Design and Access Statement

Garage Block, Churchview Road, Twickenham, London TW2 5BT

UK & EUROPEAN INVESTMENTS

DICKSON ARCHITECTS
architects / planners / designers

Prepared for:

UK & European Property Developments Ltd

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Stautus:- Planning

RIBA
Chartered Practice

1.0 INTRODUCTION AND EXECUTIVE SUMMARY

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1.1 SCOPE OF D&A STATEMENT

This D&A Statement has been prepared on behalf of our client, UK & European Property Developments Ltd, in support of a Full Planning Application for the redevelopment of land to the north end of Churchview Road. The proposal would comprise the demolition of ten existing garages, with a replacement consisting of three two-bed three storey mews houses.

The site is situated to the northwest of Sonton Court which forms part of a series of residential buildings running the entire length of Churchview Road between the A305 Staines Road to the South of the application site.

The application site is not located within a Designated Conservation Area.

The intentions of the D&A Statement are to:
- Review the site context and existing buildings.
- Outline the design process to date.
- Outline the use, amount and scale of the proposed property along with appearance.
- Demonstrate the minimal impact upon the neighbouring surroundings.
- Provide sketches illustrating the mass of the proposed property.
- Provide plans and elevations of the proposed property.

Pre-Application advice was sought with the London Borough of Richmond Upon Thames based on preliminary designs prepared by Miakoda Designs. A written pre-application response **(16/P0067/PREAPP)** was received on 4th August 2016.

A further Pre-Application Enquiry was submitted on 13th December 2016 with a meeting at LB Richmond on 18th January. A written response **(16/P0338/PREAPP)** was received on 23rd February 2017.

A presentation workshop was held close to the site to obtain feedback and consult local residents on 28th of February and 1st of March. Refer to Statement of Community Involvement prepared by HardHat.

The D&A report will demonstrate the evolution of the scheme following the pre-application response.

CONTENTS

2.0 SITE & SURROUNDING CONTEXT

2.1 LOCATION OF SITE

The site of the proposal is located at the northern end of Churchview Road in the borough of Richmond Upon Thames and is within the electorial area of West Twickenham Ward.

The site is situated close to the A305 Staines Road to the south and is bounded by the River Crane to the north with Crane Park to the west. The A305 is a main vehicular route between Twickenham town centre and areas to the west. The centre of London is in the region of 11.13 miles to the east. Twickenham town centre is located to the east of the site and is within walking distance. The closest public transport is Strawberry Hill Rail Station and Whitton Rail Station which are within one mile from the site. The are also a number of local bus services.

The neighbourhood is predominantly residential. The site is not located in a designated Conservation Area and there are no listed buildings on or adjacent to the site.

The footprint of the existing garage is (123sqm) 0.03 acres. The overall site consists of a series of residential blocks (1-73 Churchview Road).

The site is setback 270m from the A305 Staines Road. Churchview Road is part public highway with the uppermost section a private road.

The site is located within an Archaeology Priority Area, with part of the site within flood zones 2 &3a. The application site adjoins the Metropolitan Open land (MOL), the Crane Park/River Crane nature conservation site.

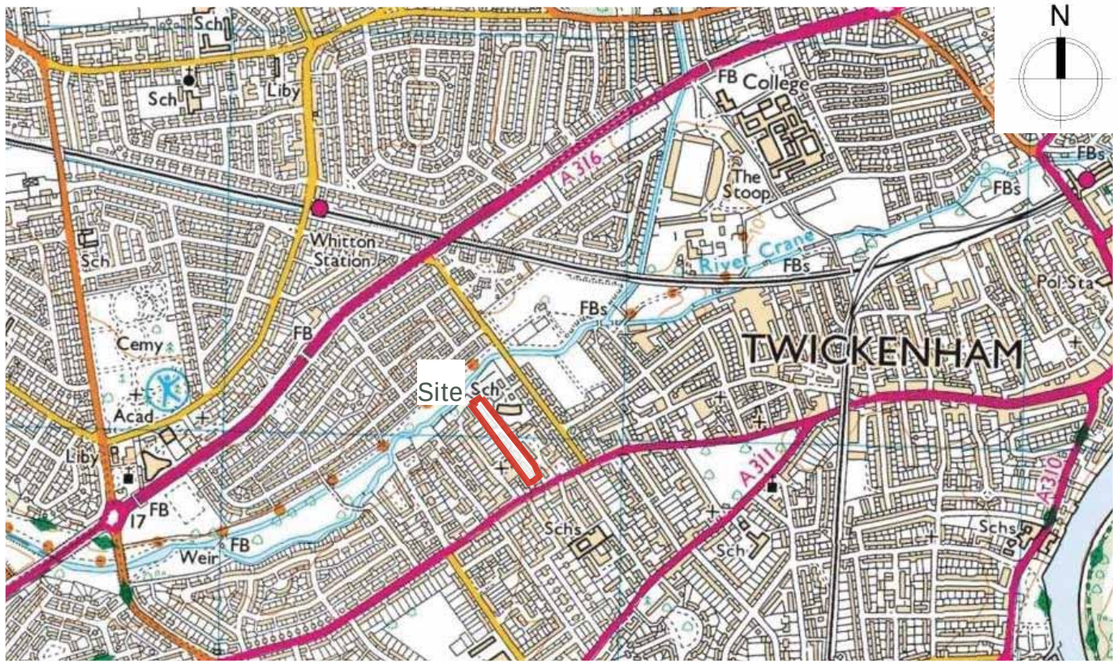


FIG.1 ORDNANCE SURVEY MAP

FIG. 2 AERIAL VIEW OF SITE

FIG. 3 VIEW A - LOOKING NORTH WEST

FIG. 4 VIEW B - EXTENT OF SITE FROM CHURCHVIEW ROAD

FIG. 5 AERIAL VIEW OF SITE

2.0 SITE & SURROUNDING CONTEXT

2.2 CHARACTER OF SURROUNDINGS

Residential properties along Churchview Road have been constructed since early - mid twentieth century and no architectural language or local vernacular predominates. All Saints Church of England was constructed circa 1914.

The surrounding context is a mix of varying plot widths, proportions and building footprints as shown in the OS Map. The set back of the houses along Churchview Road varies. The application site is setback 270m from the A305 Staines Road and is partially obscured by 72-75 Churchview Road.

The surrounding properties are a mix of post war 1950's and more recent 'modern' new build infill sites. These are shown in the photographic study below.

The proposal relates to the single storey concrete clad garage block shown opposite which is located at the rear of the site and faces Churchview Road. The garages are bounded by two-storey mid 1950's terrace to the west and three-storey residential block to the south.

There is currently a single vehicular access from Churchview Road onto the site with shared off-street parking to the east. The rear of the site is accessed by a 5.5m wide overgrown strip which runs along the east side of the garage block.

The building fabric is typical of low cost construction with concrete slotted post system and lightweight corrugated roof.

As the parcel of land to the rear is hidden behind the garage block the general environment is badly neglected with overgrown vegetation and dumped rubbish. An unsightly chain link fence topped with barbed runs along the boundary.

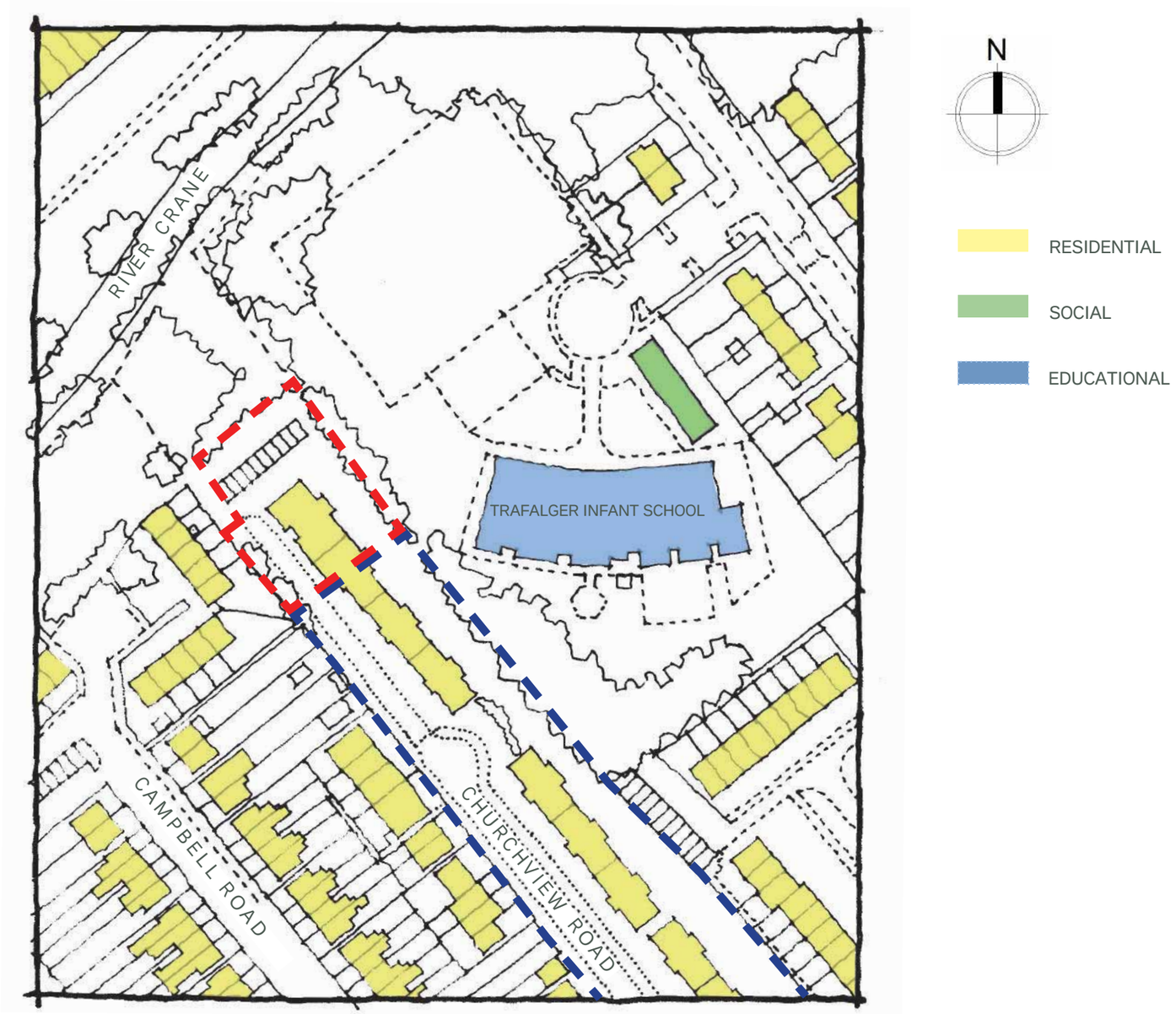
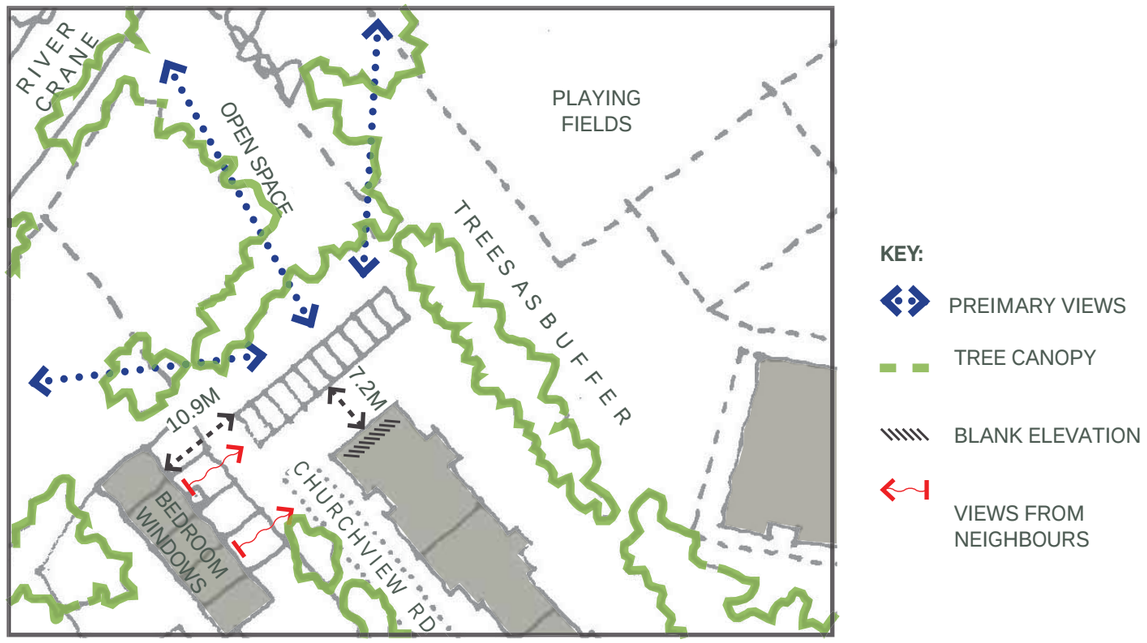


