

1A ST LEONARD ROAD LONDON, SW14 7LY

390 RT01 Design and Access Statement-A – October 2016



Prepared by

CREATE
DESIGN + ARCHITECTURE

For and on behalf of

TJ SIMMONS & CO LTD

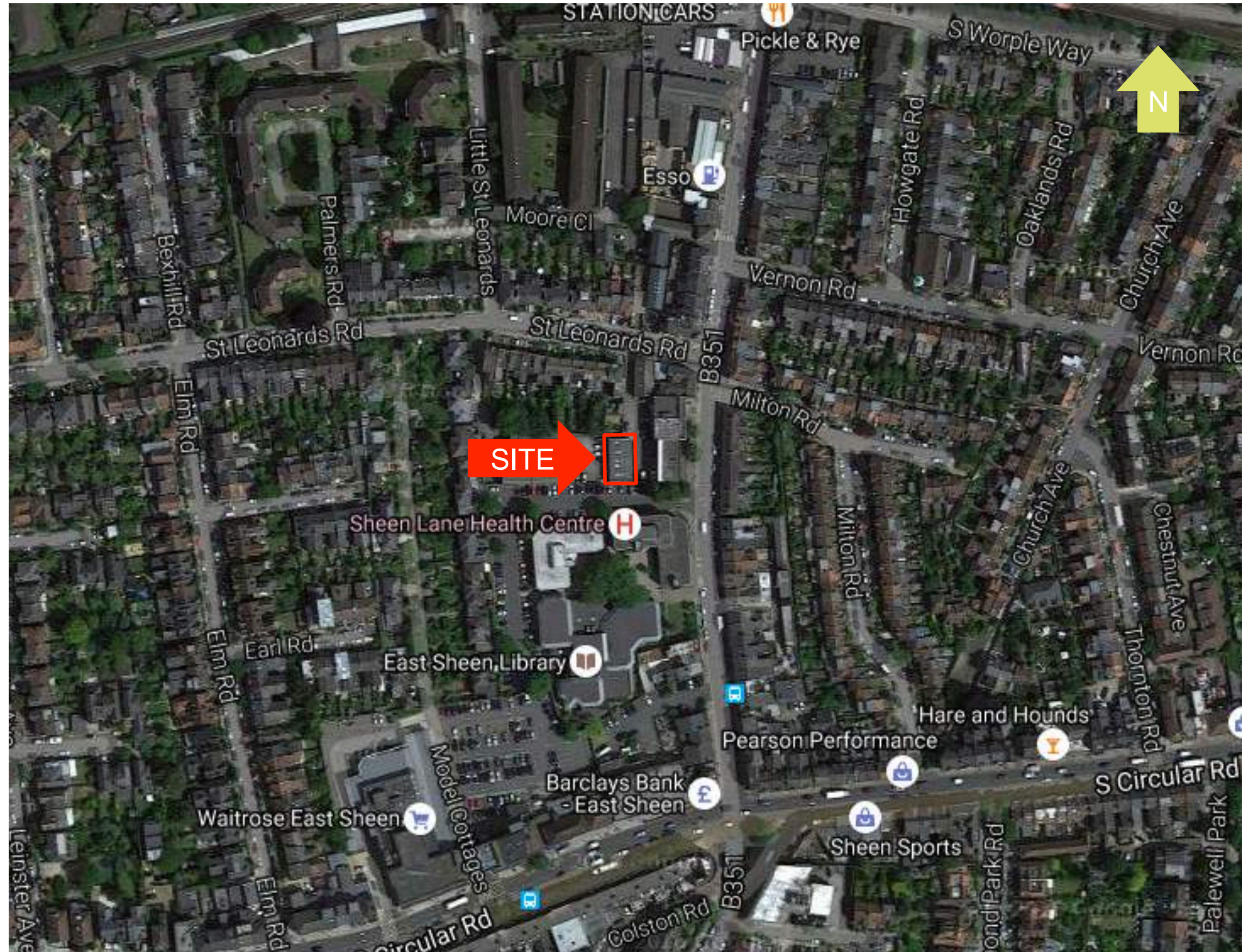
CONTENTS

-
- 1.0 Introduction
 - 2.0 Executive summary
 - 3.0 Opportunities and constraints
 - 4.0 Use and amount
 - 5.0 Access
 - 6.0 Concluding summary
-

1.0 INTRODUCTION

This document has been prepared by Create Design Ltd for and on behalf of TJ SIMMONS & CO LTD; in respect of the site at 1A ST LEONARD RD, LONDON, SW14 7LY.

This document outlines the site constraints and opportunities and outlines our design intentions.



2.0 EXECUTIVE SUMMARY

The existing site is a warehouse with B8 use.

The surrounding is made of a mix of uses and styles, including mainly residential use.

The existing building is not listed and the site is not in a conservation area, not in the green belt and not at flood risk.

Our proposal maximises the use of the existing by changing the use from B8 to C3 and develops 6 units.

Our proposals would make a positive contribution to the existing area by providing residential units with appropriate refuse, cycle parking spaces and access and transport strategy.

