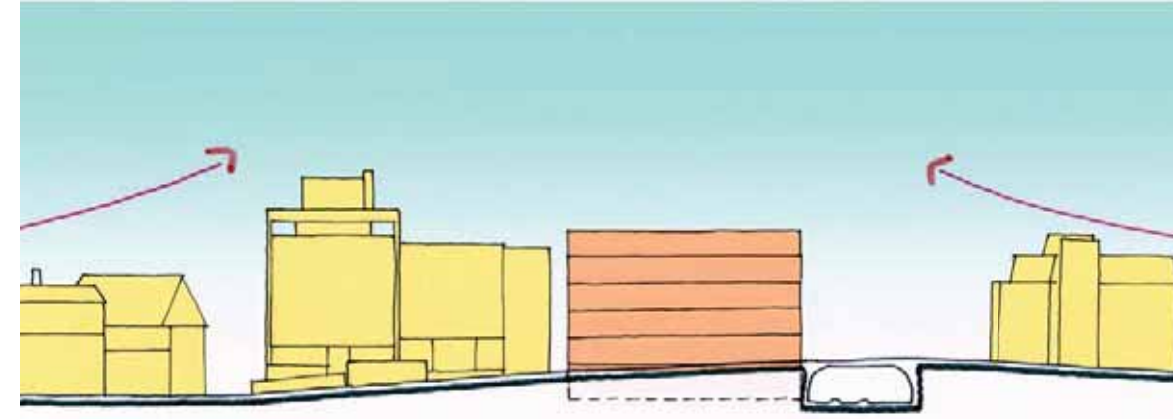
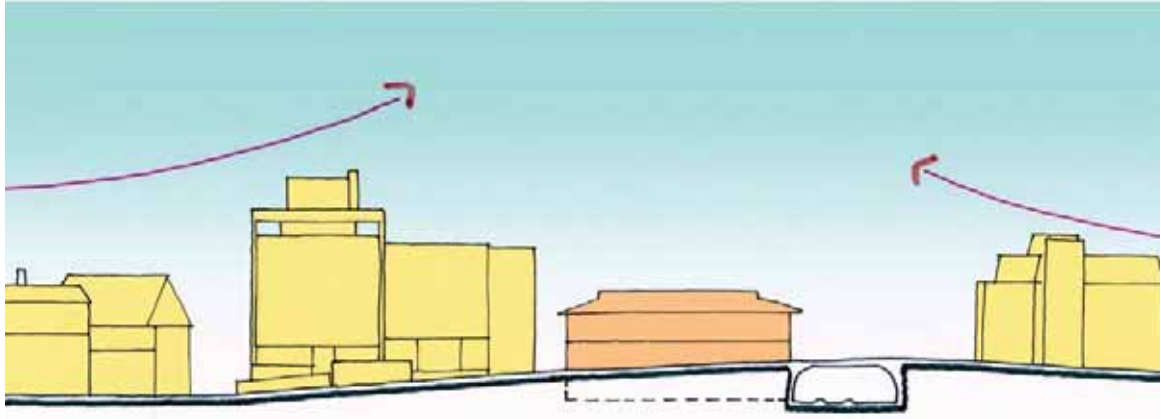


## 2.0 CONCEPT DESIGN

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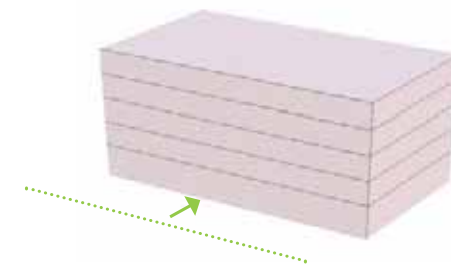
# 2.0 CONCEPT DESIGN

## Key Ideas



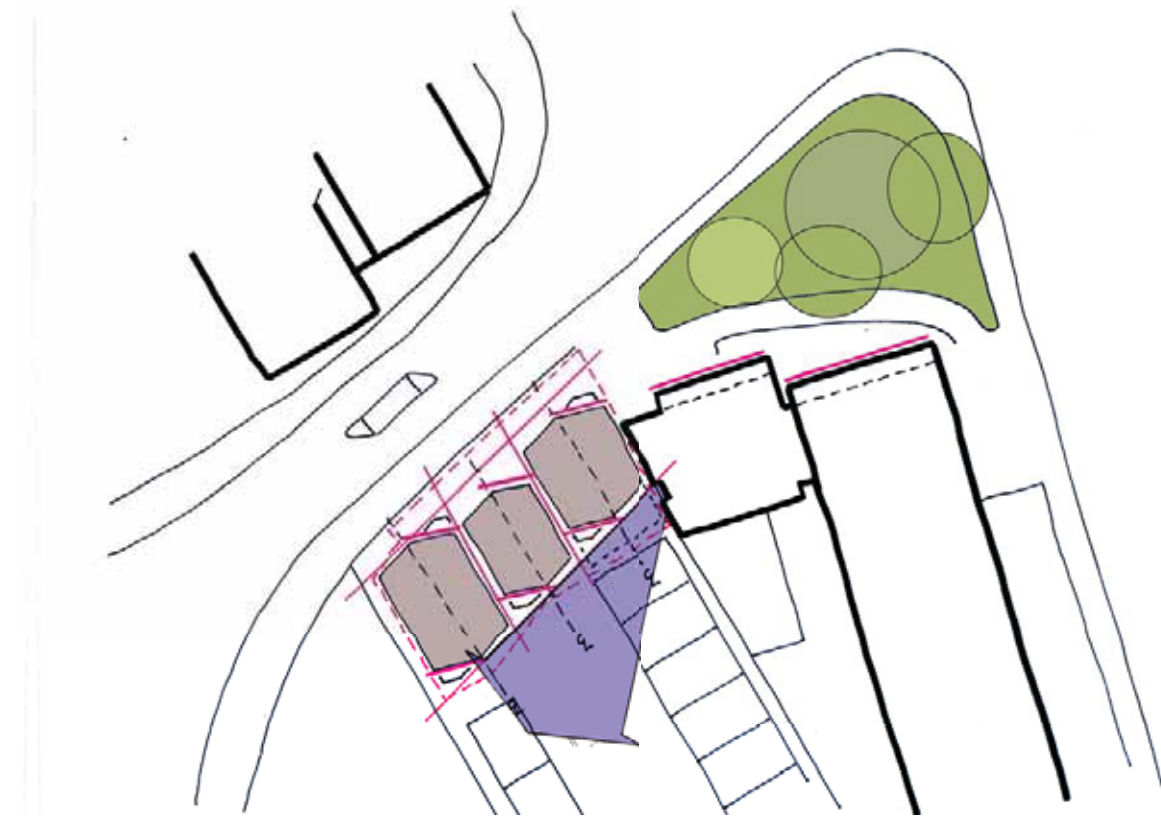
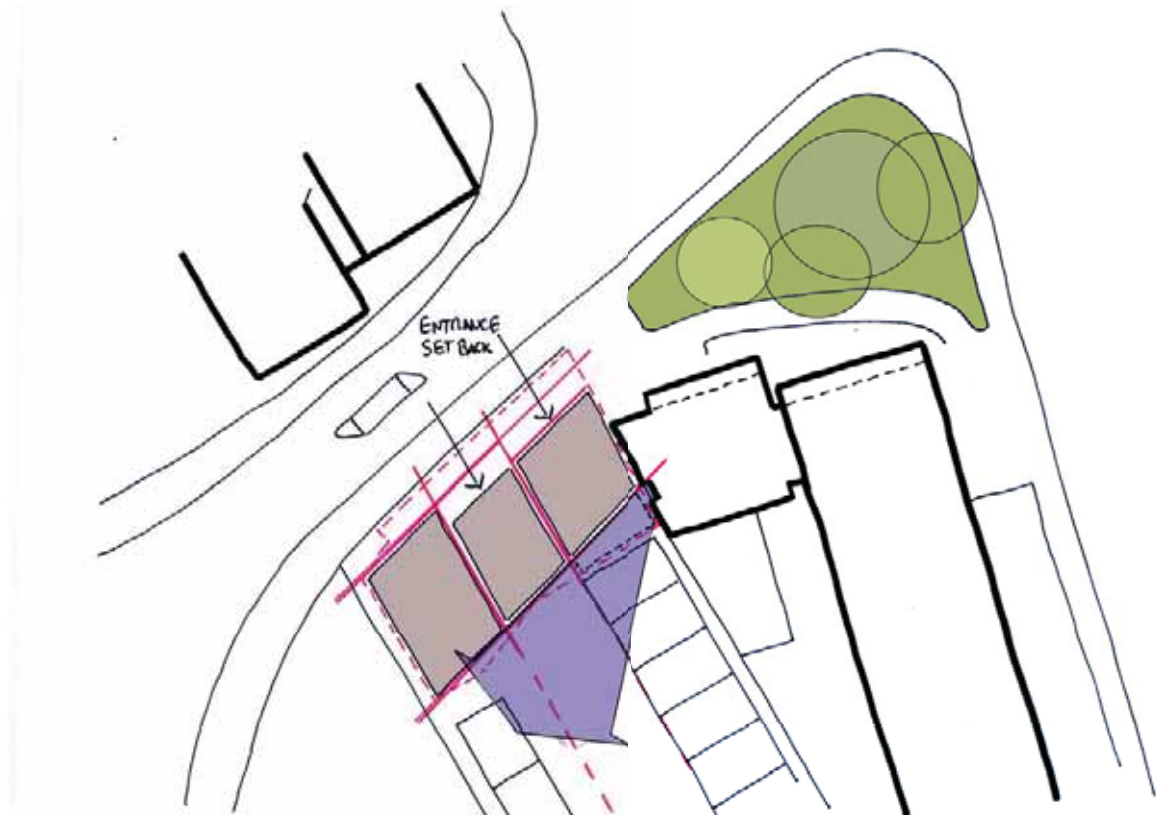
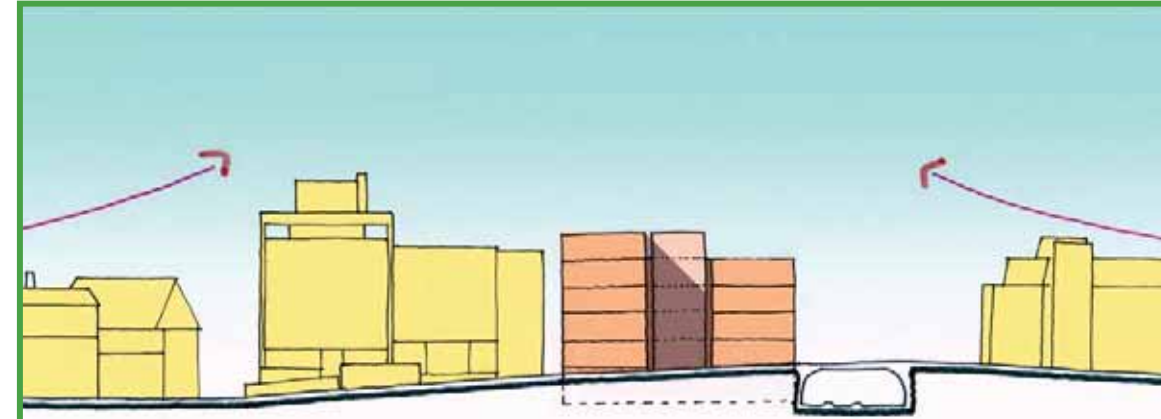
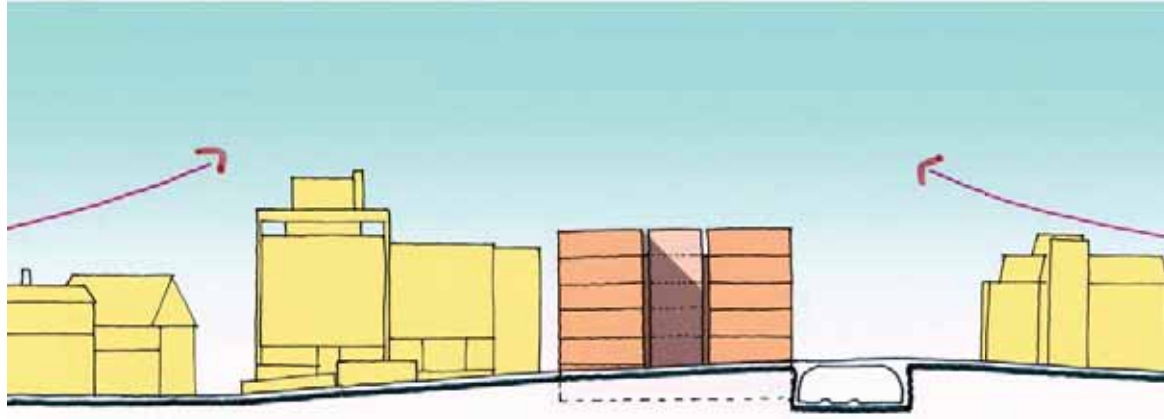
### 1. Defining the Site

