



**Design and Access Statement**

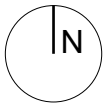
Campbell Close, Twickenham

June 2016

**FLETCHER CRANE  
ARCHITECTS**



Aerial Map  
NTS





**Aerial Views**  
NTS



Southern View



Northern View



Western View



Eastern View



## Existing Site Photographs

1- Entrance sequence from Campbell Close



2- Central area of site.



3- On site beehives to the eastern boundary.



4- Mature planting.



5- Consider overlooking from neighbours.









## Existing Site Photographs - WINTER

\*Note: River view photographs taken from the river bank. The public footpath is set further back from the river within Crane Park (see OS site plan).

6- Entrance sequence



7- Campbell Road modern Church Extension.



8/9- View from Crane Walk (opposite side of river).



10- Crane Walkway (river on right).



11- Mature planting & Beehives. 12- Neighbouring Properties in distance.





13- Mature planting & Neighbouring Property



14- View through to Campbell Close.



15- Terraced houses to southern boundary.





## Existing Site Photographs - SUMMER

\*Note: River view photographs taken from the river bank. The public footpath is set further back from the river within Crane Park (see OS site plan).

16- Entrance sequence



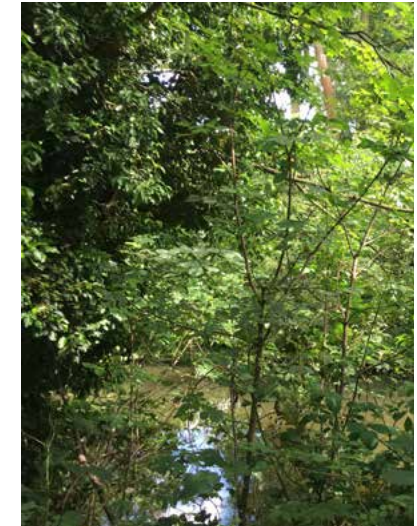
17/18- View from Crane Walk footpath looking towards the site.



19- Crane Walkway (river on the left).



20/21/22- Mature planting on riverbanks





13- Mature planting on riverbanks.



14- Obscured view through to Campbell Close.



15- Terraced houses severely obscured to southern boundary.

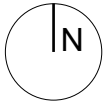




**OS Site Plan**

Scale 1:2000 @ A4

Site Area: 0.46 hectares





# Design and Access Statement

## A Site Location

The site is located at the rear of Campbell Close and sits adjacent to the River Crane in Twickenham.

## B Site Context

The site is on the edge of the settlement, with views over the river towards the North East.

On site sit existing sheds and horse stables which are of various different ages. The site is relatively densely planted with mature trees and saplings of varying ages and heights while the centre of the site remains relatively clear.

The site, on the southern boundary is backed onto by sets of terraced housing. These are double storey each with their own garden.

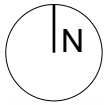
Trafalgar Day School lies to the eastern boundary. There are easy transport connections nearby into Twickenham.

The site is zoned in metropolitan open land.



## Opportunities & Constraints

Approx Scale 1:2000 @ A4



### Opportunities

- \_ Riverside plot with views across the River Crane.
- \_ Opportunity to create a bespoke one off family home.
- \_ Re-imagine the site to create a crafted aesthetic with the integration of careful landscaping.
- \_ Opportunity to re-imagine the riverside landscape.
- \_ Create a long term, sustainable home.
- \_ For over 25 years, the owners have been custodians of the land. A carefully considered proposal will continue this stewardship of the land for many years to come.