3.0 OPPORTUNITIES AND CONSTRAINTS

Site photographs

To the right are some bird views of the site showing the existing warehouse in its context.



3.0 OPPORTUNITIES AND CONSTRAINTS

Site photographs








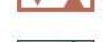
















To the right are photographs of the existing building in its context.



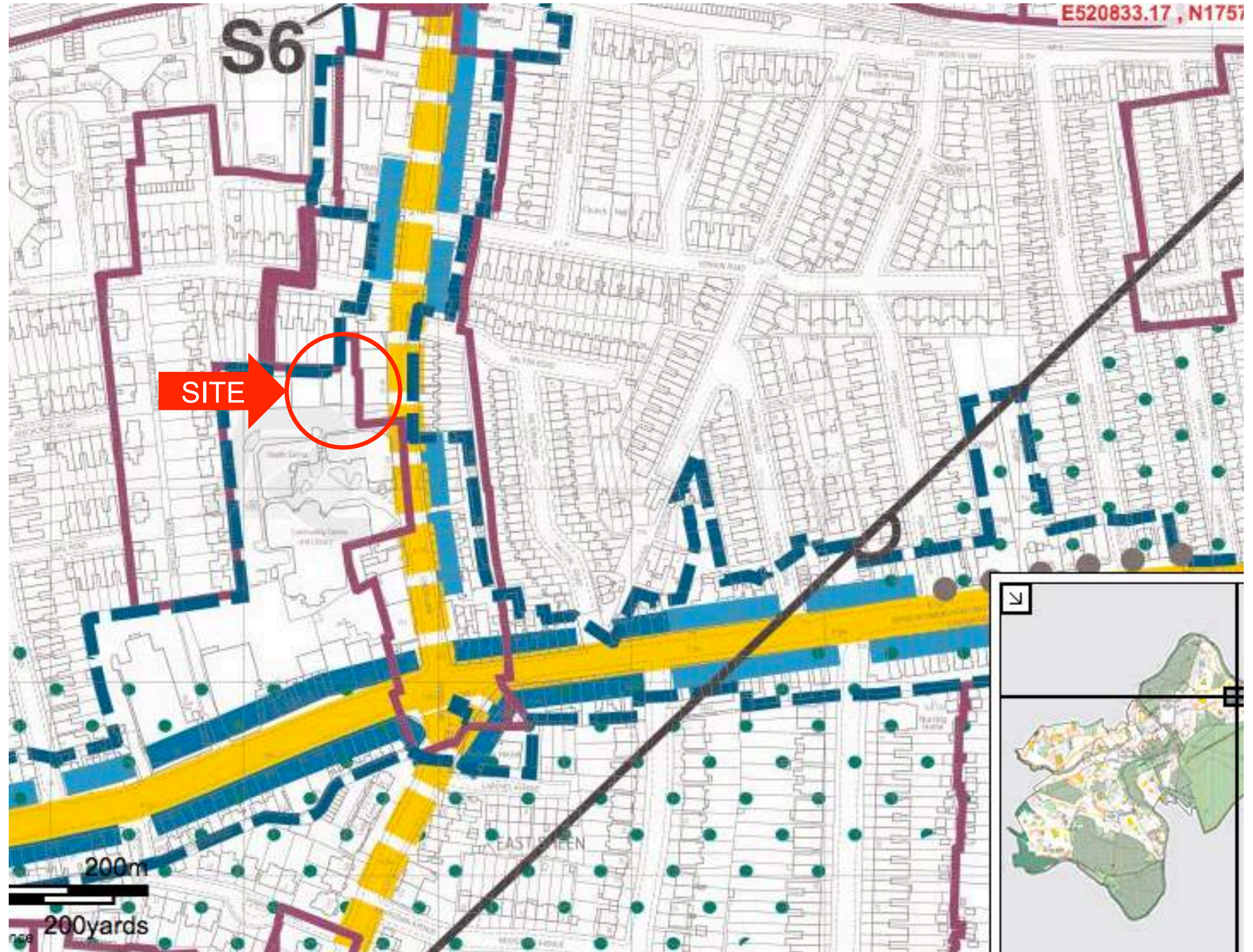
3.0 OPPORTUNITIES AND CONSTRAINTS

Proposals map

To the right is an extract of the Council's proposal map showing that the site is not in the green belt and not in a conservation area.

-  Green belt
CP 10, National Policy
-  Major Developed Site in Green Belt
DM OS 1, National Policy
-  Metropolitan Open Land
DM OS 2
-  Other Open Land of Townscape Importance
DM OS 3
-  Historic Parks & Gardens
DM OS 4
-  Public Open Space
DM OS 6
-  Area poorly provided with Public Open Space
DM OS 6
-  Thames Policy Area
PolicyNumber
-  Site of Special Scientific Interest
CP 4
-  Other Site of Nature Importance
CP 4
-  River Crane Area of Opportunity
CP 12
-  Town Centre Boundary
DM TC 1
-  Twickenham Area Action plan boundary
TWP 1, TWP 2, TWP 3, TWP 4
-  Key shopping frontage (see Appendix 3 of DMP)
DM TC 3
-  Secondary shopping frontage (see Appendix 3 of DMP)
DM TC 3
-  Frontage/area subject to specific restrictions
DM TC 3
-  Conservation Area (as at July 2013)
DM HD 1
-  Scheduled Ancient Monument
DM HD 2
-  Vista/landmark
DM HD 7
-  View
DM HD 7
-  Proposed area for tree planting
DM DC 4
-  Primary or Secondary road
-  Local distributor road / Crown road
-  Borough boundary