### 2. Set back Facade from Street Frontage

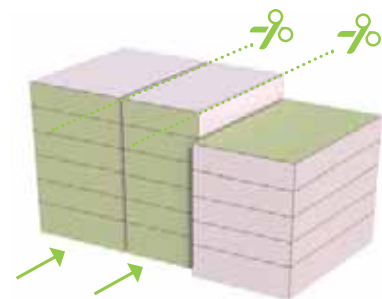


# 2.0 CONCEPT DESIGN

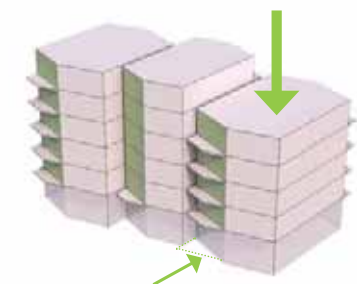
## Key Ideas



**3.** Divide the Massing and Account for Rights of Light

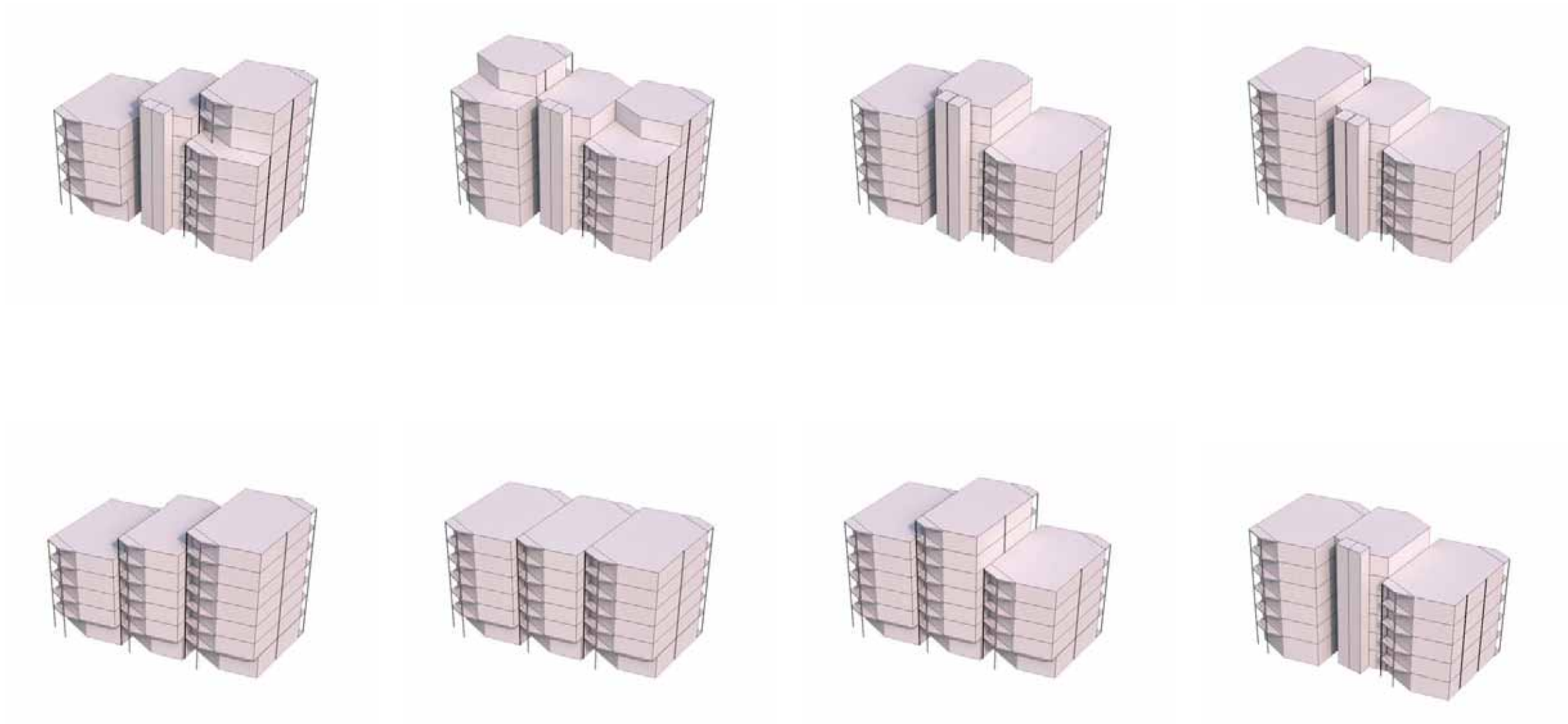


**4.** Set back edges to align with urban grain and soften massing



# 2.0 CONCEPT DESIGN

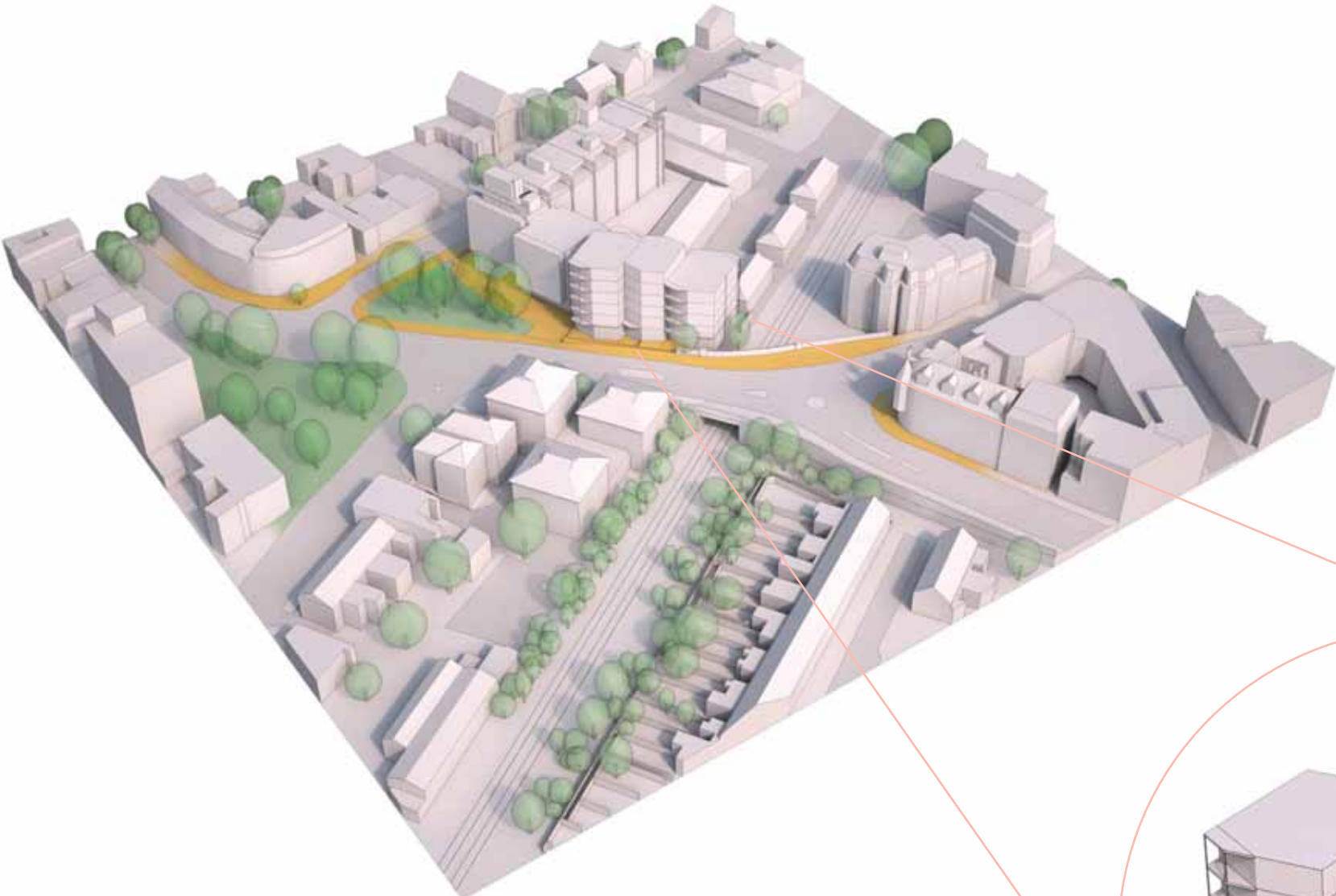
## Massing Iterations



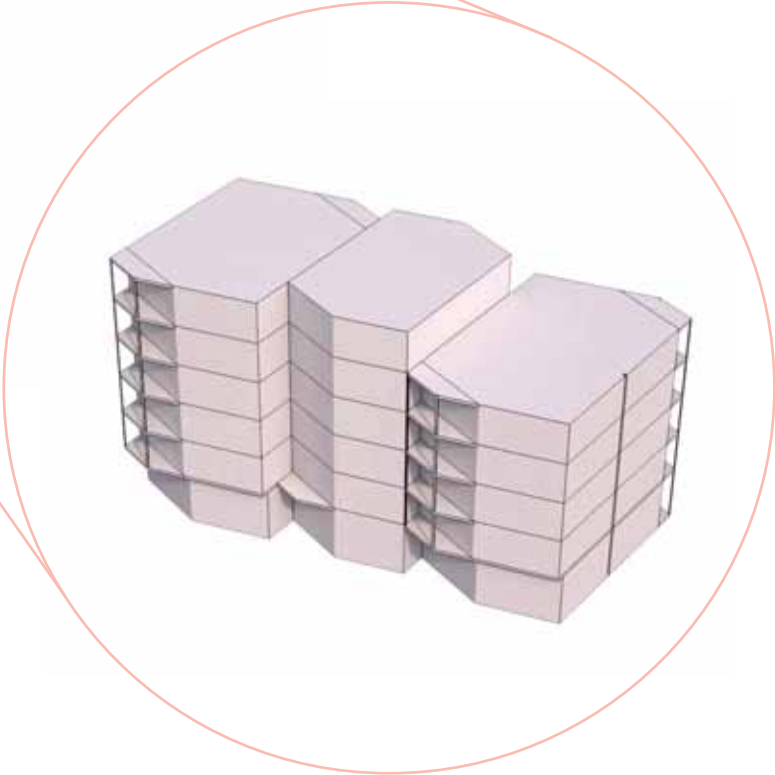


# 2.0 CONCEPT DESIGN

Massing Iterations



Scheme Developed



# 2.0 CONCEPT DESIGN

CGI



Image: Artist's Impression from Waldegrave Road

# 2.0 CONCEPT DESIGN

CGI