FIG. 6 OS MAP - NEIGHBOURING USES

2.0 SITE & SURROUNDING CONTEXT



KEY:

- PREIMARY VIEWS
- TREE CANOPY
- BLANK ELEVATION
- VIEWS FROM NEIGHBOURS

2.3 IMMEDIATE CONTEXT

The site is neighboured by two storey houses with rear gardens which back onto the site. No. 20 Campbell Close is a distance of 10.9m with bedroom windows looking directly onto the strip of wasteland at the rear of the garages.

There are no windows on the flank elevation of the adjacent residential block (No. 72-75 Churchview Road).

2.4 EXISTING BUILDINGS

The existing garage building on the site is shown in red below. The footprint of the garage measures 24.570m(l)x5.195m(w) and currently provides 10 small car parking spaces which measure 2.3mx4.76m.

FIG. 7 ANALYSIS DIAGRAM - CONSTRAINTS AND OPPORTUNITIES

FIG. 8 ALL SAINTS HOUSE - CHURCHVIEW ROAD

FIG. 9 No 1-2 CHURCHVIEW ROAD

FIG. 10 no. 55-75 CHURCHVIEW ROAD

2.0 SITE & SURROUNDING CONTEXT

FIG. 11 VIEW 1 NEIGHBOURING PROPERTIES 77,78 & 79 CHURCHVIEW ROAD

FIG. 12 VIEW 2 EXISTING GARAGE FROM CHURCHVIEW ROAD LOOKING NORTH WEST

FIG. 13 VIEW 3 EXISTING GARAGE LOOKING NORTH WITH NO.72-75 IN FOREGROUND

FIG. 14 VIEW 4 EXISTING GARAGE LOOKING NORTHWEST

FIG. 15 VIEW 5 EXISTING GARAGE LOOKING NORTH EAST

FIG. 26 KEY: EXISTING SITE PLAN

2.0 SITE & SURROUNDING CONTEXT

FIG. 27 VIEW 6 EXISTING GARAGE LOOKING NORTH WEST WITH NO. 17-20 CAMPBELL CLOSE IN BACKGROUND

FIG. 28 VIEW 7 SIDE OF EXISTING GARAGE

FIG. 29 VIEW 8 EXISTING CAR PARKING ARRANGEMENT

FIG. 30 VIEW 9 REAR OF EXISTING GARAGE WITH OVERGROWN VEGETATION AND DUMPED RUBBISH

FIG. 31 VIEW 10 LOOKING SOUTH EAST TOWARDS NO.72-75 CHURCHVIEW ROAD

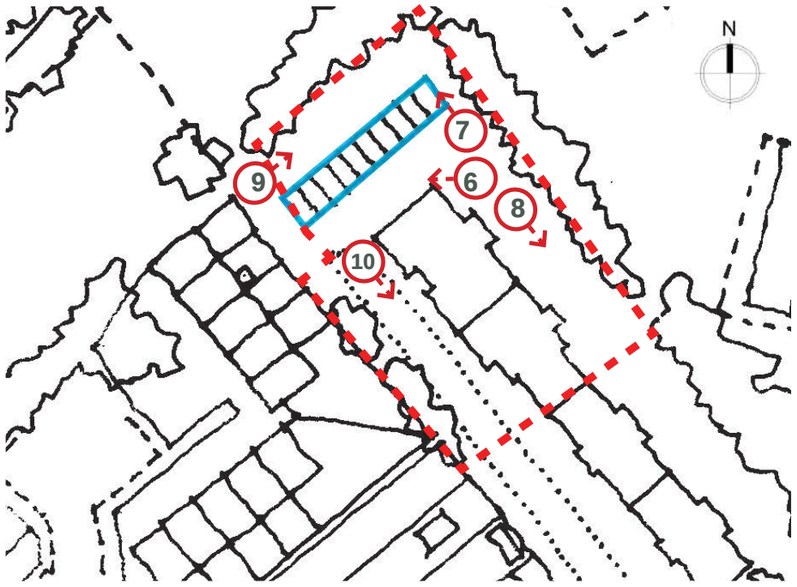


FIG. 32 KEY: EXISTING SITE PLAN

3.0 PRELIMINARY CONSULTATIONS

3.1 PRELIMINARY PLANNING ENQUIRIES

The following is a summary of pre-application consultations and activities carried out in the lead up to the Full Planning Application.

August 2016: 1st Pre-Application Enquiry submitted: Preliminary designs prepared by Miakoda Designs. A written pre-application response **(16/P0067/PREAPP)** was received on 4th August 2016. Officers recommended consideration on scale and massing.

December 2016: 2nd Pre-Application Enquiry submitted: A further preliminary design was prepared by Dickson Architects Limited which reduced the scale and overall massing of the previous pre-application enquiry.

January 2017: Meeting at LB Richmond
Meeting at LB Richmond on 18th January. Officers recommended reducing percieved mass of the mansard level, further diagram showing impact on neighbouring properties and alternative material palette option.

February 2017: A written response **(16/P0338/PREAPP)** was received on 23rd February 2017. Officers agreed to the original material palette.

March 2017: A presentation workshop was held close to the site to obtain feedback and consult local residents on 28th of February and 1st of March. The consultant team advised the residents that there would be no loss of open green space along the rear with the proposed parking spaces reconfigured within the existing parking area. Refer to Statement of Community Involvement prepared by HardHat.

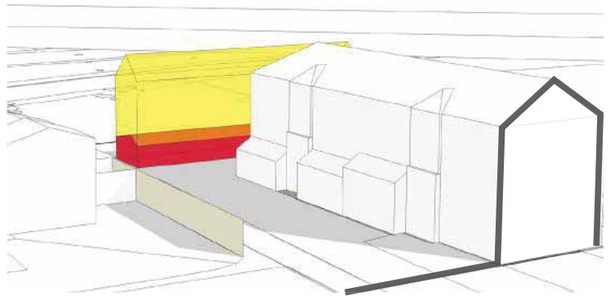
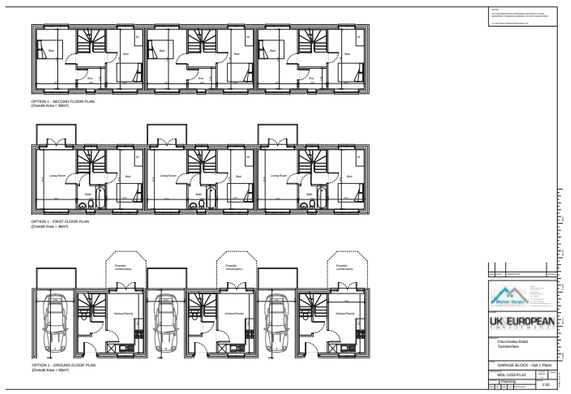
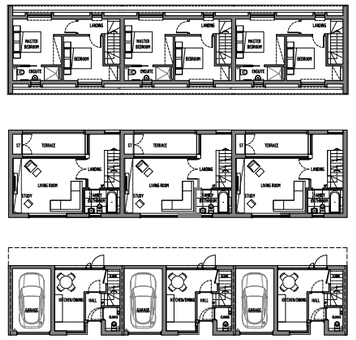


FIG. 34 MASSING DIAGRAM - EXISTING AND 1st PRE-APPLICATION PROPOSAL (MIAKODA DESIGNS)





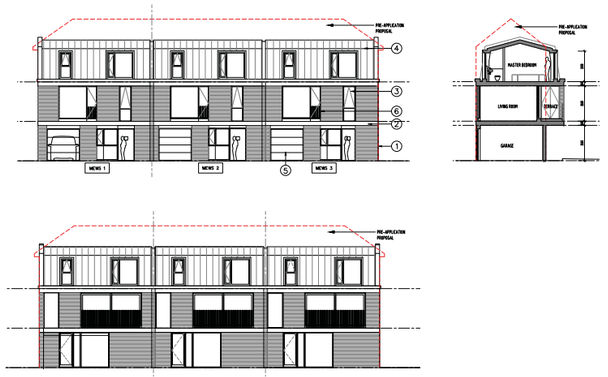


FIG. 35 2nd PRE-APPLICATION PROPOSAL

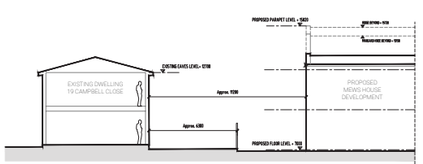


FIG. 36 ALTERNATIVE MATERIAL OPTION AND DIAGRAM SHOWING IMPACT ON NEIGHBOUR STUDIES

4.0 ORGANISATION AND ACCESS

4.1 SITE ANALYSIS & ARCHITECTURAL RESPONSE

A total of three new two bedroom residential mews houses will be provided. The footprint of the new structure will follow the existing garage building line.