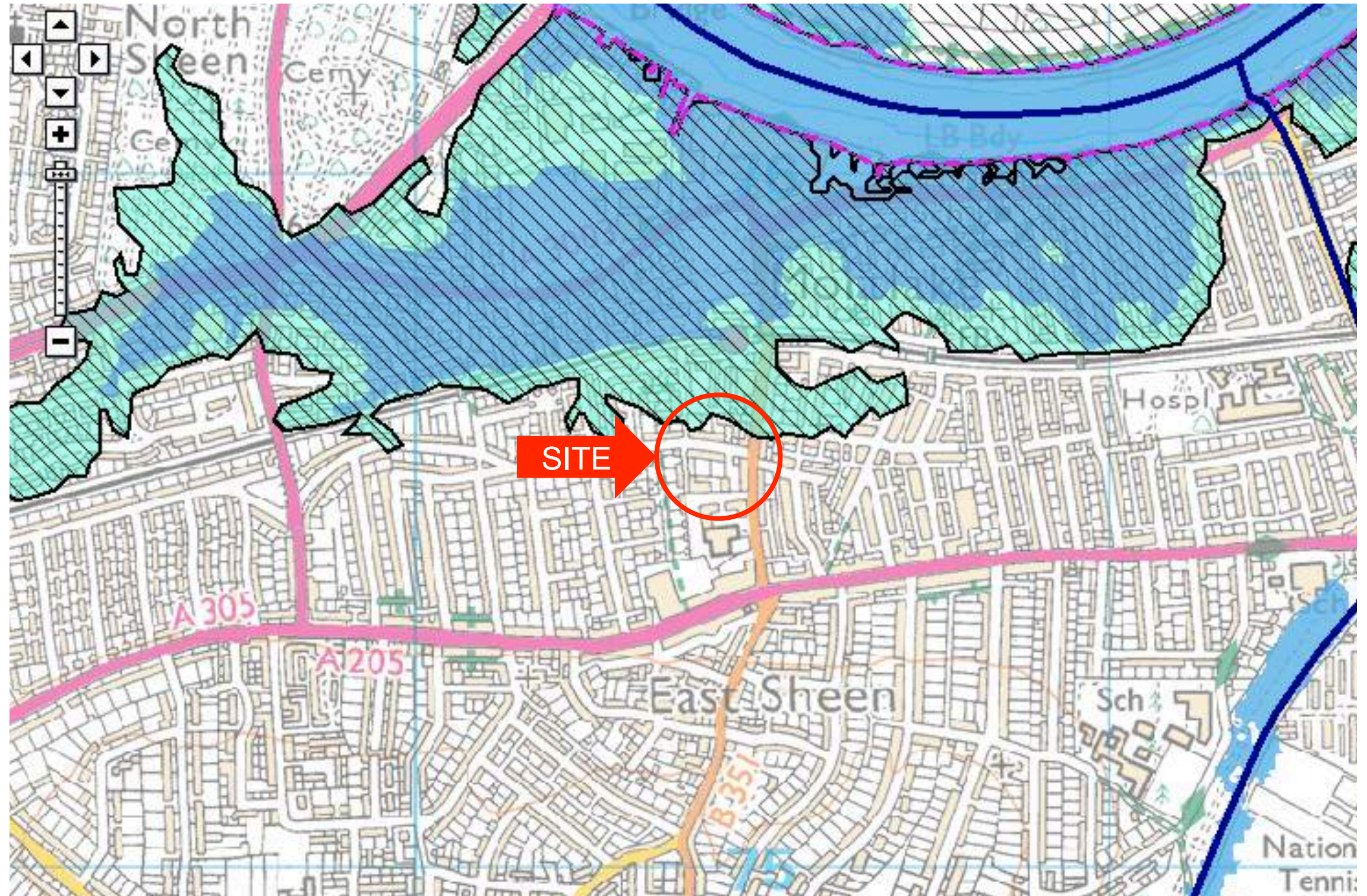
Area at risk from flooding
Please check with the Environment
Agency at: www.environment-agency.gov.uk



3.0 OPPORTUNITIES AND CONSTRAINTS

Flood risk


To the right is an extract from the environment agency website showing that the site is not at flood risk.




Flood Map for Planning (Rivers and Sea) ⓘ

 Flood Zone 3

 Flood Zone 2

 Flood defences (Not all may be shown*)

 Areas benefiting from flood defences (Not all may be shown*)

3.0 OPPORTUNITIES AND CONSTRAINTS

PTAL rating

To the right is an extract from the TFL website showing that the PTAL of the site is 3 which is average.