Image: Artist's Impression from Broad Street



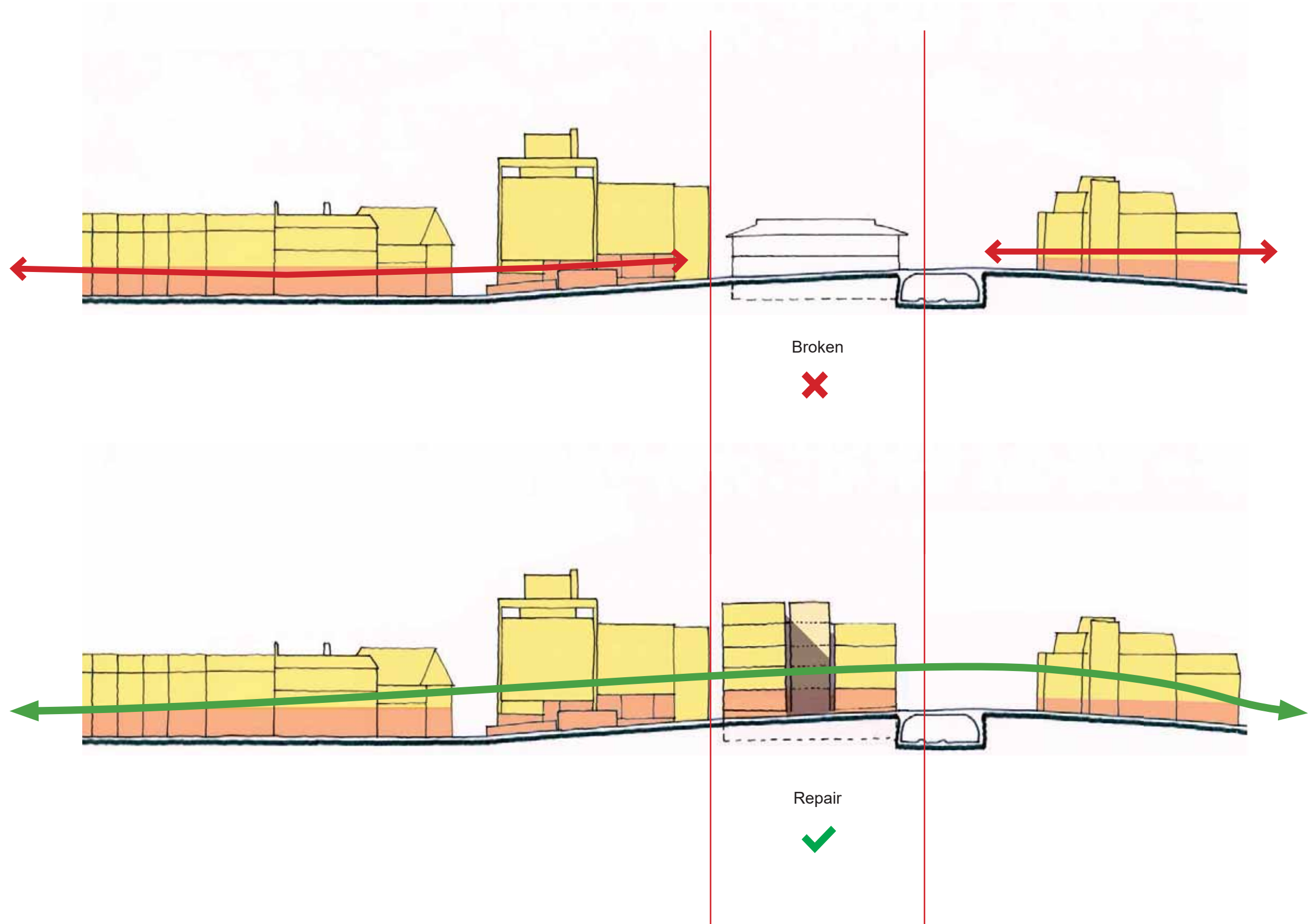
## 3.0 PUBLIC REALM

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# 3.0 PUBLIC REALM

## Repairing the Streetscape

If one travels from the High Street towards Broad Street there is a distinct break in the public realm. The shops and public amenities such as benches terminate and only reestablishes beyond the bridge. A core concept of the scheme will seek to repair this urban fissure providing light welcoming commercial use at ground level activating the street scape whilst enhancing the transition between the existing public plaza next to Nando's and Travelodge.