An integral parking space will be provided in each of the houses. The loss of ten garages will be offset with the reconfiguration of the existing on-site parking to provide twelve spaces to the rear with four new parking spaces along the grass verge.

A Transport Statement Report was undertaken by Transport Planning & Highways Solutions (TPHS) of Twickenham.

The report determined that:

• The number of daily trips when considered on a mode by mode basis would not have a material impact upon any of the travel networks.

• The provision of dedicated undercroft parking space and additional carparking on-site to accommodate displacement car parking is in accordance with policy requirements and guidance.

• Cycle provision with dedicated space for two cycles.

TPHS conclude that the there are no 'Transport and Highways reasons to refuse the scheme' Refer to Transport Statement Report by Transport Planning & Highways Solutions (TPHS) of Twickenham.

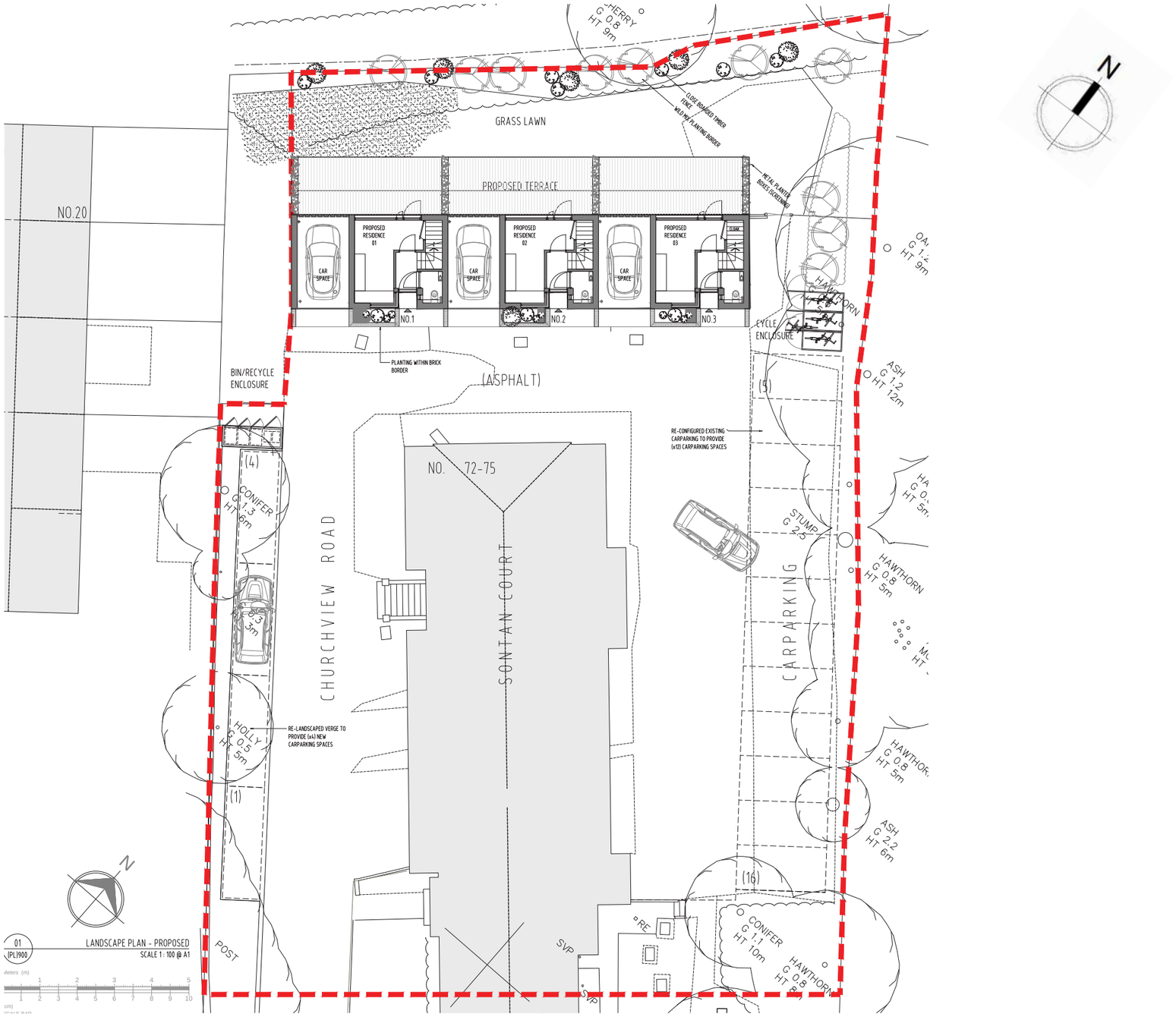


FIG. 37 PROPOSED SITE PLAN WITH LANDSCAPING

4.0 ORGANISATION AND ACCESS

4.2 KEY FEATURES

The proposal for the site comprises the following key features:

• Replacement of the existing garage with highly energy efficient mews houses.

• The replacement dwellings will sit over the footprint of the existing garage block.

• In keeping with the scale, proportion, levels and layout of the neighbouring houses and open spaces in the area.

• Respects the distance between the proposed houses and the site boundaries. The proposed dwellings will have a mansard second floor in order to minimise the visual impact. The proposal is also reduced by 1.5M from the previous Pre-Application enquiry prepared by Miakoda Designs.

• The massing of the house is a mix of recessed and projecting elements. This also creates interest, articulation in the facade.

• The proposed ridge height will remain subservient to the neighbouring residential block (72-75 Churchview Road) and commensurate to the houses which back onto the site (16-20 Campbell Close).

4.3 LAYOUT AND AMOUNT

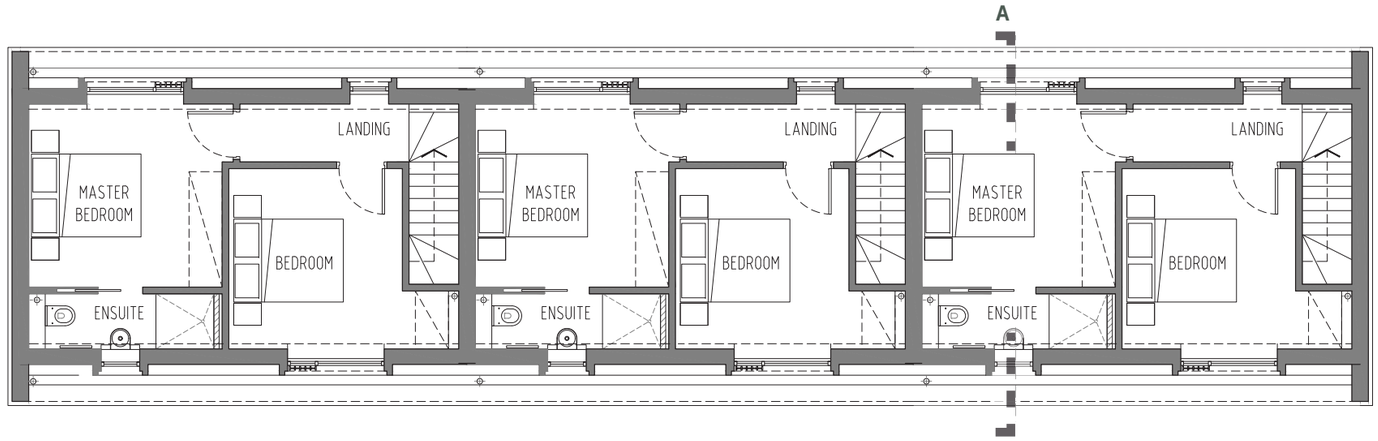
The site is accessed from an existing and established vehicular access off Churchview Road to the south west. The access will be retained to serve the proposed replacement dwelling.

The layout and size of proposed dwelling has been designed to reflect the pattern of development in the immediate locality and is complimentary in size and scale with the immediate neighbours.

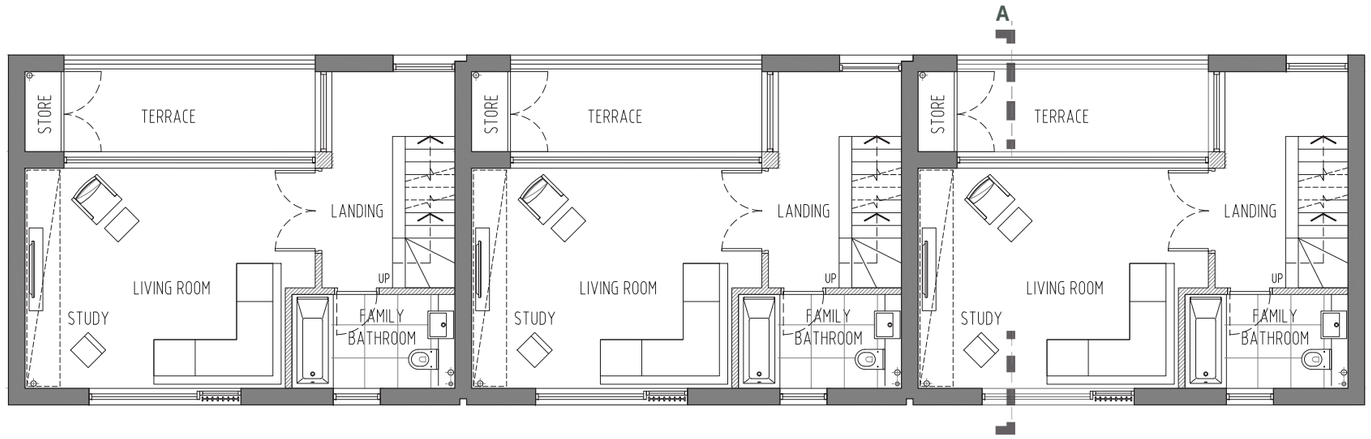
" A mews layout is often preferred for backland developments and an analysis of local mews courtyards may offer some inspiration' [1]

We are of the opinion that the scale and form of the replacement house has been designed to fit comfortably within the site and compliment the scale, mass and form of neighbouring houses.