Map key - PTAL



Map layers

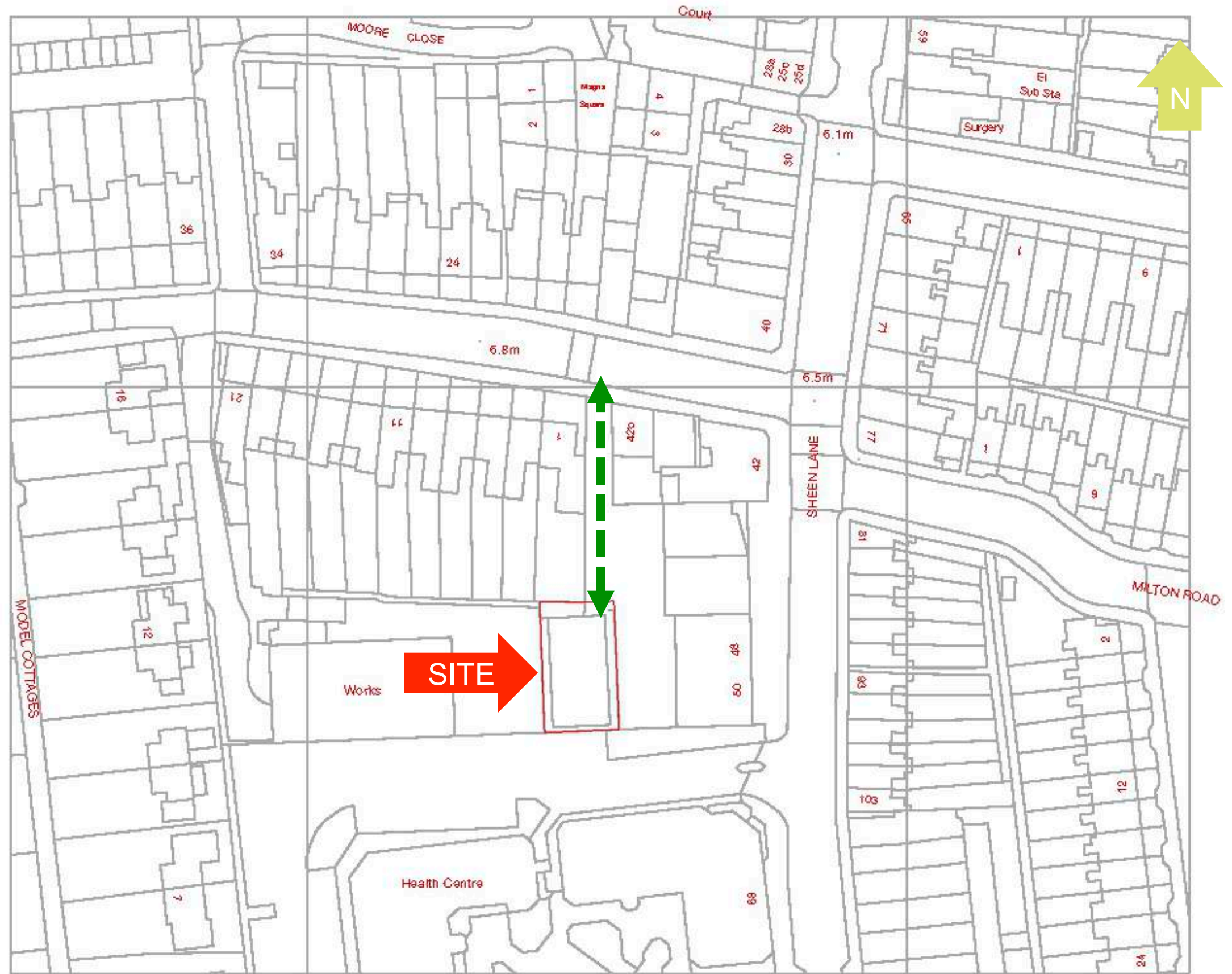


3.0 OPPORTUNITIES AND CONSTRAINTS

OS MAP

To the right is an OS MAP showing the existing building in its context.

Existing pedestrian and cycle access from Saint Leonard Road will be kept and improved. See transport report as part of this application for more details.