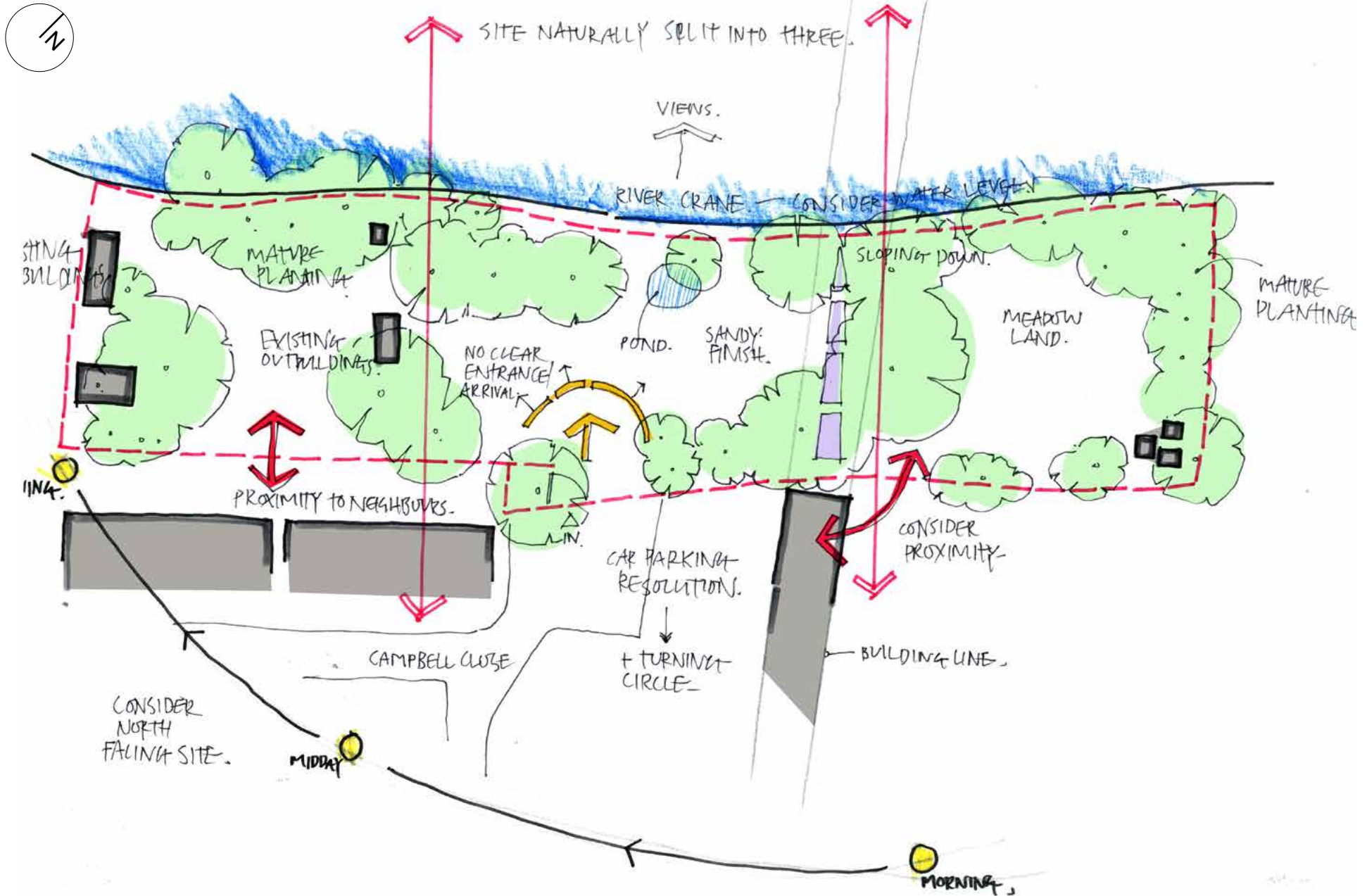
### Constraints

- \_ Consider natural environment.
- \_ Consider relationship to neighbouring properties.
- \_ Consider site access and car parking.
- \_ Consider sun path and impact on a potential building and neighbours.
- \_ Consider views from and into the building.
- \_ Consider impact of metropolitan open land zoning.