# 3.0 PUBLIC REALM

## Active Frontage

As outlined earlier the scheme will significantly enhance the public realm by activating the ground plane.



# 3.0 PUBLIC REALM

## Entrances

Welcoming glazed ground floor units will enhance the streetscape. In addition the building sets back from the site boundary offering and extension of the existing public realm that will provide a mix of soft and hard landscaping.

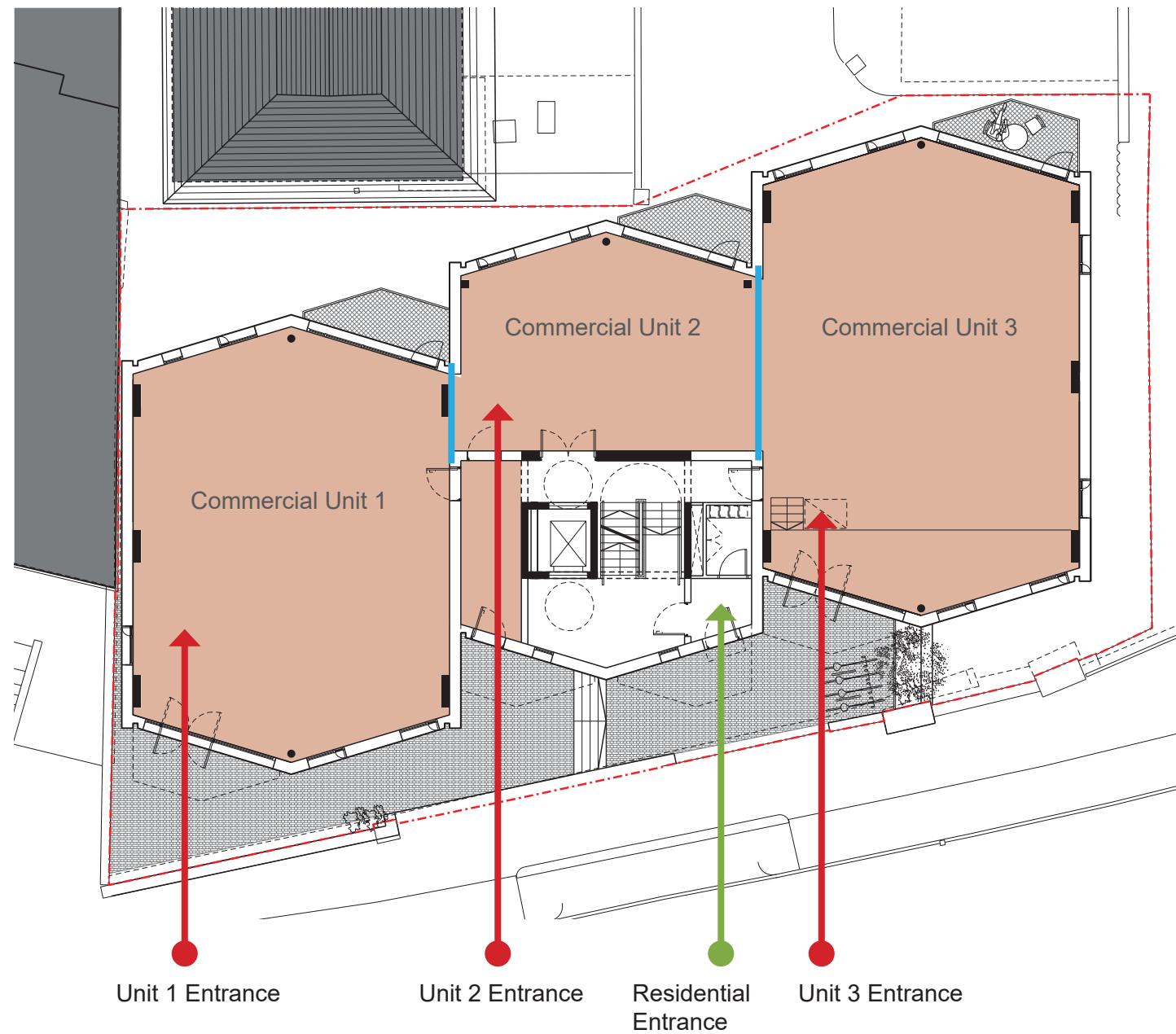


Image: Artist's Impression of Public Realm & Commercial Units



# 4.0 RESIDENTIAL

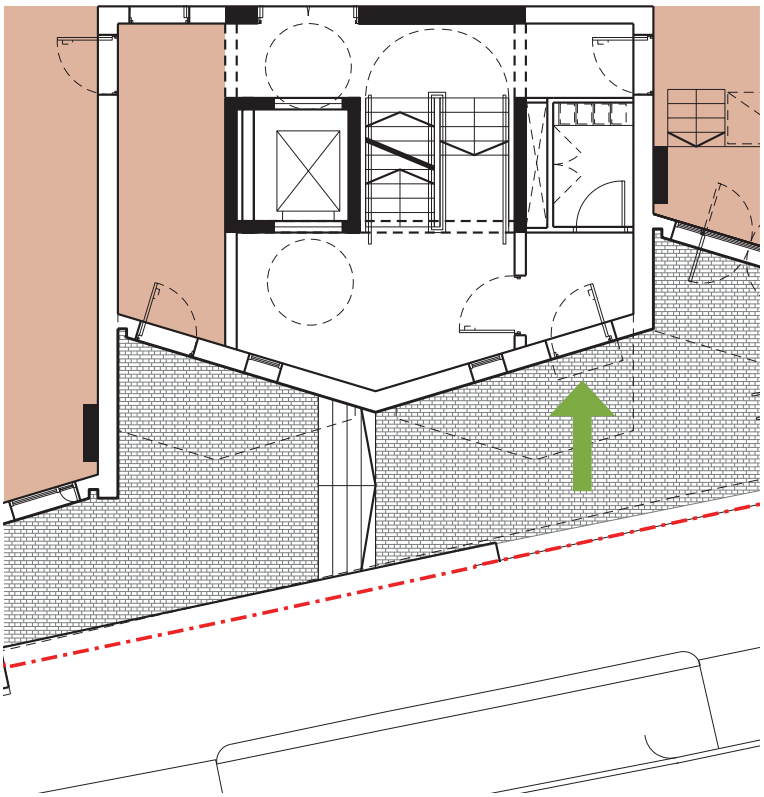
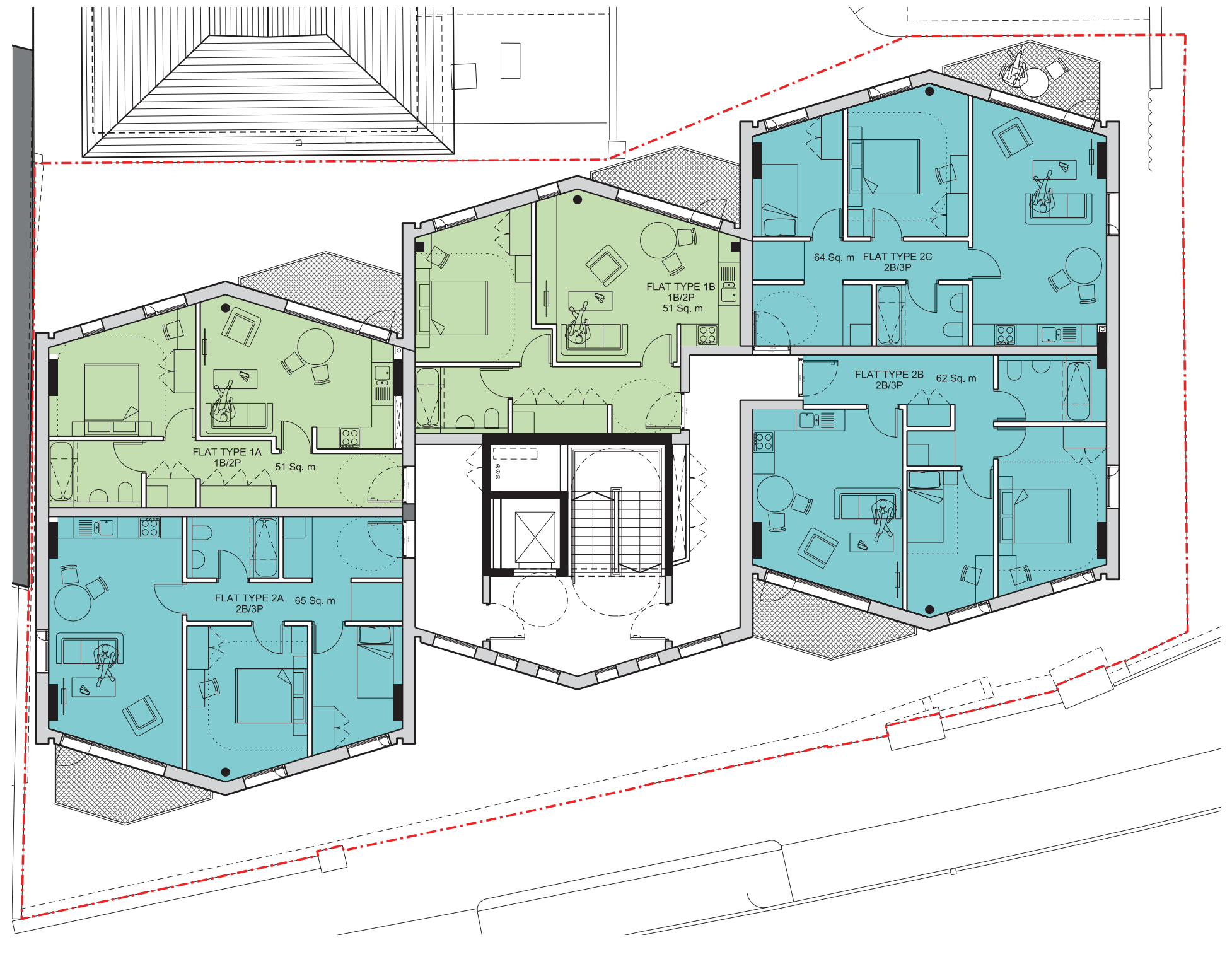
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# 4.0 RESIDENTIAL