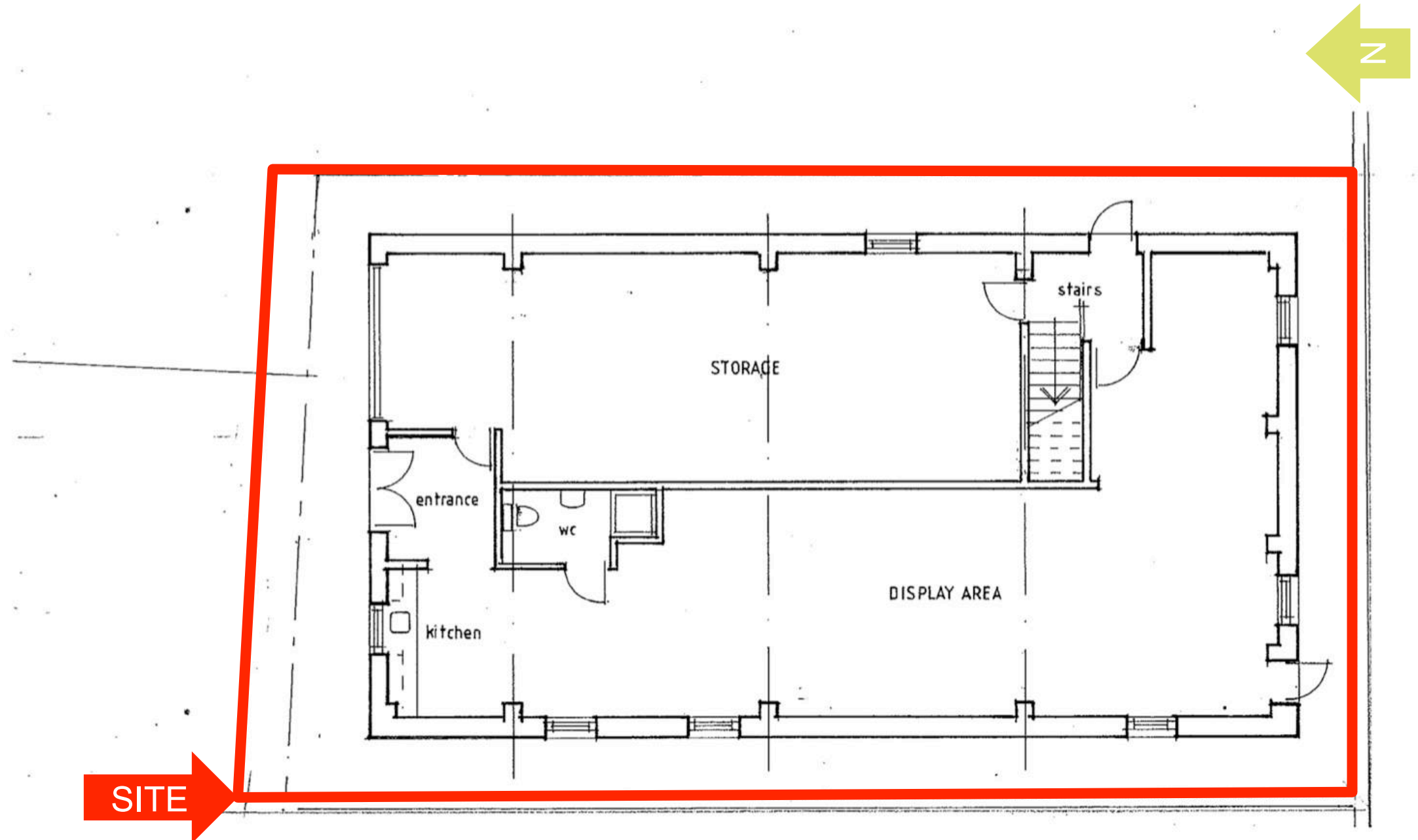
←--- Pedestrian and Cycle access from St Leonard's Road

3.0 OPPORTUNITIES AND CONSTRAINTS

Existing Ground Floor

To the right is the existing ground floor plan showing the B8 use.