Existing Site Plan Strategy

Not to Scale



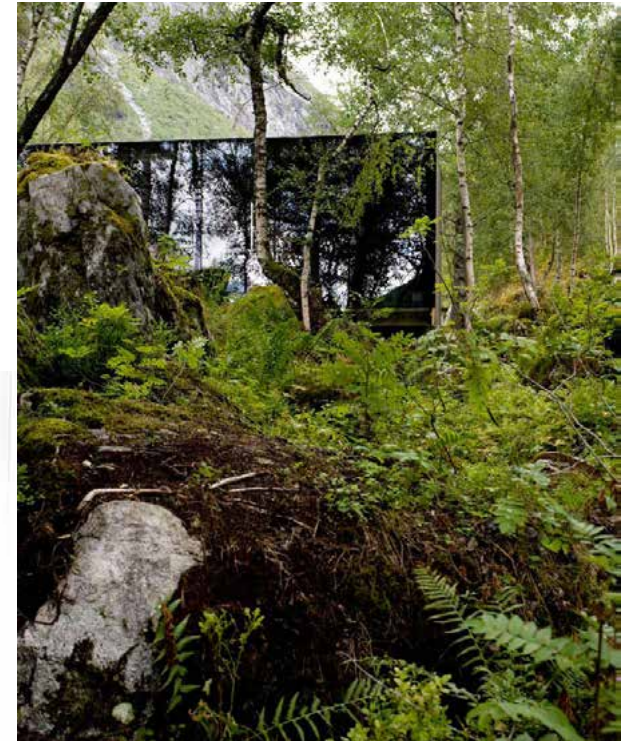
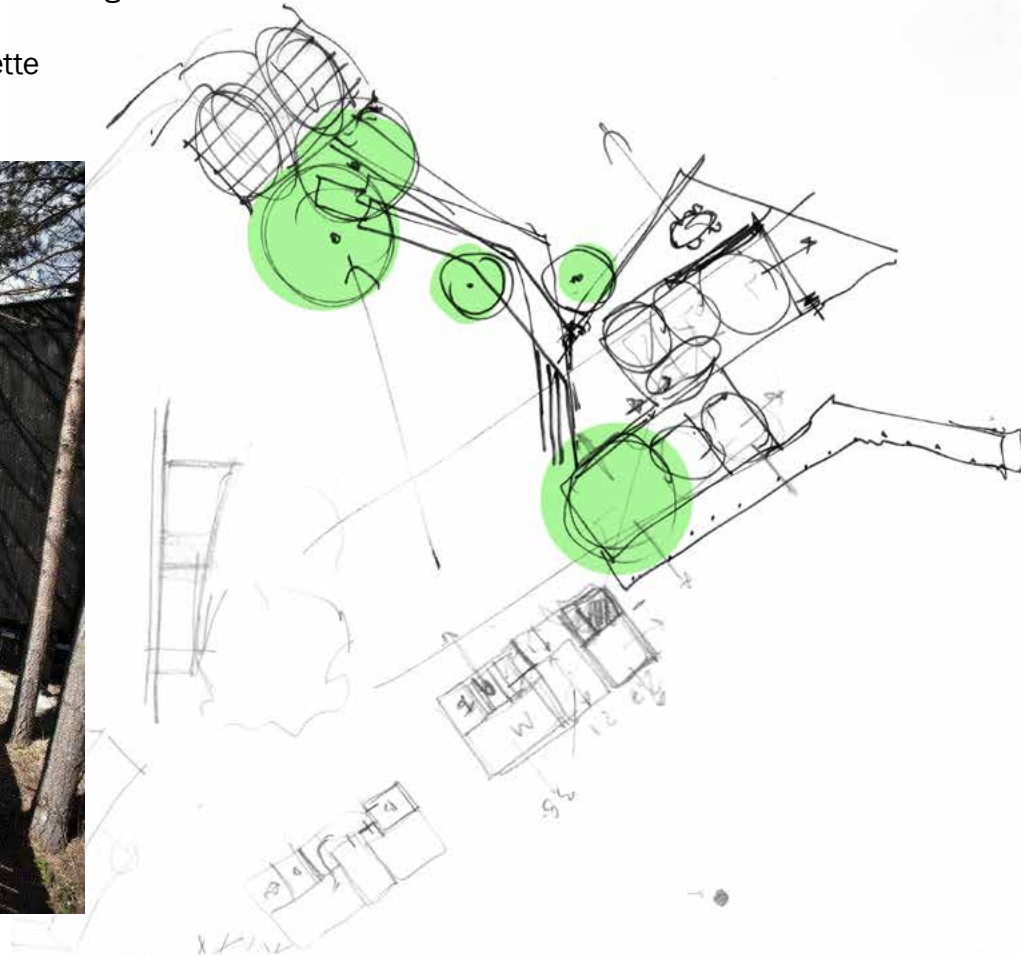


## Initial Scribbles & Precedent Studies

Creating a crafted building which responds to site conditions.