## Typical Floor

The building can be accessed from both ground and lower ground. The main entrance from the high street provides a lift lobby and stair core that accesses all floors of the building.

A typical floor accommodates 2 x 50sqm 1b/2p flats and 3 x (av.) 64sqm 2b/3p flats all with external balconies. All flats are designed to meet part M4(2) of building regulations that replaced Lifetime homes.

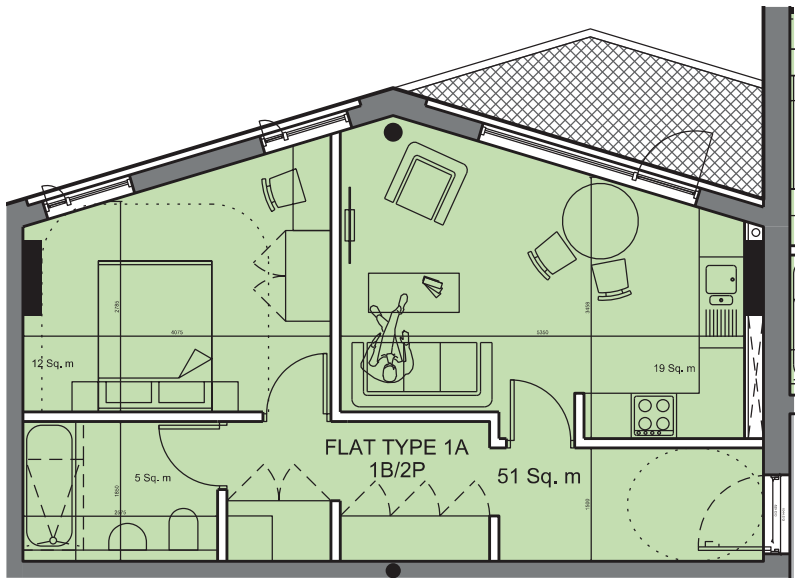


Residential Entrance

Typical Floor

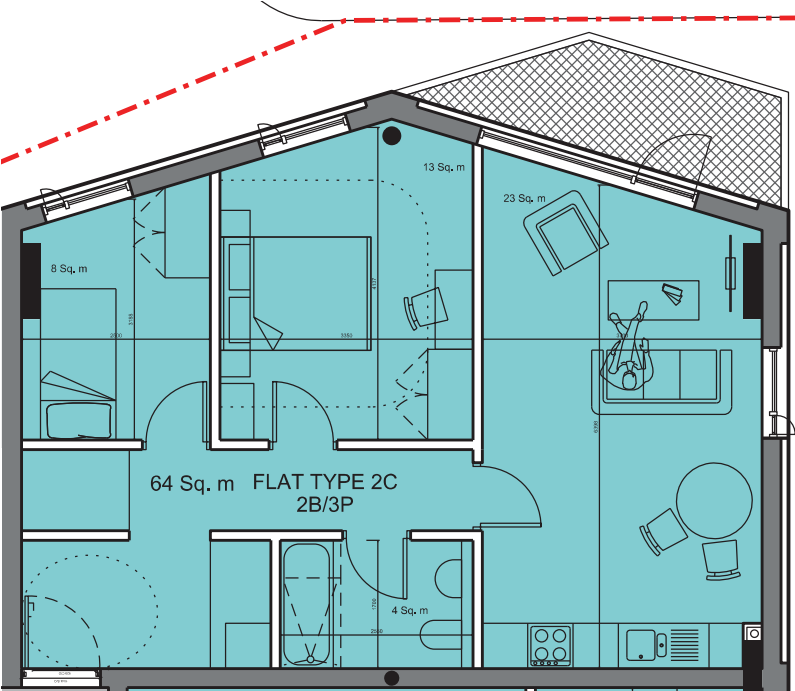
# 4.0 RESIDENTIAL

## Typical Units



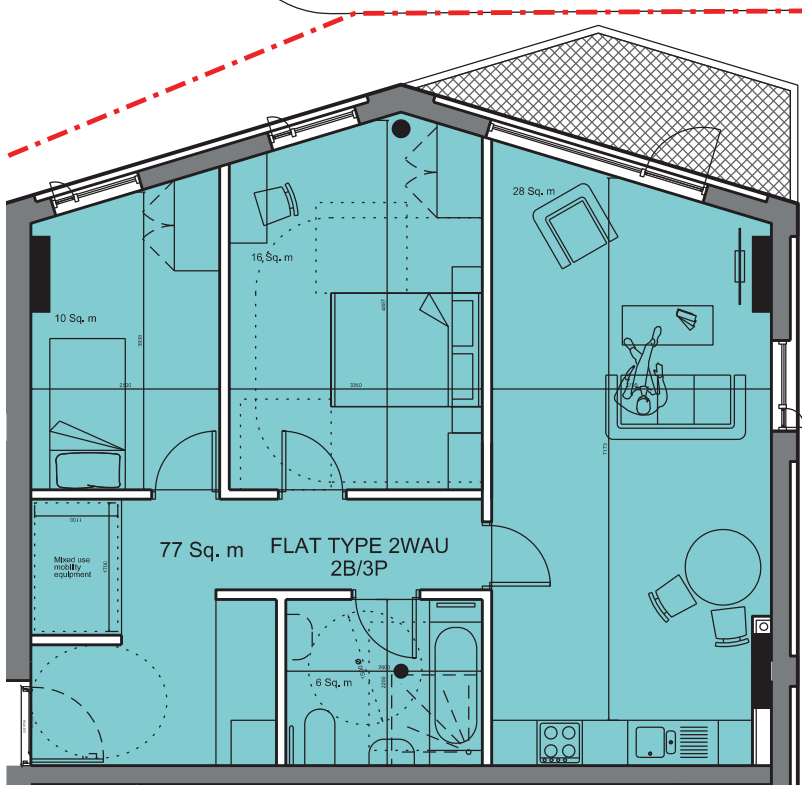
1 Bedroom unit

1 Bed/ 2 Person



2 Bedroom unit

2 Bed/ 3 Person



2 Bedroom  
Wheelchair  
accessible unit

2 Bed/ 3 Person

# 4.0 RESIDENTIAL

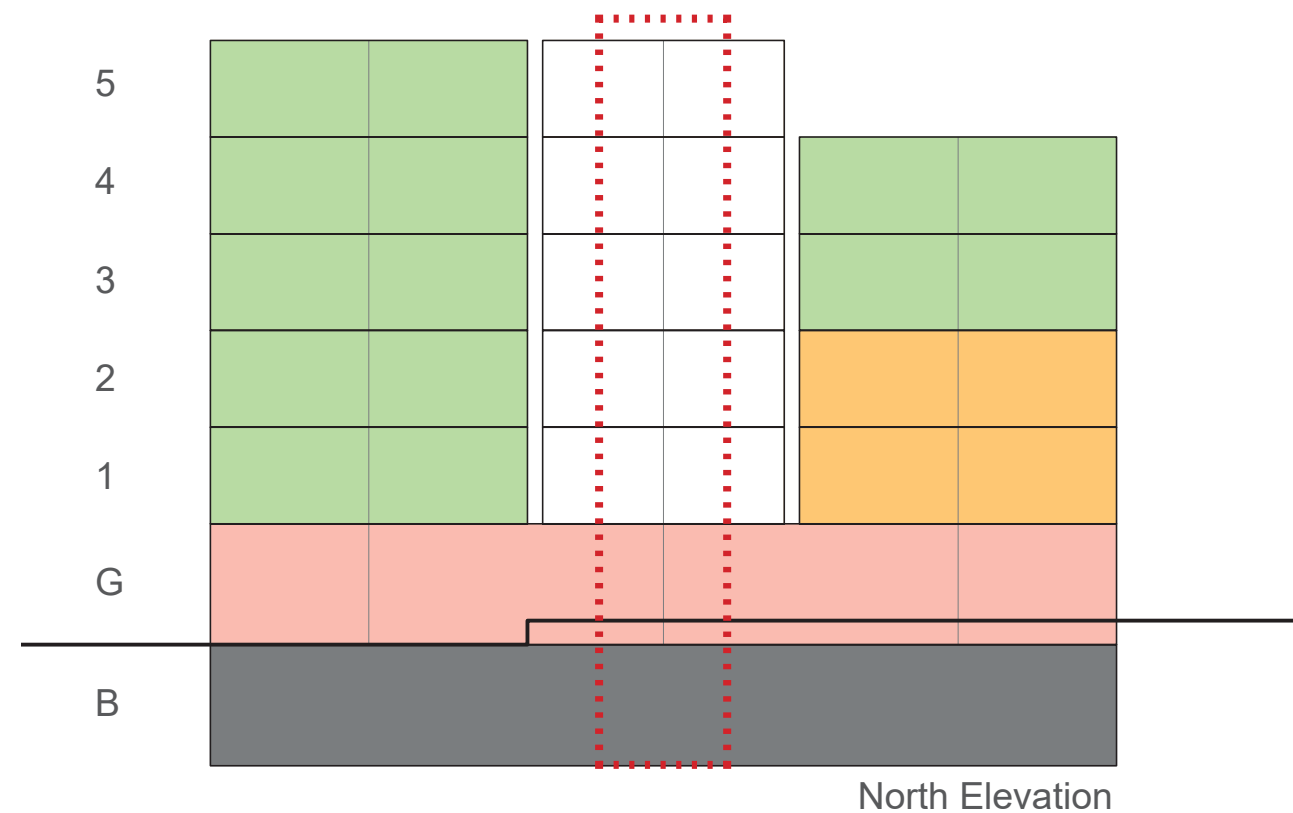
## Mix & Viability

The proposed new building will accommodate office/commercial use across the whole of the ground floor with 23 affordable apartments above and car parking and cycle storage at the lower ground level.