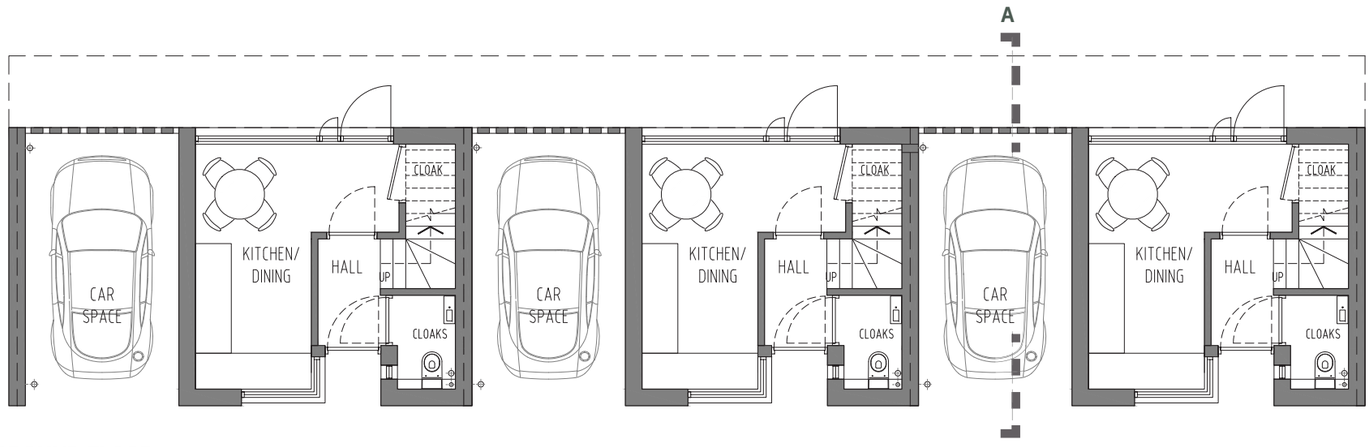
1 Extract Supplementary Planning Document Small and Medium Housing Sites Adopted February 2006.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FIG(S). 38 PROPOSED MEWS PLANS

4.0 ORGANISATION AND ACCESS

4.4 ACCOMMODATION

The mews houses have been designed to make the best use of space available, and respond to the site's orientation and constraints.

The following accommodation will be provided, as follows:

• **Proposed Ground Floor** - Undercroft parking space, entrance hall, kitchen and dining room.

• **Proposed First Floor** - Landing, living room/study, family bathroom and recessed terrace.

• **Proposed Second Floor** - Landing, masterbedroom with ensuite and double bedroom.

4.5 PROPOSED MEWS HOUSE

The footprint of the new structure will follow the existing garage building line.

The internal layouts have been designed efficiently and in compliance to the following standards:

• Housing Supplementary Planning Guidance, London Plan 2016 Implementation Framework.

• DCLG. Technical Housing Standards - Nationally Described Space Standard 2015.

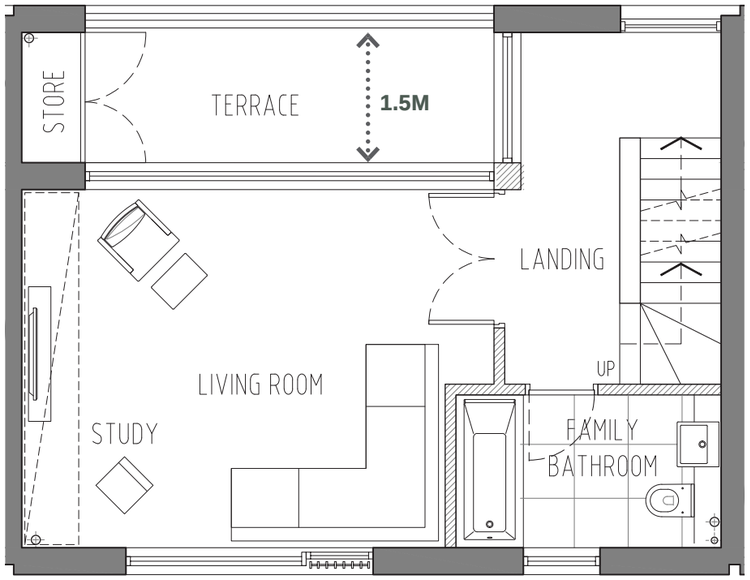
• Supplementary Planning Document Residential Development Standards Adopted March 2010.

• Supplementary Planning Document Small and Medium Housing Sites Adopted February 2006.

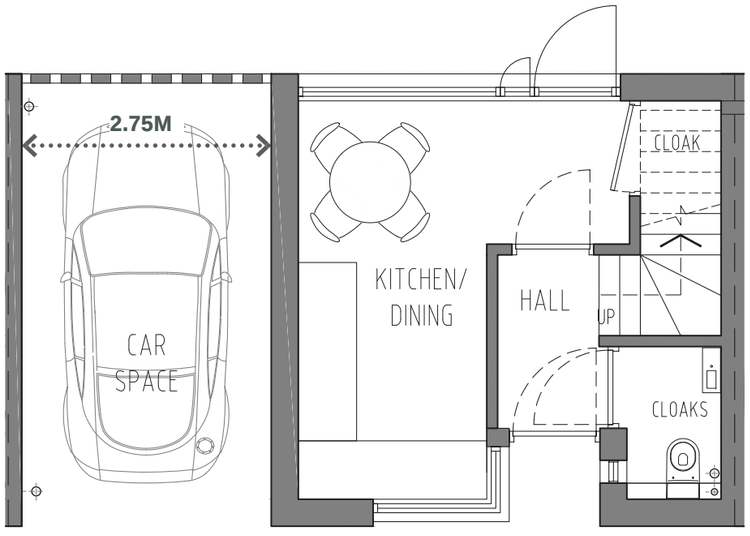
As the layouts have a narrow plot width it is not feasible to fully comply with PartM4(2) namely the family bathroom is not located on the same floor as the principle bedroom. However where possible the layouts have been designed in accordance or exceed PartM4(2).

Natural light is essential to our sense of wellbeing. The proposal utilises full height glazing to maximise internal environment where the deep reveals provide additional privacy from the street.

As the dwellings are dual aspect cross ventilation will be maximised with operable glazing to improve the quality of the indoor environments.

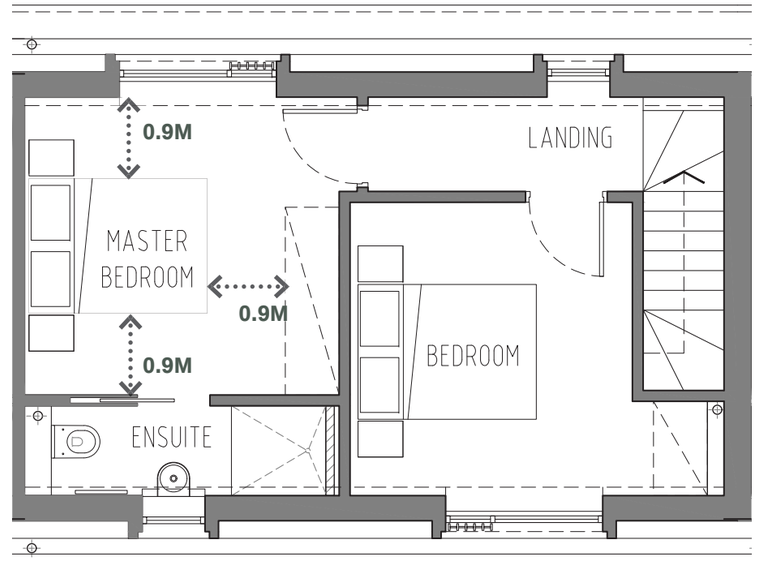


FIRST FLOOR



GROUND FLOOR

FIG(S). 39 PROPOSED LAYOUTS



SECOND FLOOR

Key compliance PART M4 (2):

• Entrance hall and wc access are step free.
• Habitable room and wc in the entrance storey.
• 2.5m floor to ceiling heights.
• All doors have a clear opening width of 850mm.
• Clear width of staircase is 900mm. This is above the standard width of 850mm.
• Clear width of ground floor corridor is 1100mm. This is above the standard width of 900mm.
• Main bedroom achieves 13sqm. The miniumum width is 3.3m.
• Clear access route is 900mm to each side and foot of the bed. This is above the standard width of 750mm.

5.0 PROPOSED DESIGN IN CONTEXT

5.1 SCALE AND HEIGHT

The proposed massing has been carefully considered to relate in scale to the surrounding context as can be seen in the following diagrams.

The proposal (blue) is significantly reduced in height from the previous pre-application scheme prepared by Miakoda Designs (yellow). The overall height is reduced by 1.5m.

The massing reads as a two-storey element with a roofscape which is setback on the elevation. The scale positively responds to the two storey properties which back onto the site, providing a mediation with the larger residential block opposite.

The massing is further reduced with both recess and projecting elements on the front and rear facades.

5.2 DAYLIGHT AND SUNLIGHT STUDY

A Daylight and Sunlight Assessment was undertaken by Point 2 Surveyors.

The report determined that:

• 'The proposed scheme demonstrates full compliance with BRE guidance in terms of daylight amenity'.

• The proposed scheme demonstrates full compliance with BRE guidance in terms of sunlight amenity'.