### 1 BUILDING & LANDSCAPE

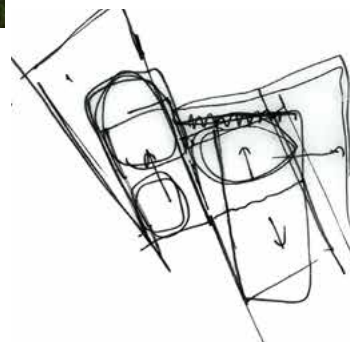
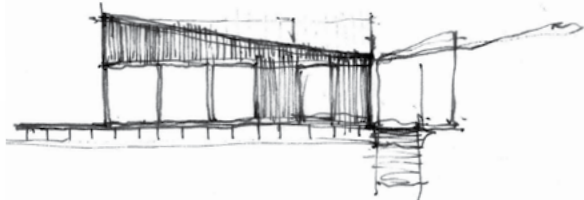
- \_ Integration of building & landscape.
- \_ Idea of a floating structure and deck. The existing planting identifies different zones within the plot. New planting will be identified which will complement the wider architectural and landscape design promoting bio-diversity. Silver birch trees could be integrated into decks to form a feature of the building.
- \_ Consider natural material palette with large scale glazing.





## 2 INDOOR & OUTDOOR INTEGRATION

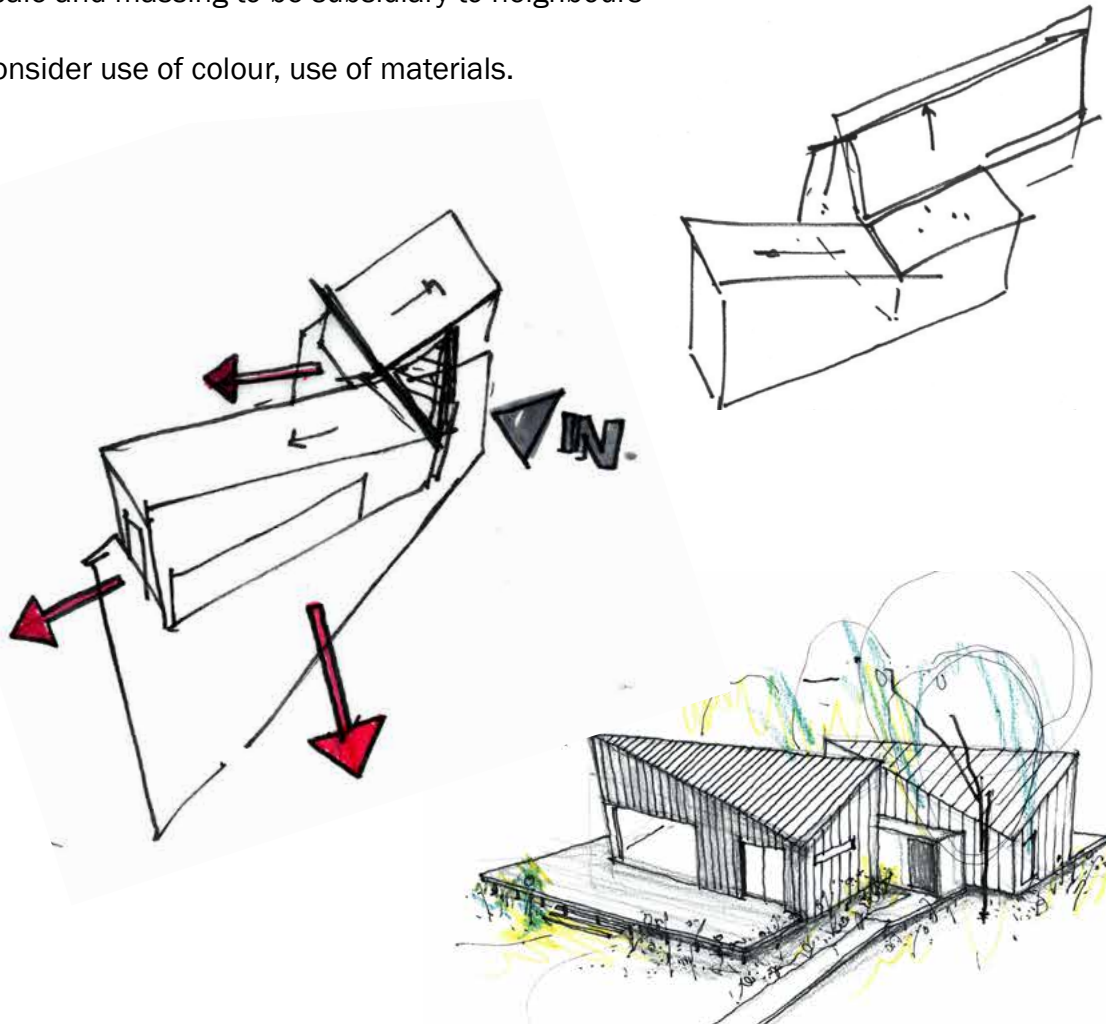
- \_ Floating timber decks create a building which feels light in its connection to the forested landscape.
- \_ Opportunity for a carefully constructed landscape plan to be fully integrated into the overall idea.
- \_ Use of glazed elements and rooms which feel as though you are sitting in the middle of the forest planting.
- \_ Consider use of roof lights - and how they can direct views skywards into the canopy. Internally this creates a diffused light effect.