Existing GIA = 167sqm

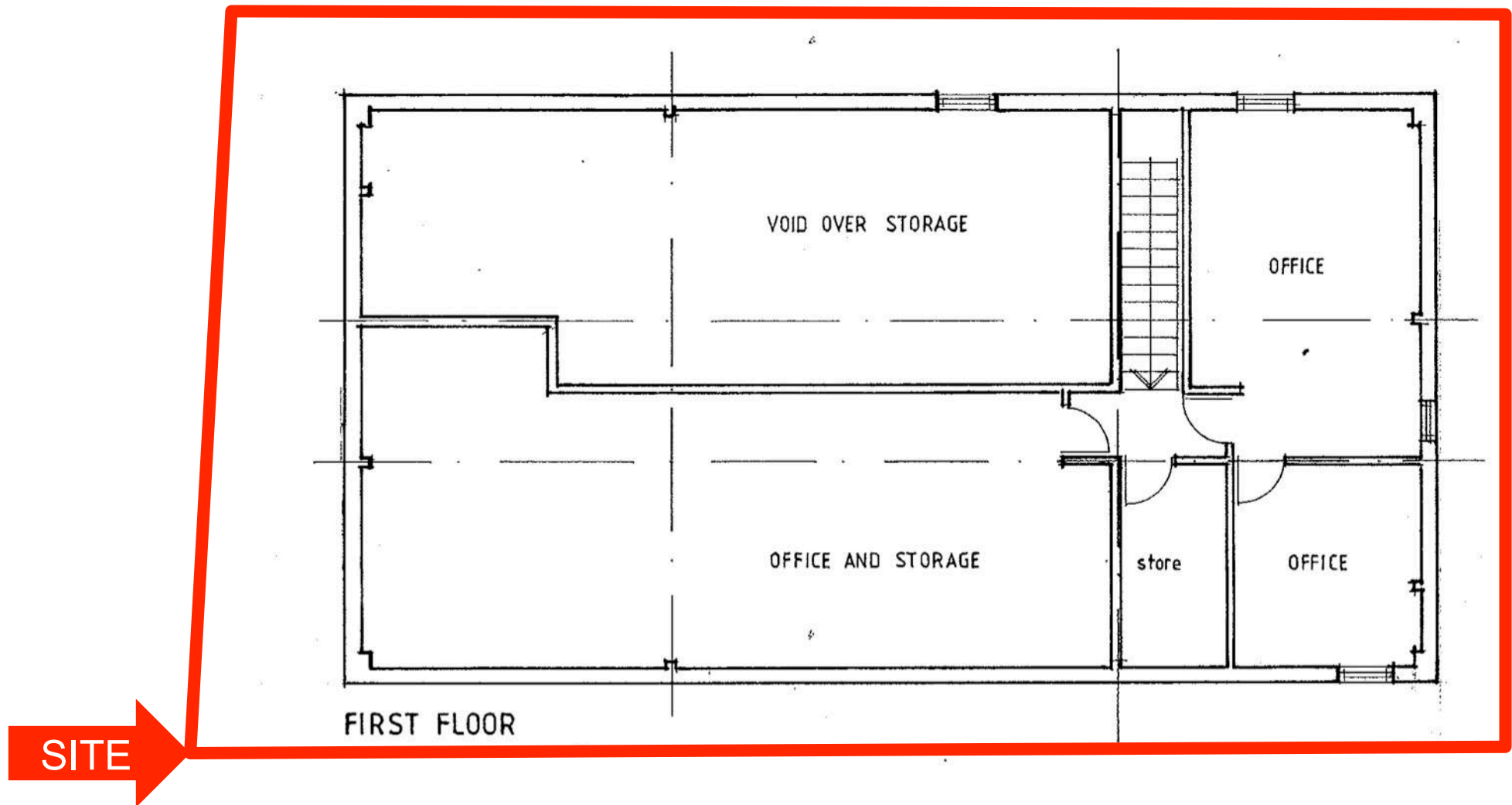


3.0 OPPORTUNITIES AND CONSTRAINTS

Existing First Floor

To the right is the existing first floor plan showing the B8 use.