A housing business with a strong social purpose, RHP provide decent quality affordable homes to people unable to rent or buy in the local private housing market. Formed in 2000, RHP owns or manages around 10,000 homes across South West London. As part of its five year strategy, RHP is working towards providing 500 more affordable homes for local people by 2018.

Floor	No. of Units	1 Bed Units	2 Bed Units
5th Floor	3	2	1
4th Floor	5	2	3
3rd Floor	5	2	3
2nd Floor	5	3	2 (1 WAU)
1st Floor	5	3	2 (1 WAU)
Ground	-		
Basement	-		
<b>Total</b>	<b>23</b>	<b>12</b>	<b>11</b>

Floor	Space	Amount/Area
<b>Ground</b>	Commercial	300 sqm.
<b>Basement</b>	Cycles	40 + 6 (Commercial)
	Car Parking Spaces	10
	Refuse	4x660L (commercial) 5x1260L (Resi.)
	Plant	



- 1 bedroom unit
- 2 bedroom unit
- Commercial

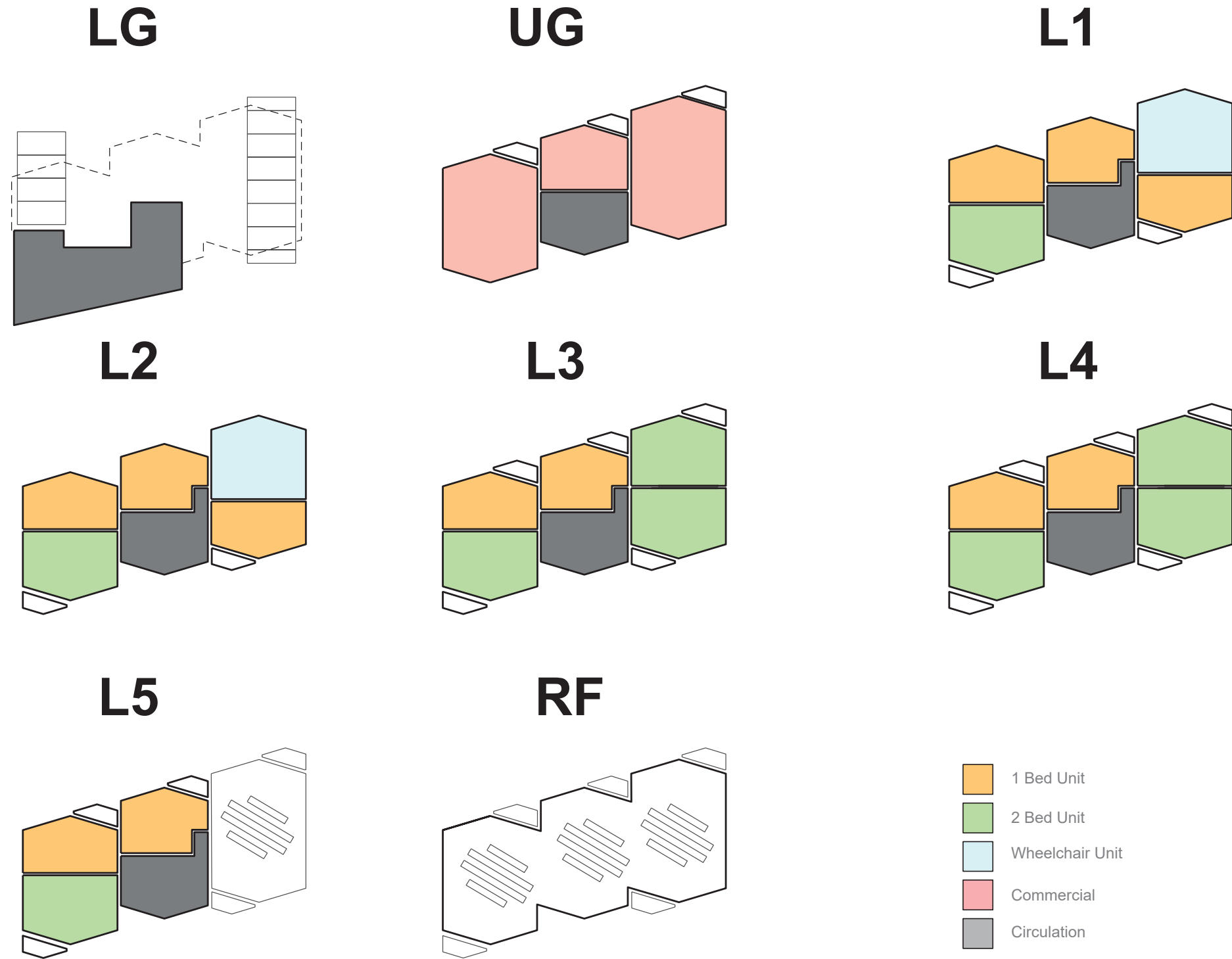
# 4.0 RESIDENTIAL

## Unit Mix

The proposal provides 23 dwelling units overall. At ground the commercial floor plate has been designed in a manner that it can serve as one unit or can be subdivided into 3 separate units.

2 Wheelchair Units are located at 1st + 2nd floor whilst the remaining mix of 1 and 2 beds all meeting GLA space standards at above 50/61msq respectively.