### 3 ARCHITECTURAL FORM

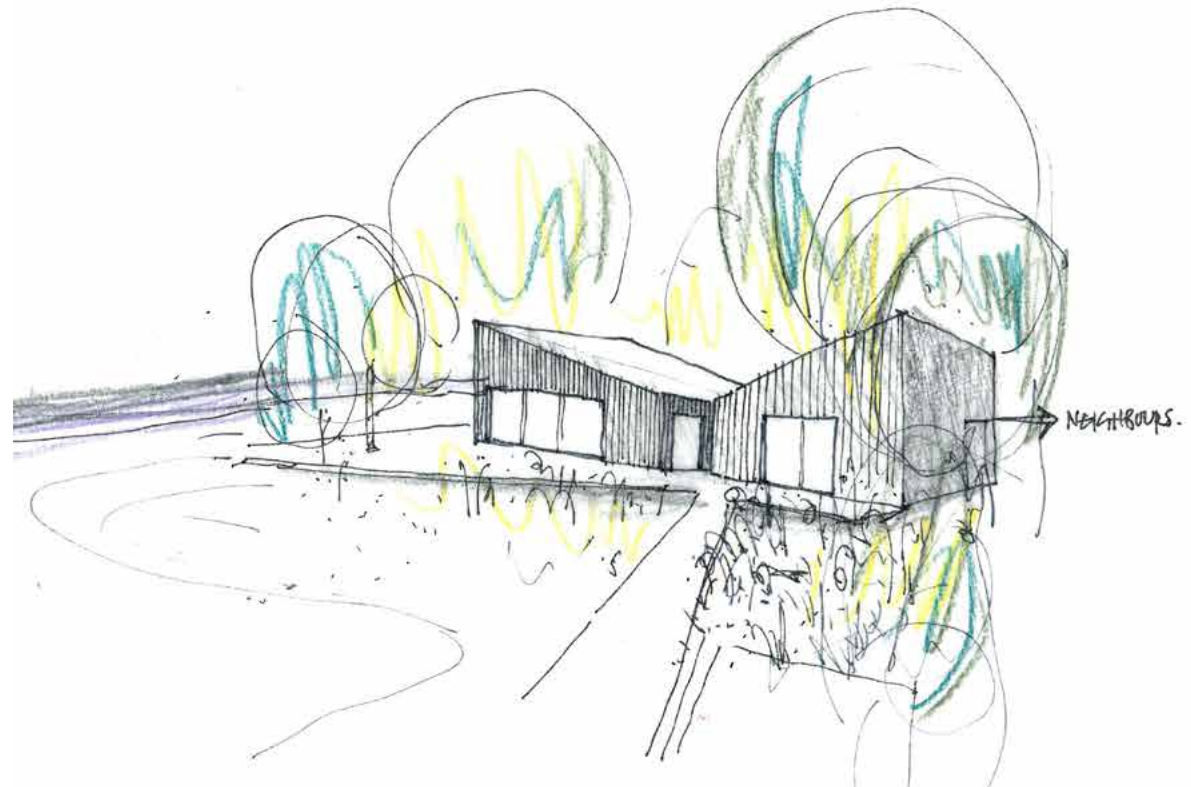
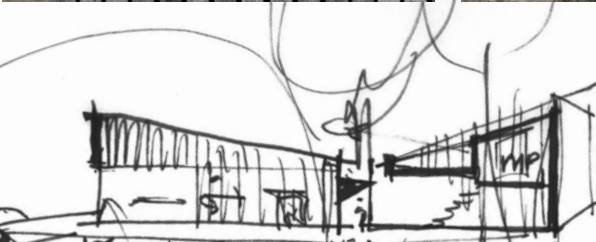
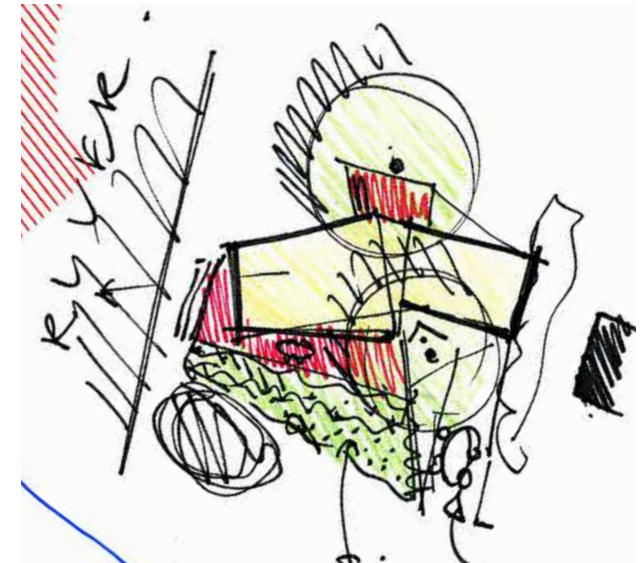
- \_ Simple, bold forms.
  - \_ Conceived as carefully articulated form with clever detailing to create a wrap over wall and roof cladding.
  - \_ Driven by views and integration to surrounding context.
  - \_ Responds to the existing trees on site.
  - \_ Scale and massing to be subsidiary to neighbours
- 
- \_ Consider use of colour, use of materials.