Point 2 Surveyors fully support the planning application in terms of daylight and sunlight amenity. Refer to the Daylight and Sunlight Assessment by Point 2 Surveyors.

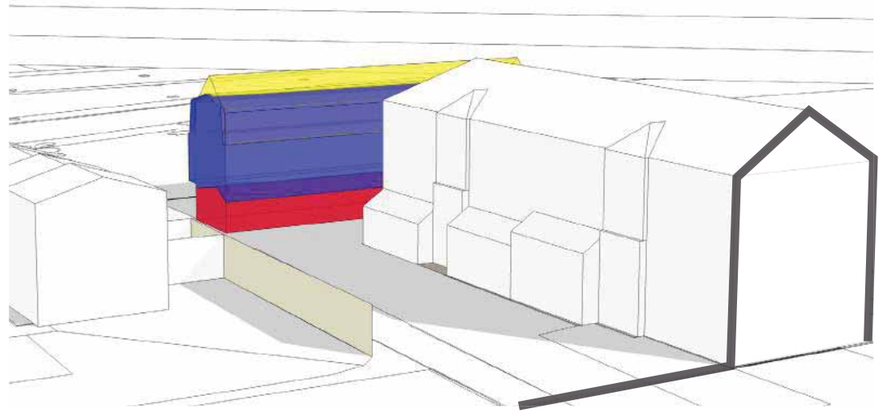
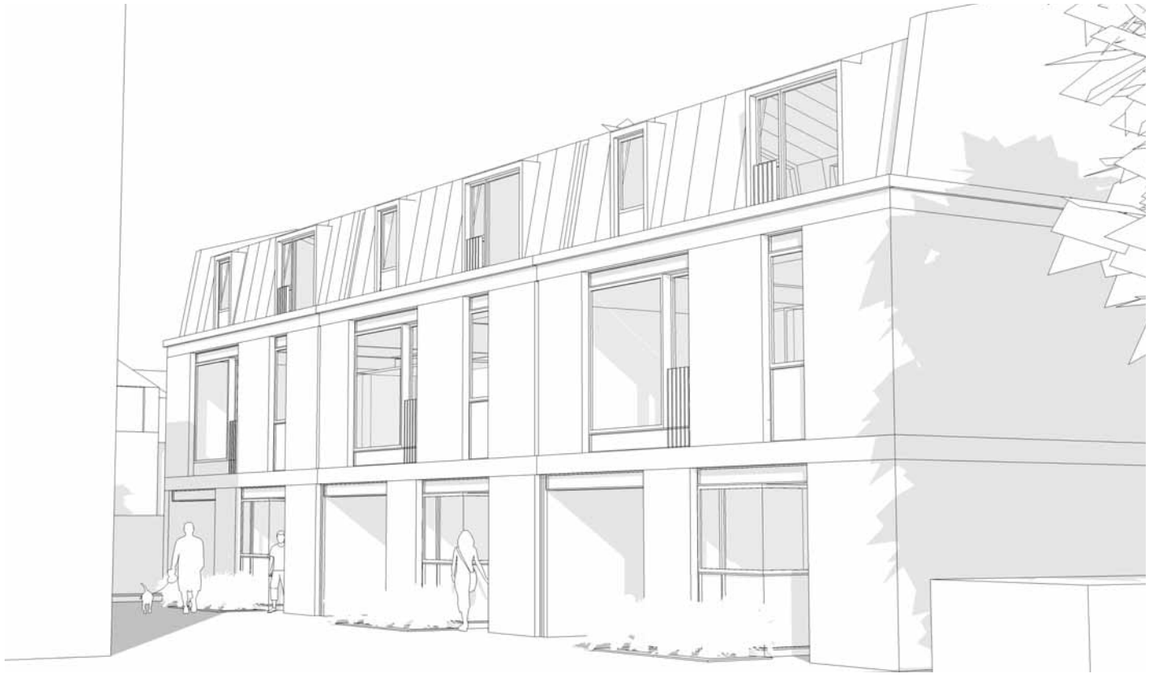


FIG. 40 MASSING DIAGRAM - PROPOSED

FIG(S). 41 PROPOSED PERSPECTIVE DEMONSTRATING MASSING. VIEW FROM CORNER OF NO.20 CAMPBELL CLOSE WITH NO.72.75 CHURCHVIEW ROAD IN BACKGROUND



FIG(S). 42 PROPOSED PERSPECTIVE DEMONSTRATING MASSING. VIEW FROM THE REAR OF OF NO.72.75 WITH NO. 19 CAMPBELL COSE IN BACKGROUND

5.0 PROPOSED DESIGN IN CONTEXT

5.3 AMENITY & OUTLOOK

The proposal has been carefully considered against the following policies:

'Local Plan - Publication version for consultation 4 January - 15 February 2017' Policy LP8.

SPD Residential Development Standards Adopted March 2010'.

'SPD Small and Medium Housing Sites Adopted February 2006'.

In particular:

• Daylight and Sunlight - The proposal has been assessed and is within the the BRE guidelines. Refer to the Daylight and Sunlight Assessment by Point 2 Surveyors.

• There is no visual intrusion/overlooking between neighbouring properties as there are no facing windows or balconies. The proposal will protect the amenity of the adjoining properties.

• The massing reads as a two-storey element with a mansard roofscape which is setback on the elevation. The material change (Zinc) on the second storey also reduces the visual appearance.

• The width of the proposal is 6350mm. The sightline from the centre of the bedroom windows (no.19 & no.20 Campbell Close) aligns with the corner of the proposal. There is minimal impact on the visual amenity.

• The outlook will be greatly improved with a communal landscape courtyard. Refer to section 4.0

FIG. 44 1st FLOOR DIAGRAM - AMENITY & OUTLOOK

FIG. 43 VIEW FROM BEDROOM WINDOW (NO.19) - AMENITY & OUTLOOK

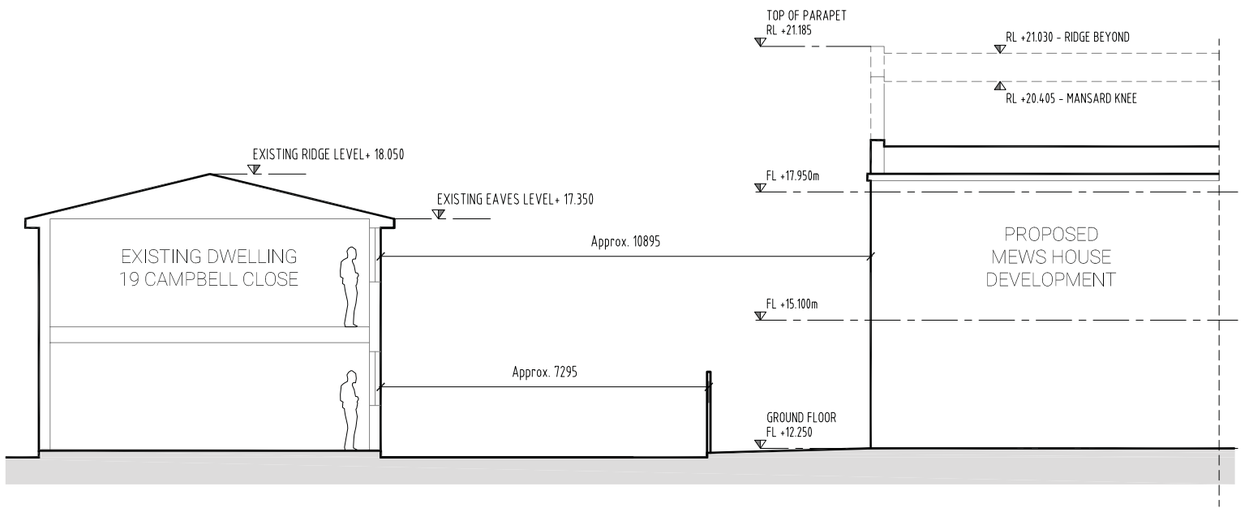
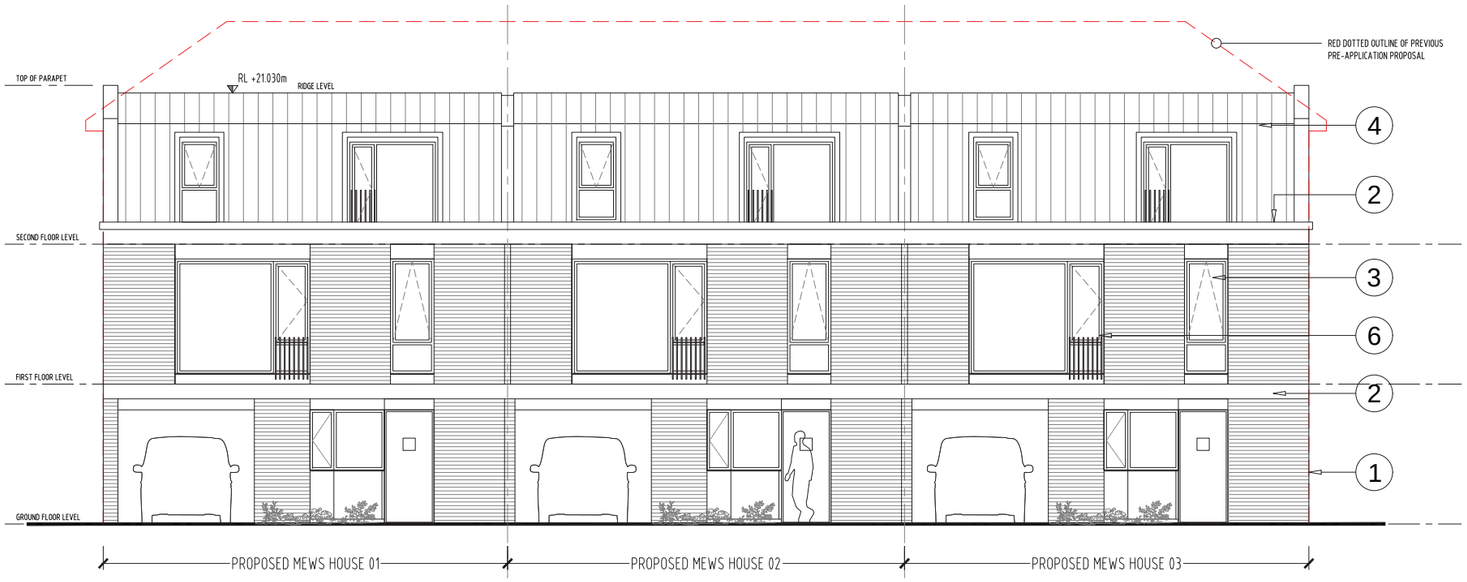
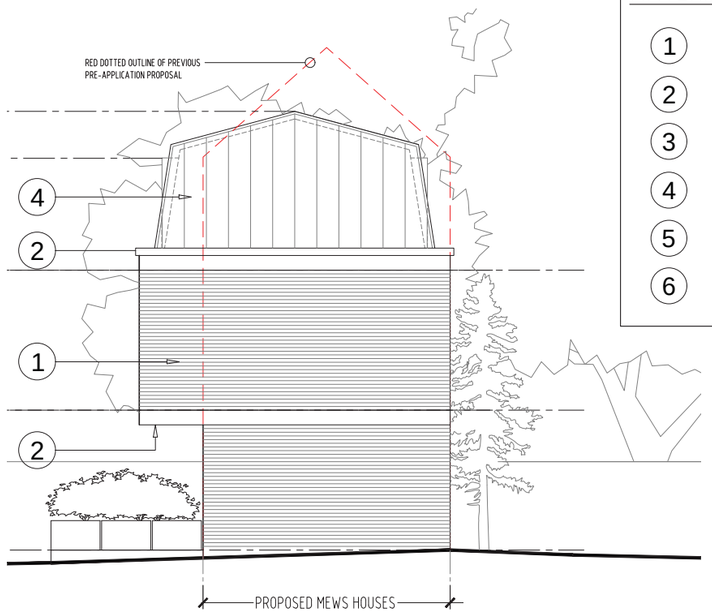