Dwelling type	No. of Units	Area (sqm)
1 Bed	12	51-55
2 Bed	9	61-65
2 Bed (WAU)	2	77
<b>Total</b>	<b>23</b>	



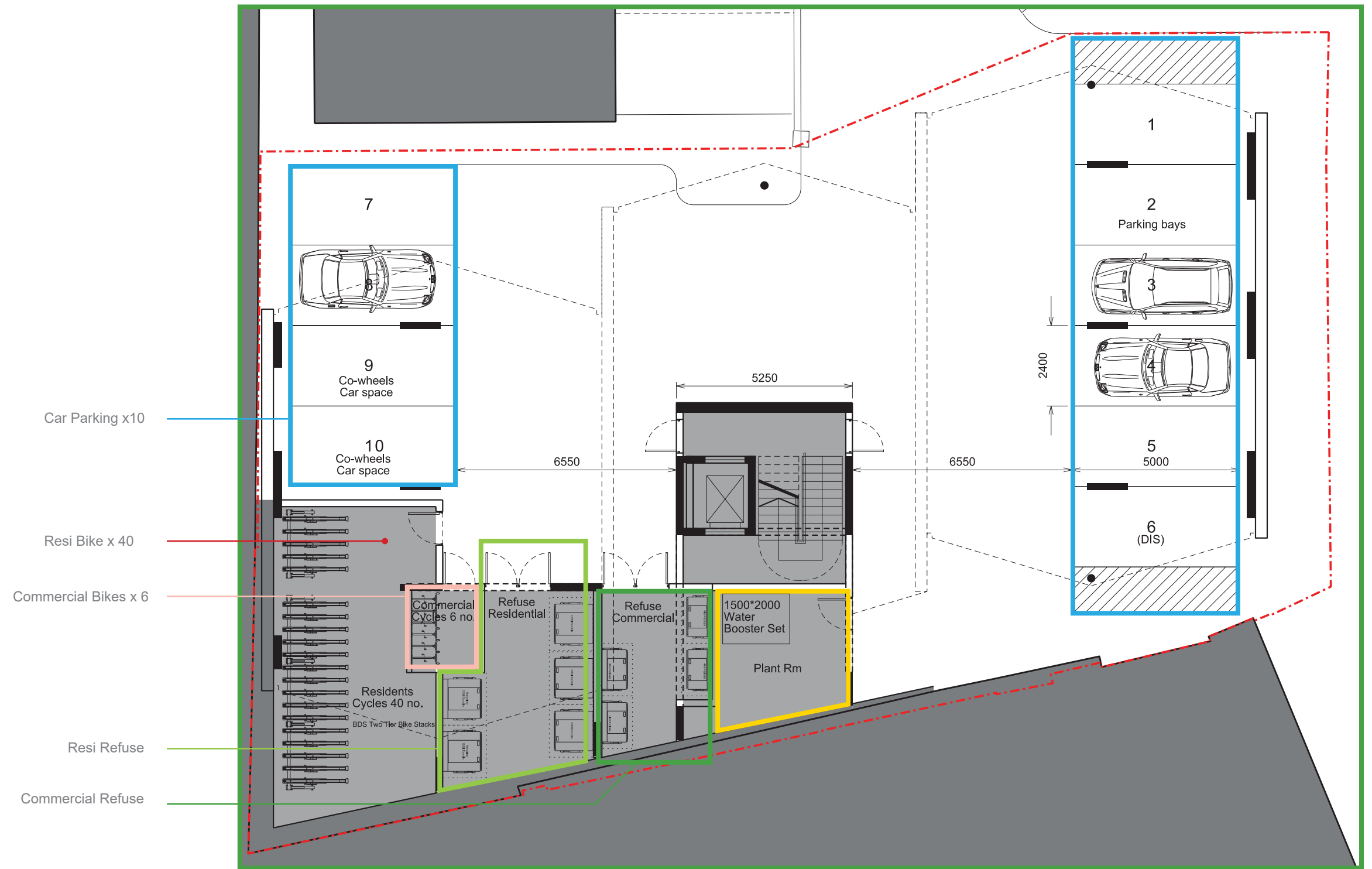


## 5.0 ANCILLARY

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# 5.0 ANCILLARY

## Basement Floor



Car Parking x10

Resi Bike x 40

Commercial Bikes x 6

Resi Refuse

Commercial Refuse

Floor	Space	Amount/Area
<b>Basement</b>	Cycles	46
	Car Parking Spaces	10
	Refuse	4x660L (commercial) 5x1260L (Resi.)
	Plant	-



# 5.0 ANCILLARY

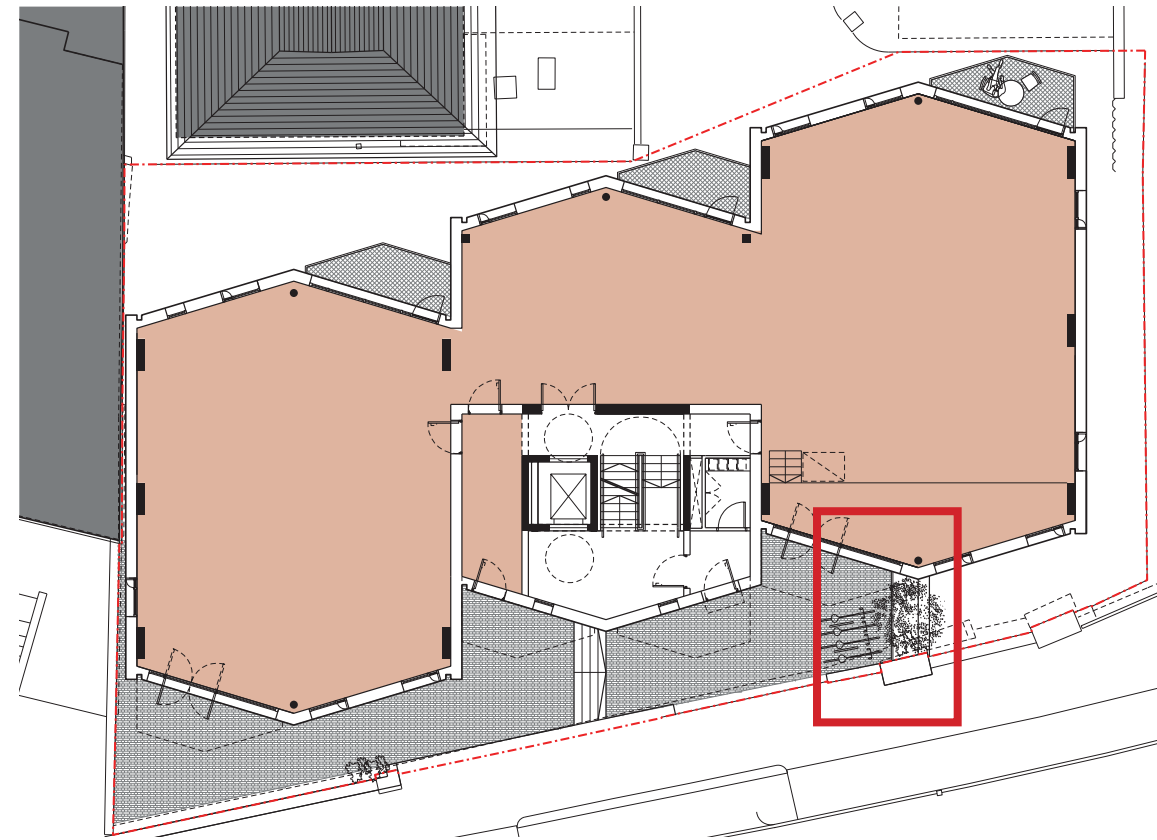
## Cycles

The site is well served by transport links and in close proximity to Teddington Rail Station.