#### 4 MATERIAL PALETTE

- \_ Natural palette - a material to complement the natural environment and setting such as timber.
- \_ Clear routes into the building with strong entrance sequence and door entry clearly marked.
- \_ Decks and pathways help to dictate routes with similar material to the house.
- \_ Consider use of sliding timber screens or foldable facades for extra security and to protect from summer direct sunlight.





## **Use**

The proposed site is currently used as horse paddocks with outbuildings, poultry run, beehive, vegetable gardens and orchard. The site covering is generally grass with mature trees and planting. The proposed scheme seeks to provide one high quality detached single family dwelling that will reinforce the site with a sustainable purpose.

## **Amount**

For outline planning purposes an indicative building footprint, floor plan layout and elevations have been provided. A development zone has been shown with dimensions to boundaries to establish the area that could be developed as part of a later detailed planning application. An indicative footprint of 135m<sup>2</sup> (approx) is shown.

## **Layout**

The layout presented, reinforces the edge of the settlement, and relates to the existing grain of terraced housing. This option also allows both properties to enjoy the best aspects of the site and its context and views to the river on the northern boundary. The staggering of the building volume and massing allowing for South and South Western light into the rear garden areas.

## **Scale**

The new dwelling will be a similar massing and scale to the adjacent neighbouring buildings and of two storeys in height, as shown on the indicative elevation drawing.

## **Landscape**

A measured survey has been carried out of the site, highlighting the tree sizes and specimens. A landscaped proposal and tree protection details would be developed as part of a detailed application. Boundary trees, hedgerows and good specimen trees will be retained where possible.