FIG. 45 SECTION A-A DIAGRAM - AMENITY & OUTLOOK

5.0 PROPOSED DESIGN IN CONTEXT



SOUTH EAST ELEVATION

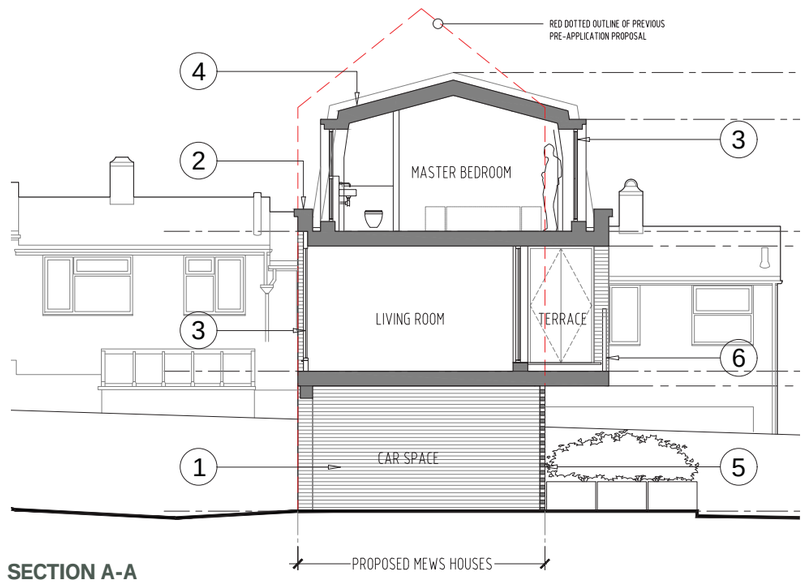


NORTH EAST ELEVATION

MATERIAL KEY

1. BRICKWORK (MIXED MULTI)
2. RECONSTITUED STONE BAND (GREY)
3. DARK GREY ALUMINIUM WINDOWS
4. ZINC ROOF AND DORMER
5. HIT AND MISS FEATURE BRICKWORK
6. METAL BALUSTRADE

NORTH WEST ELEVATION



SECTION A-A

FIG(S) 46 PROPOSED ELEVATIONS AND SECTION IN CONTEXT

5.0 PROPOSED DESIGN IN CONTEXT

5.4 APPEARANCE

The proposed mews houses are a contemporary reinterpretation of the traditional London mews house.

'In the Smart Growth, Traditional Neighborhood Development and New Urbanism movements, the term is used to refer to the creation of new housing with similar characteristics to the historic type: a grouping of small dwellings which front on an alley or pedestrian passage.' [1]

The references further include the use of traditional materials, and scale, as a subservient house to the main dwelling.

The CGIs presented demonstrate the minimal impact of the proposal in the immediate and surrounding site context. The visibility of the site is limited to narrow views from the neighbouring dwellings and from the approach of Churchview Road.

5.5 PRECEDENTS - DESIGN AND APPEARANCE

The following precedents have informed the design, in particular the use of:

• Traditional materials, namely:

- Stock bricks with horizontal feature bands. These can be either brick with brick arches or stone.
- Slate or more modern standing seam zin roof

• Introducing a mansard second floor level to reduce overall massing.

• Breaking up the massing with various projections and stepbacks.

The proposal seeks to deliver a building with a high level of design quality and use of traditional materials in a contemporary manner which would make a positive contribution to the surrounding context.

FIG. 47 PRECEDENT OF MEWS HOUSE, W1
D-RAW ARCHITECTS

FIG. 48 PRECEDENT OF MEWS HOUSE WAKEFIELD STREET
PIERCY & CO ARCHITECTS

FIG. 49 PRECEDENT OF MEWS HOUSE, PRIMROSE HILL
ROBERT DYE ARCHITECTS

FIG. 50 GLYNDE MEWS, KNIGHSBRIDGE
TECTUS ARCHITECTS

1 Extract Wikpedia: https://en.wikipedia.org/wiki/Mews

5.0 PROPOSED DESIGN IN CONTEXT

FIG. 51 MIXED GREY STOCK BRICK

FIG. 52 DARK GREY ZINC

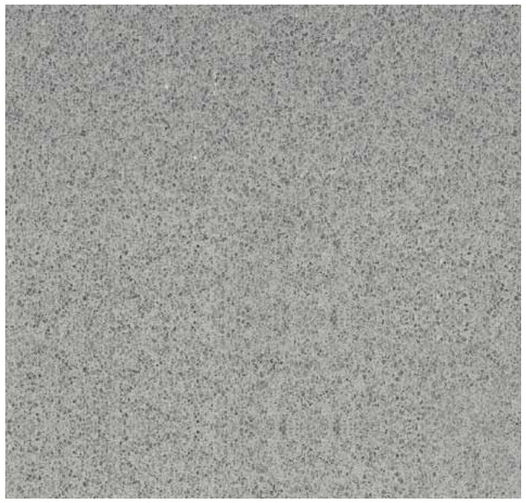


FIG. 53 POLISHED CONCRETE STRING COURSE

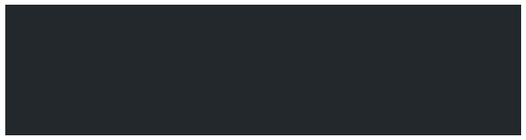


FIG. 54 MATT DARK GREY WINDOWS/DOORS METAL WORK

5.6 COLOURS AND MATERIALITY

Exterior materials have been selected to compliment and enhance the architectural character of the locality rather than match the neighbouring palette. There is no predominate palatte of materials along Churchview road with local properties a mix of red and yellow wire cut bricks, render, slate or concrete roofing tiles.

The proposed material palette seeks a modern and contemporary approach with a mixed grey stock brick in panels, framed by horizointal bands of polished reconstituted stone/concrete. Vertical recessed brickwork will highlight the division of the properties, homage to the rhythm of a traditional mews terrace. The mansard roof will be clad in a weathered zinc with standing seams. The dormers will be clad to match.

The articulation of materals will be expressed with deep reveals and full height windows. Dark grey metalwork will add a further level of detail and finery to the overall composition.

FIG. 55 FACADE TREATMENT

5.0 PROPOSED DESIGN IN CONTEXT

5.7 LANDSCAPE & AMENITY

A shared landscape concept will be implemented to the wider site. The parcel of land, behind the properties, will provide a series of semi private and public communal spaces.

Each resident will have access to the public communal garden. Through careful choice of materials and simple 'garden' features the space adjacent to the property will feel like a semi private courtyard. The public communal space will not be permanently divided into rear gardens.

The landscape and architectural concept will be focused on creating spaces which will be utlilised, encourage activity with spaces for the residents to relax, grow fruits and vegetables and where kids can play.

There will also be an opportunity to provide habitats and a food source for the local flora and fauna.

The landscape proposal will also make a positive contribution and regenerate a neglected space vastly improving the outlook from the neighbouring properties.

5.8 PRIVATE AMENITY

A recessed terrace is proposed at first floor level, as an extension of the living room, providing 7.5sqm (1.5m depth) of private outdoor amenity space. As the terrace is recessed and protected from the elements it can be used throughout all the seasons of the year.

A recessed terrace which is setback from the elevation also controls views of the neighbouring properties, mitigating loss of amenity, whilst enabling the living room to enjoy full height and width perimeter glazing.

The orientation of the terraces will capture evening sunlight. As the terraces are at first floor level views will be enjoyed towards Crane Park.

A full height storage box will be introduced as a substitute for the 'garden shed' providing outdoor storage for tables, chairs and gardening equipment.

It is envisaged that the terrace will be used by the residents for gardening. The varying planting species that change colour with the season will further enhance the architectural envelope.