Existing GIA = 167sqm



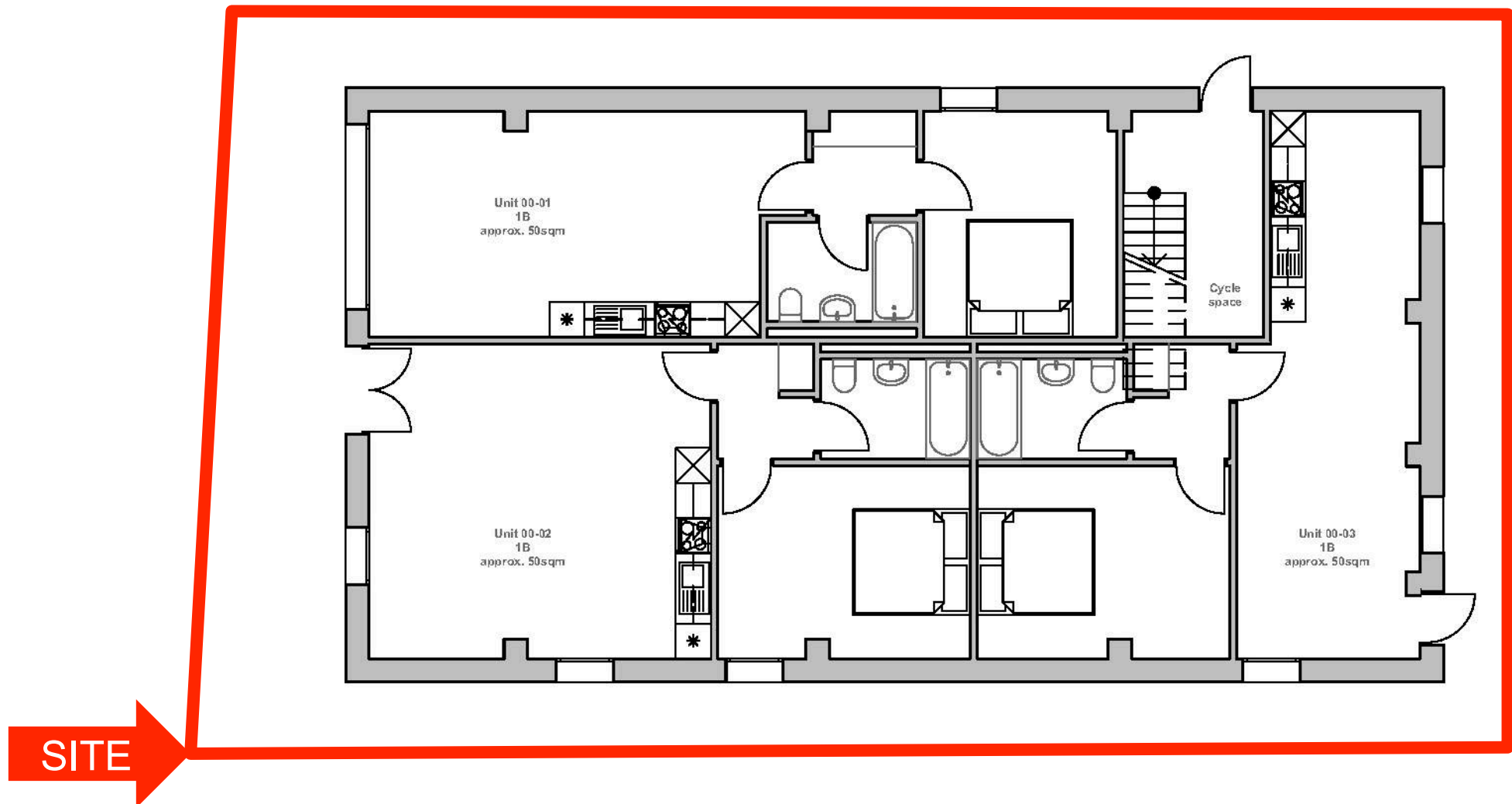
4.0 USE AND AMOUNT

Proposed Ground Floor

To the right is the existing ground floor plan showing the proposed C3 use.

GIA = 167sqm

It is proposed to develop 3 x 1B units of 50sqm GIA each.



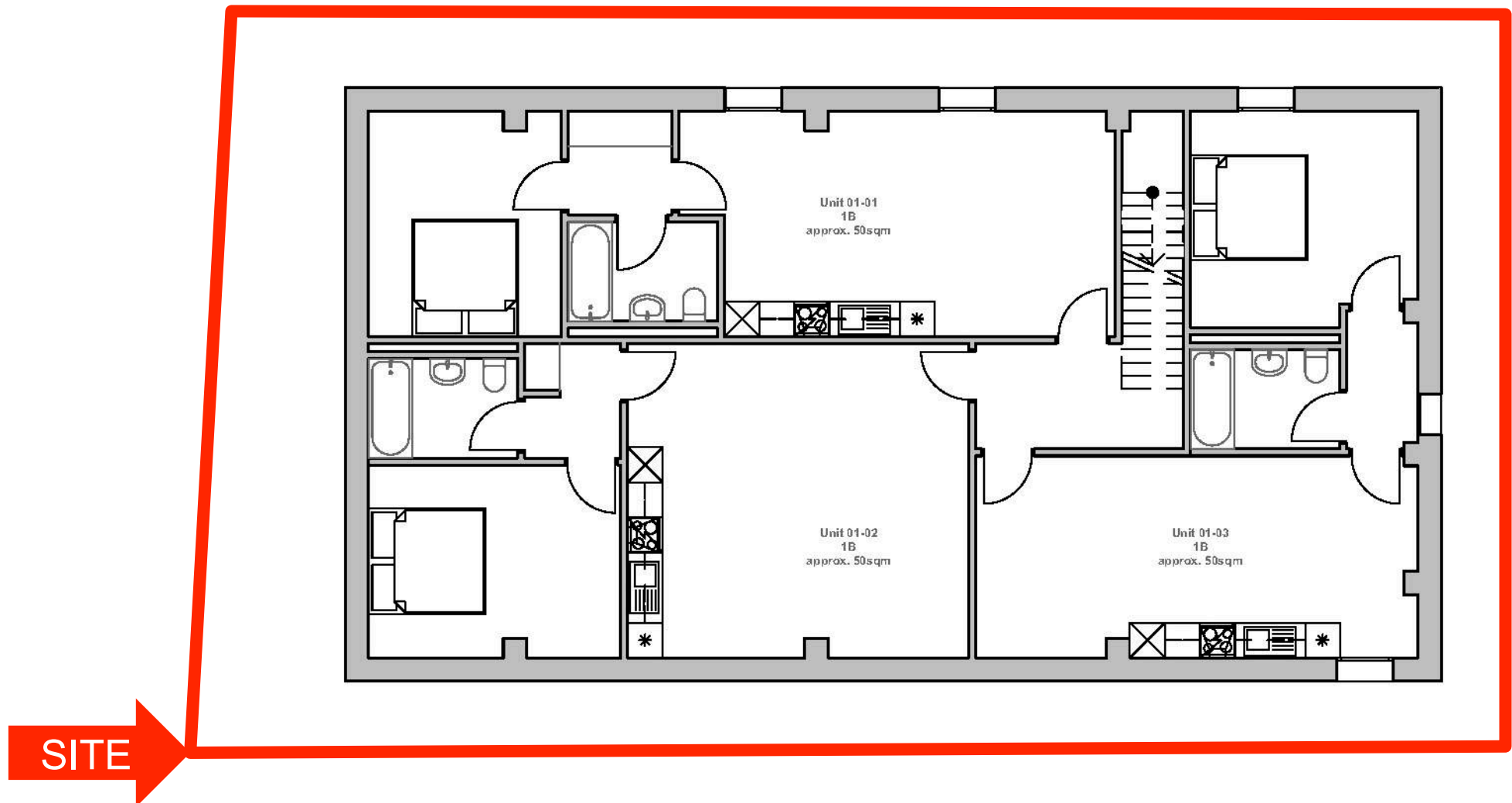
4.0 USE AND AMOUNT

Proposed First Floor

To the right is the proposed first floor plan showing the proposed C3 use.