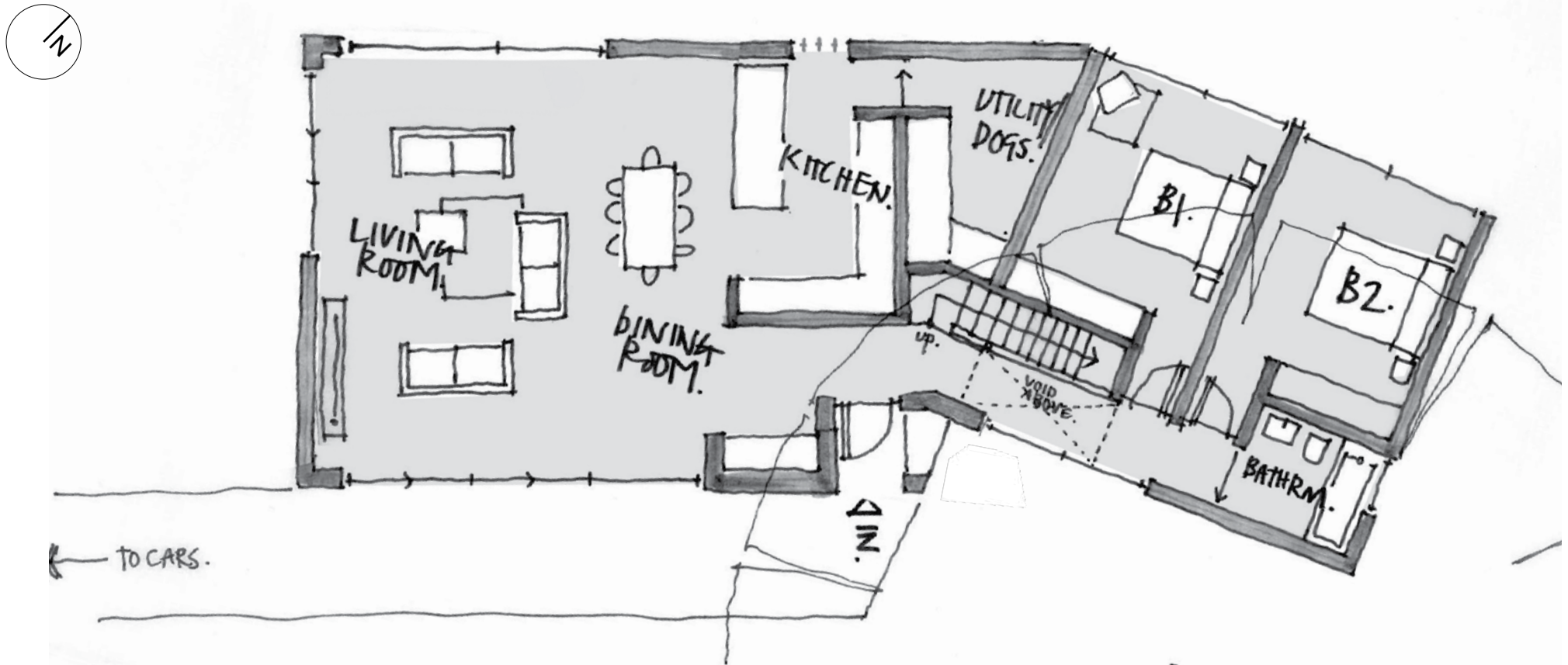






Indicative Sketch Plan - Ground Floor

Approx. Scale 1: 400@A4

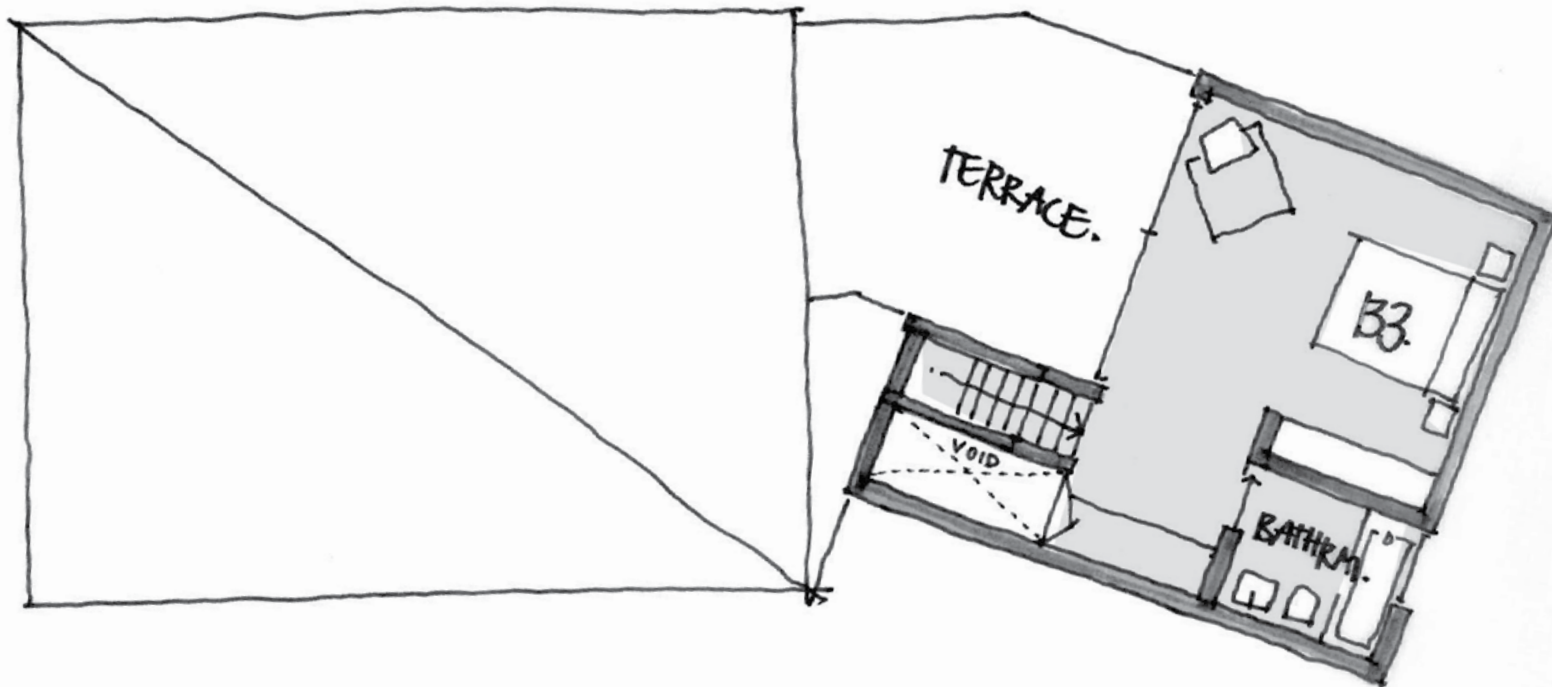


Area Schedule

Total Development GIA = 135m<sup>2</sup> (approx)



Indicative Sketch Plan  
Approx. Scale 1: 400@A4





### **Access**

The access remains the same off Campbell Close. There are currently no prescribed parking spaces on site and cars are free to drive wherever they may please. Space for two parking spaces is shown with an indicative turning space, to allow entering and exiting manoeuvres in a forward gear. Construction will be to suit tree roots and minimise rain water run-off. A detailed design would be developed as part of a detailed application.

### **Summary**

The scheme proposals seek to attain a high standard of design while ensuring that design is compatible with the scale and character of the surrounding existing development. The proposals will seek to be sustainable by limiting the amount of inherent material, structure and embodied energy. The design proposals will result in a new building form that has been uniquely resolved to ensure a sensitive and successful integration into the existing neighbourhood, that would be developed within a full detailed planning application.

The proposal provides the site with a new purpose thereby extending the long term sustainability of the river side plot. The carefully considered scheme ensures the stewardship of the land for many years to come through the reinvigoration of the natural landscape and light touch of the proposed new family home, preserving the ethos of the metropolitan open land, whilst enabling the effective management of the land that would otherwise be challenging for the existing and future owners in the long term without an immediate local base to work from.





Visual Impression





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