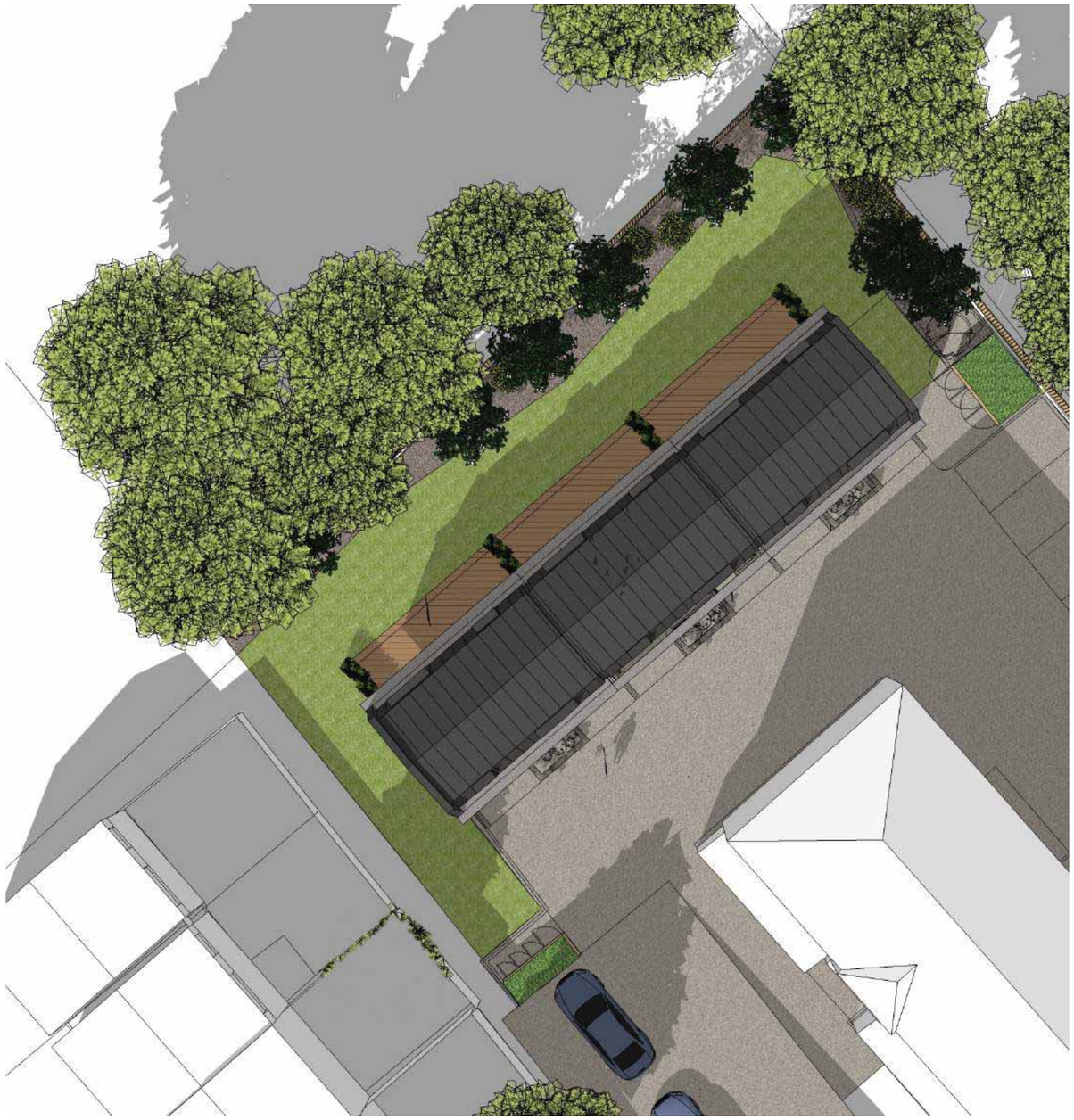


FIG. 56 PROPOSED LANDSCAPE PLAN

FIG. 57 BORDER PLANTING

FIG. 58 TIMBER BIN & CYCLE STORE WITH PLANTER ON TOP

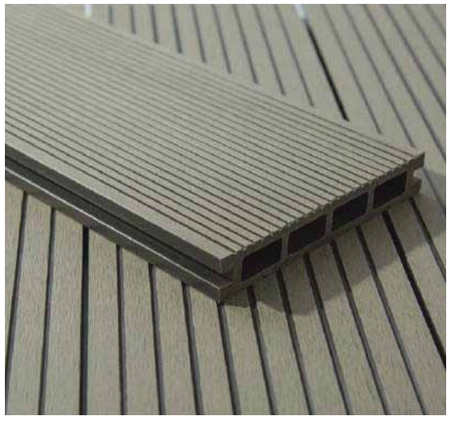


FIG. 59 GREY COMPOSITE DECKING

6.0 SUSTAINABILITY AND RENEWABLES

6.1 SUSTAINABILITY PRINCIPLES

From the outset it was imperative that the proposed redevelopment of the site should enhance the built environment given the sensitivity to Crane Park and to improve the environment through sensitive design and renewable technologies. It would also have a low impact on the local ecology with the aim to future enhancement of the wider environment.

6.2 ENERGY ASSESSMENT

An Energy Assessment report is provided in support of the formal application for Town Planning Consent. Refer to Appendix 8 for the Energy Assessment prepared by the M+E consultant (Dynamic Energy Assessors).

6.3 BENCHMARKS

The proposal will comply with and exceed the requirements of the Building Regulations Approved Documents Part L1A (2013), Part F and Part G.

6.4 SOLUTIONS

The thermal values of the external fabric will meet the elemental values of the current Building Regulations. The airtightness will achieve 10m3/hr.m2@ 50pa.

Some use will be made of Renewable Energies to achieve the target as set out above. The following will be considered in detail with the most appropriate renewable technology employed:

Option 1: Wind Turbines

Option 2: Solar Thermal Systems.

Option 3: Photovoltaic (PV) Cells.

Option 4: Heat Pumps (Air/Ground/Water sourced -ASHP/GSHP/WSHP).

Option 5: Biomass.

Dynamic Energy Assessors habe concluded that Option 3, PV Cells be implemented to achieve the 35% reduction in CO_2 emissions required by LBRUT on behalf of the Lord Mayor.

7.0 SERVICING/ACCESS STRATEGY

7.1 SERVICING AND WASTE

Using document 'Refuse and Recycling Storage Guidance A guide for planners and architects submitting planning applications within the LBRuT', bin storage requirements have been calculated as follows:

- (x1) 240 Litre wheelie bin per household (British Standard BS EN 840: 1997)
- (x2) 55 Litre recycling box per household.
- 23 litre food waste container per unit. These will be accomodated within the kitchen.

A new refuse and recycling enclosure is proposed and located opposite the dwellings, to the south west, along the verge. The maximum distance from the properties to the bin enclosure will be <25m. The enclosure will be designed to integrate into the landscape with timber slatted walls and a bio-diverstiy roof.

The number and volume of bins will be in accordance with LBRuT planning policy guidelines. The bin store will be easily accessible from the properties as well as having direct access to the main road for collection.

7.2 PARKING AND CYCLES

An integral parking space will be provided for each of the new mews houses. The existing grass verge will be re-landscaped to provide four new parking spaces with the rear parking spaces reconfigured to accommodate twelve spaces. Each of the properties will be fitted with an electric charging point which will be installed in the undercroft parking space.

A new secure cycle enclosure will be provided opposite the dwellings, to the north east, along the boundary fence. A proprietary metal container will be allocated per houshold which will house 2no. cycles. The exterior will be clad to match the bin enclosure. The cycle provision will be in accordance with LBRuT planning policy guidelines.

7.3 FLOOD RISK ASSESSMENT

The River Crane is in the region of 45m from the proposed site.

Using the Environment Agency Flood Map the site is on the periphery of Flood Zone 2.

A Flood Risk Assessment (FRA) has been carried out by Ambiental Environmental Assessments. Please refer to seperate report.

8.0 ADDITIONAL INFORMATION

8.1 SUSTAINABLE DRAINAGE SYSTEM

A Geocellular system will be installed to attenuate the surface water runoff from the roof and will manage rainwater runoff prior to dischrage into the exisitng sewer network. The runoff from the car park areas will be treated and attenuated using permeable pavement. A drainage strategy has been carried out by Ambiental Environmental Assessments. Please refer to seperate report.

8.2 ECOLOGICAL APPRAISAL

A Phase 1 Ecological Appraisal has been undertaken of the site by ACD Environmental Ltd. Please refer to seperate report.

8.3 ARBORICULTURAL IMPLICATIONS ASSESSMENT & METHOD STATEMENT

An Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement has been undertaken of the site by ACD Environmental Ltd. Please refer to seperate report.

8.4 SECURITY AND LIGHTING

The main entrance benefits from good surveillance from neighbouring residential propoerties. The entrance is recessed in line with London Housing Design Guide. The entrance will be well lit with a recessed downlight. At the rear of the properties similar recessed lighting will be incorporated ino the soffit of the first floor.

9.0 CONCLUSION

The proposal is to redevelope a small parcel of land to the north end of Churchview Road. The proposal would comprise the demolition of ten existing garages, with a replacement consisting of three two-bed three storey mews houses.

The proposed dwellings have been carefully considered in terms of scale to the surrounding context. The proposal is significantly reduced from the previous pre-application.

The site is subject to extensive landscaping along the frontage and neigbouring boundaries. Its visibility as seen from Churchview Road is limited given its surrounding context.

The house will utilise sustainable techniques through material choice and sound construction detailing with renewable energies employed to contribute to the environment.

The proposed development will create the following:

- Creation of attractive and contempory homes
- Respect the adjoining neighbours
- Enhance and regenerate a much neglected parcel of land.
- Follow local and national policies
- Sustainability conscious development employing renewable strategies.

FIG. 60 PROPOSED VIEW OF MEWS HOUSES FROM COMMUNAL GARDEN LOOKING EAST

FIG. 61 PROPOSED VIEW OF MEWS HOUSE FROM DRIVEWAY LOOKING WEST

REFERENCES

FIG(s). 3, 4, 6 - 10, 34, 37- 46, 55-56, 60-61 Dickson Architects.

FIG(s). 1 OS MAP, (Online image) http://www.bing.com/mapspreview. (accessed 26th April 2016).

FIG. 2 Aerial View, (Online image) http://www.bing.com/mapspreview. (accessed 26th April 2016).

FIG. 5 Aerial View, (Online image) http://www.bing.com/mapspreview. (accessed 26th April 2016).

FIG(s). 35-36 Courtesy of Miakoda Designs.

FIG.47 Precedent Image, https://s-media-cache-ak0.pinimg.com/originals/7e/2a/70/7e2a70c45fce44afd9db63025c280033.jpg. (Accessed 23rd November).

FIG.48 Precedent Image, http://www.piercyandco.com/uploads/images/_half/Wakefield-Street-Townhouses-06. (Accessed 23rd November).

FIG. 49 Precedent Image, https://static.dezeen.com/uploads/2014/07/Robert_Dye_extend_London_mews_house_dezeen__784_2.jpg. (Accessed 23rd November).