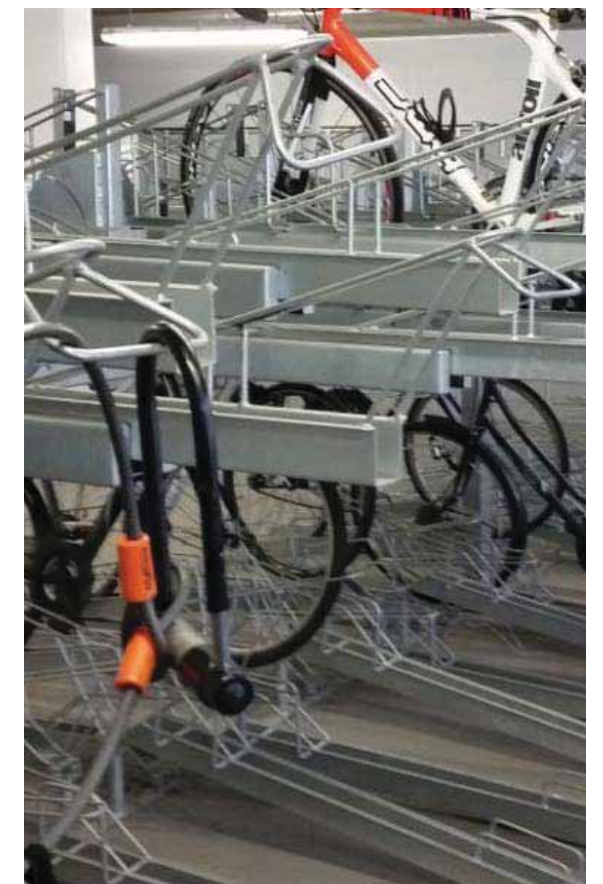
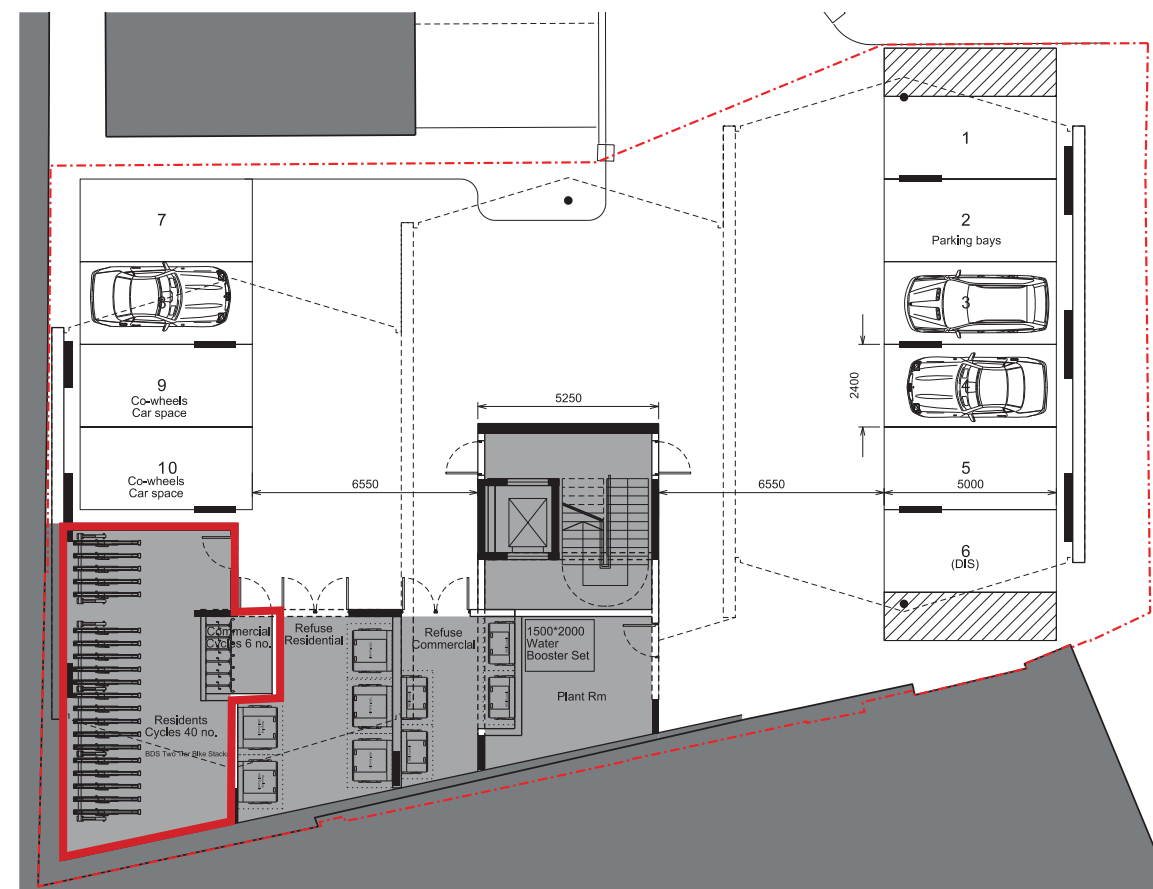
On site provision has been made for 10 parking spaces at lower ground level matching the existing provision two of which are proposed as 'co-wheels' spaces. In addition to on site parking Zip Car and other car share sites operate in the area.

Cycle provision is twofold. At lower ground level a secured store for residential/commercial bike storage provides 40 spaces using a two tier bike rack for residents and 6 separate spaces for commercial. In addition to this Sheffield stands provide 'short stay' streetside parking for customers/visitors.

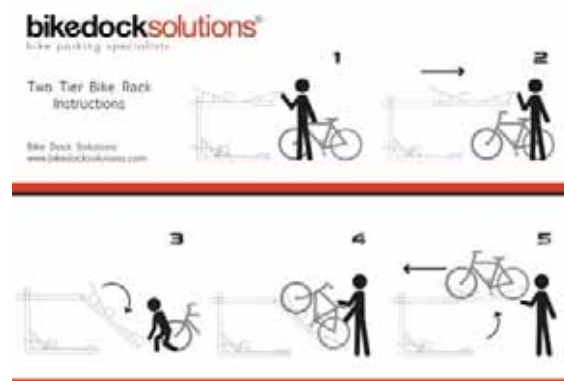
For more detailed information concerning the transport strategy see the transport



Sheffield Stand (Ground Floor)



BSD Two Tier Bike Rack (Lower Ground)



BSD Wall Dock for the six commercial bikes



## 6.0 MATERIALS

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# 6.0 MATERIALS

Immediate Context



# 6.0 MATERIALS

## Surrounding Context

The existing materials surrounding Infomer House are extremely varied and indicate materials that have aged both poorly and well over time.

Our proposal seeks to use a range of materials that are expressed in contemporary architectural language and ultimately enrich not only the scheme and its users but the surrounding context and residents of Teddington at large.



# 6.0 MATERIALS

## Proposed Material Palette

The proposal uses a light stock brick that compliments the traditional fabric of Teddington. The use of a lighter brick helps the scheme feel soft and significantly reduces its visual mass. Its tone helps mediate between the ad-hoc nature of the surrounding buildings creating a coherent mass.



- Light Stock Brick



- Metal Balconies



- Window Frames + Reveals



- Ground Level Glazing



- Light brick with tonal variation will provide the scheme with a solid visual presence.

Image: Teddington Station



- Metal Balconies will offset the the brick and compliment the facade with a sense of lightness. They will be detailed in a high quality manner to read as clean elegant additions to the brick mass.

Image: 4-6 Manor Road Teddington



- The Window frames will be slim high quality metal window systems that tonally compliment the warm stock brick. Tapered reveals in the brick facade will subtly animate the facade whilst recalling the form of the scheme in plan.

Image: St Mark's Church, Teddington - Fletcher Crane Architects



- The ground plane will be animated with commercial units and full height glazing

Image: Panther Hudspith Architects

# 6.0 MATERIALS

## Typical Bay



# APPENDIX A


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# APPENDIX A

## Public Consultation

A public consultation was undertaken on the 27th and 28th of April 2016, at Richmond Housing Partnership HQ. Leaflets were distributed throughout the local area to residents and commercial properties.

**INFORMER HOUSE** 



**The Site**

The site, Informer House, 2 High Street, Teddington, TW11 8EW, accommodates a building that was a Class B1 office use. The existing building has an approximate 400sqm of office floor space.

There has been an application approved by The London Borough of Richmond upon Thames for the proposed development of changing the use of the existing building from Class B1 (Office) to residential use (C3) and the building will be converted into a residential building with an unsecured car at the lower level.

The building has direct pedestrian access from the High Street and vehicular access from Station Road via a cul-de-sac. There is a proposed access from the lower landscaping area. Existing trees to be retained within the 'Informal' landscape park.

The site has 10 parking spaces at lower level. Refuse is stored and collected at the lower level.

**Permitted Development Scheme**

The permitted development on the site allows for the change of use from office into 4 2-bed residential units. The units are fairly small (range between 42 sqm to 56 sqm) and have no external space.








**INFORMER HOUSE** 

**Public Realm**

The proposed new building will accommodate office/commercial use across the entire of the ground floor with 23 affordable apartments above and car parking and cycle storage at the lower ground level.


A housing business with a strong social purpose, RHP provides a range of quality affordable housing to people in need of help in the local private housing market. Formed in 2000, RHP now has 10,000 homes across south west London as part of its five year strategy. RHP is working towards providing 500 new affordable homes by the end of 2018.

We're proposing a new development with the opportunity to deliver:

- A cheap and affordable residential scheme close to Teddington railway station.
- A site on the town edge that helps bridge the gap between the shopping areas on High Street and Broad Street.






**INFORMER HOUSE** 



**Conservation and Heritage**



Informer House isn't within a conservation area. However, it is adjacent to the High Street Conservation Area (HSCA) and approximately 5 mins from the Park Road Conservation Area (PRCA) in the borough of Richmond.

The existing building does not contribute to the heritage significance of the conservation area and its construction does not affect the area's character. Its construction is in a style that is not particularly well suited to the character of the built-up area. It is a prominent and does not contribute to the setting of the area. The location of the High Street is a built-up area, enclosed by the height and scale of Parkhurst House and the Terraces, which create the green spaces within the conservation area.

Informer House does not form part of any views that are significant to the experience of the conservation area, nor does it sit on the edge of the view corridor towards the corner building on Broad Street, which sits primarily on the conservation area of the High Street.

The applicant site itself is not a visually dominant location when viewed from the conservation area. This is due in part to the location of the site, the position of the trees that both curve away from the site.


**INFORMER HOUSE** 

**Affordable Apartments**

The 23 affordable apartments are located across 5 levels and formed by a variety of 2 and 3 bed units. The apartments are designed to meet both CLAs and LHA. There are 10 one bedrooms, 10 two bedrooms, 10 three bedrooms, 3 one, 2 two, 3 three and 2 wheelchair accessible units.






**INFORMER HOUSE** 

**Massing & Context**





**INFORMER HOUSE** 


**Materials**

The arrival of the railway in 1843 had a significant effect on the development of Teddington to develop as a commuter area for the city. It is important to bridge the gap between the two.

Due to the site's proximity to the conservation area and RHP's mission to provide quality lasting buildings for Richmond, the proposed scheme is constrained to the local context and uses traditional materials in a contemporary construction.

The local residential environment is a variety of styles ranging from 18th century style houses and Georgian mansions to 19th century contemporary buildings. The range of materials in the immediate area includes different types of brick, stone, terracotta and cast-iron.

The palette of materials is limited to two tones of terracotta brick to express the form, lightweight metal balustrades, and glass to maintain proportioned window reveals.





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