FIG. 50 Precedent Image, http://www.johnpaulconstruction.co.uk/wp-content/uploads/Residential-Glynde-Mews-External-Corner-1024x707.jpg. (Accessed 23rd November).

FIG. 51 Stock facing brick - http://www.rustique.sk/sites/default/files/styles/color_full/public/nevado_orange--cement_grey--def.jpg?itok=EML4408k (Accessed 23rd November).

FIG. 52 Dark Grey Zinc - VM (http://www.metal-line.co.uk/images/materials/vmzinc/VM%20Quartz.jpg. (Accessed 23rd November).

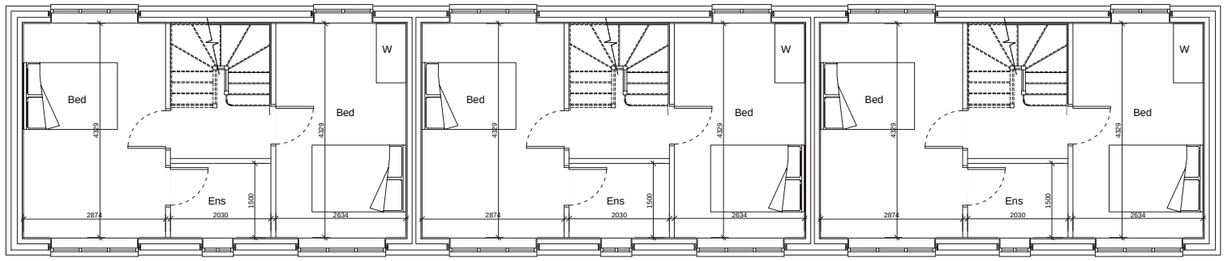
FIG. 53 Grey Concrete http://www.trendstonenz.co.nz/cms/wp-content/uploads/2015/06/Grey-Storm.jpg. (Accessed 23rd November).

FIG. 54 RAL Coating http://www.simplycoatings.co.uk/ekmps/shops/simplycoatings2/images/yester-30-matt-powder-coating-20kg-box--1701-p.jpg (Accessed 23rd November).

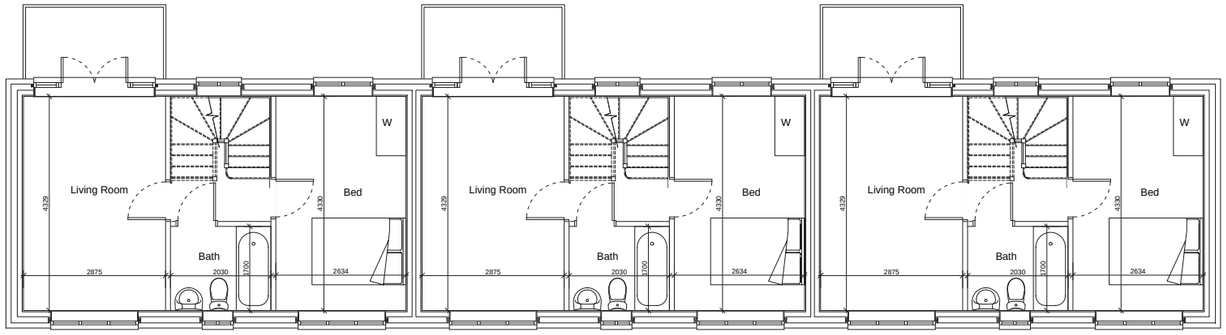
FIG. 57 Precedent Image, https://s-media-cache-ak0.pinimg.com/564x/6c/05/c8/6c05c85f15af77ae8727e61b93c7b67d.jpg. (Accessed 23rd November).

FIG.58 Timber clad refuse store (Online Image) http://blog.lisacoxdesigns.co.uk/design-tips/front-garden-design-tips-storage/. (Accessed 4th September 2016).

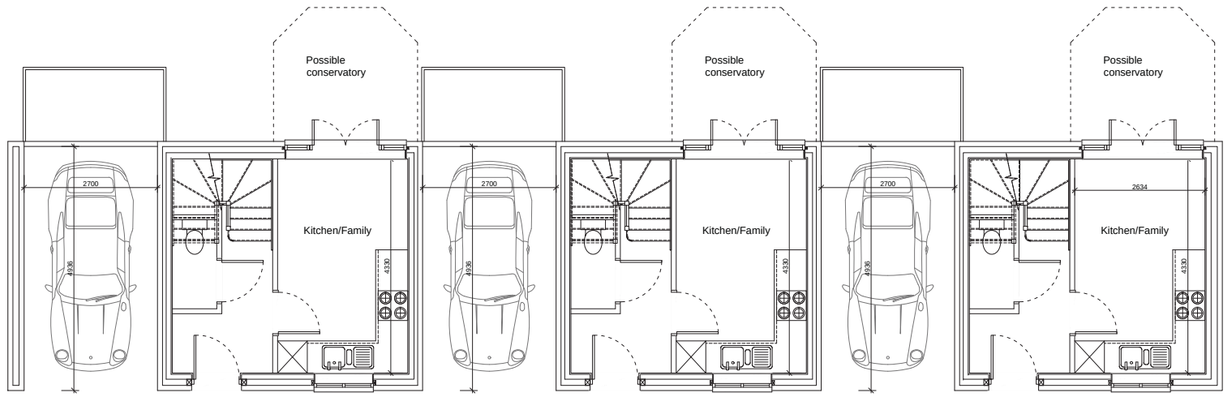
FIG. 59 Precedent Image, http://www.toughdecking.co.uk/images/grey-composite-decking.jpg. (Accessed 24rd November)



OPTION 1 - SECOND FLOOR PLAN
(Overall Area = 86m²)



OPTION 1 - FIRST FLOOR PLAN
(Overall Area = 86m²)



OPTION 1 - GROUND FLOOR PLAN
(Overall Area = 86m²)

REV	DATE	DESCRIPTION	INITIALS

Suite 1
Waterslade House
Thame Road
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Buckinghamshire
HP17 8NT

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F 01844 292545
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W www.miakodadesigns.co.uk

CLIENT: UK & EUROPEAN INVESTMENTS

PROJECT: Churchview Road
Twickenham

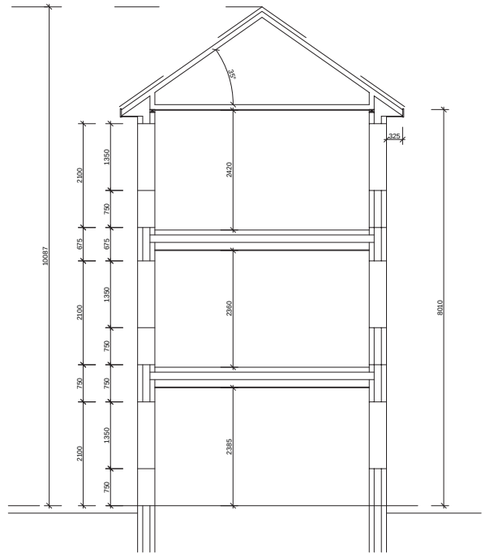
TITLE: GARAGE BLOCK - Opt 1 Plans

DRAWING No:	CLIENT JOB No:	ISSUE
MDL-1252-PL10	---	-
STATUS: Planning	SCALE: 1:50	
DRN: DS CHK: XX DATE: Feb 16		

SHEET SIZE - A1

10.0 APPENDIX 1 - CONT

Option 1 - Rear Elevation



Option 1 - Front Elevation

NOTES:

ANY DISCREPANCIES IN DRAWINGS OR DETAILS TO BE REPORTED TO MIAKODA DESIGNS LTD FOR CLARIFICATION

REV	DATE	DESCRIPTION	INITIALS

Miakoda Designs
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F 01844 292545
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W www.miakodadesigns.co.uk

CLIENT:
UK & EUROPEAN INVESTMENTS

PROJECT:
Churchview Road
Twickenham

TITLE:
GARAGE BLOCK - Opt 1 Elevs

DRAWING No:	CLIENT JOB No:	ISSUE
MDL-1252-PL11	---	-

STATUS:	SCALE:
Planning	1:100

DRN:	CHK:	DATE:
DS	XX	Feb 16

SHEET SIZE - A1

50mm 100mm 150mm 200mm 250mm

FIG. 48 MIXED BUFF YELLOW STOCK BRICK

FIG. 49 MID GREY ZINC

FIG. 50 POLISHED STONE STRING COURSE

FIG. 51 OAK STAINED TIMBER WINDOWS

FIG. 52 MATT ANODISED METAL WORK

4.4 COLOURS AND MATERIALITY

Exterior materials have been selected to compliment and enhance the architectural character of the locality rather than match the neighbouring palette. There is no predominate palatte of materials along Churchview road with local properties a mix of red and yellow wire cut bricks, render, slate or concrete roofing tiles.

The proposed material palette seeks a modern and contemporary approach with a mixed buff yellow stock brick in panels, framed by horizointal bands of polished reconstituted stone. Vertical recessed brickwork will highlight the division of the properties, homage to the rhythm of a traditional mews terrace. The mansard roof will be clad in a weathered zinc with standing seams. The dormers will be clad to match.

The articulation of materals will be expressed with deep reveals and full height windows. Anodised metalwork will add a further level of detail and finery to the overall composition.

FIG. 52 FACADE TREATMENT

10.0 APPENDIX 3

10.3/4 DRAWINGS

NO.	TITLE	STATUS	SCALE	SIZE
128(PL)001rev-B	Site Plan & Location Plan - As Existing	Planning	1:100/1:1250	A1
128(PL)100 rev-A	Garage Plans & Elevations - As Existing	Planning	1:50	A1
128(PL)600 rev-A	Ground & First Floor Plans - As Proposed	Planning	1:50	A1
128(PL)601rev-A	First Floor & Roof Plan - As Proposed	Planning	1:50	A1
128(PL)700 rev-A	Elevations - As Proposed	Planning	1:50	A1
128(PL)701rev-A	Elevations & Section - As Proposed	Planning	1:50	A1
128(PL)702 rev-	Elevations & Section - As Proposed	Planning	1:50	A1
128(PL)900 rev-B	Landscape Plan - As Proposed	Planning	1:100/1:25	A1

AGENT

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