GIA = 167sqm

It is proposed to develop 3 x 1B units of 50sqm GIA each.



5.0 ACCESS

Access and transport strategy

Access

Existing pedestrian and cycle access from Saint Leonard Road will be kept and improved. See transport report as part of this application for more details.

Car parking spaces

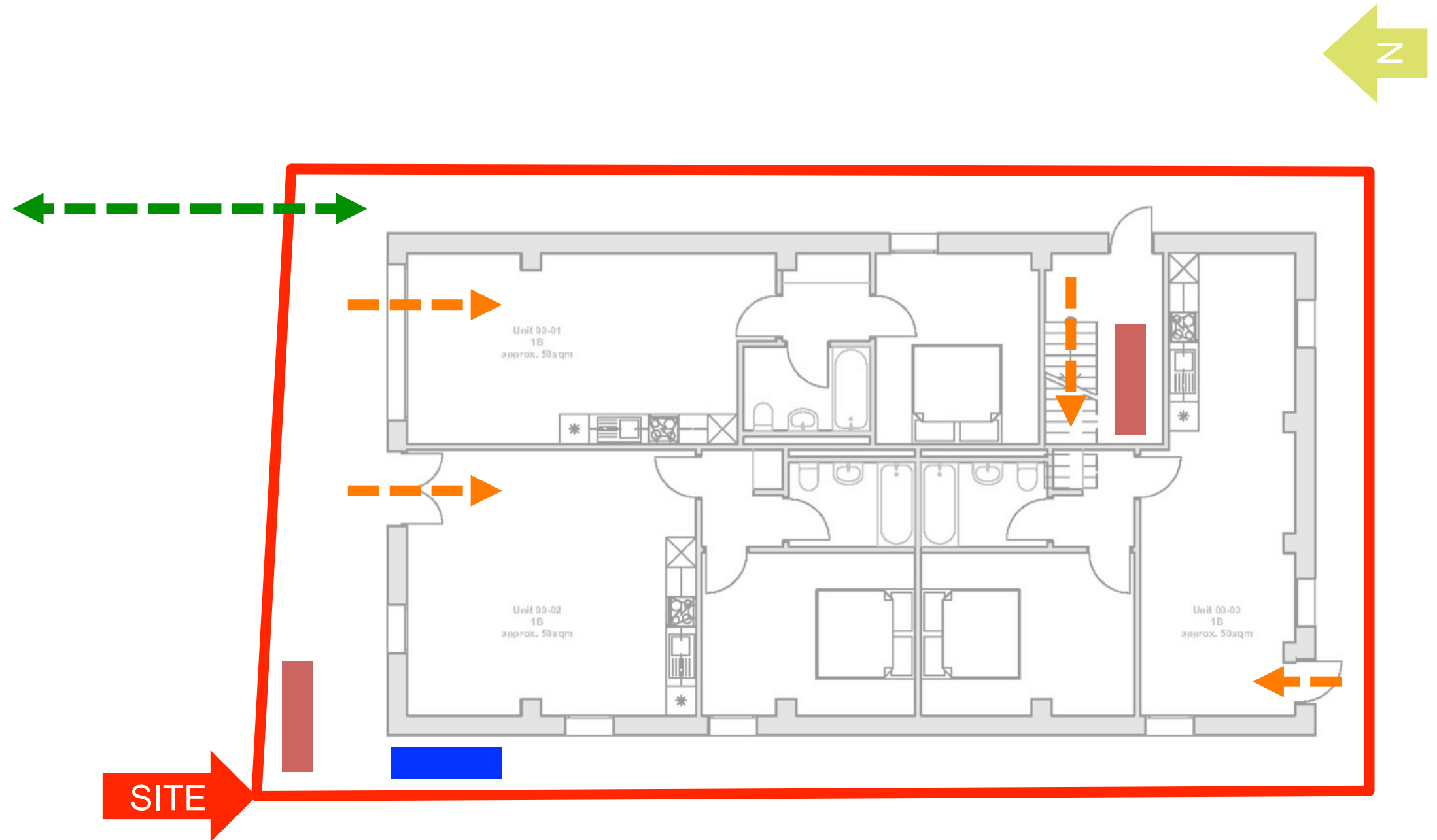
It is proposed a car free development. See transport report as part of this application for more details.

Cycle parking spaces

6 cycle parking spaces are proposed, 1 for each unit. Location is shown on the plan beside. See transport report as part of this application for more details.

Refuse

Refuse spaces are proposed according to the Council's refuse strategy as shown on the plan beside. See transport report as part of this application for more details.



 Proposed location for the cycle parking spaces

 Proposed location for the refuse

 Access to the units

 Pedestrian and Cycle access from St Leonard's Road

6.0 CONCLUDING SUMMARY

The brief was to change the use from B8 to C3 using permitted development rights.

It is proposed to develop 6 residential units.

The proposal will maximise the use of the existing building by changing the use from B8 to C3.

The proposal will not have a detrimental impact on the surrounding area.

For these reasons we feel that our proposals should be found to be acceptable.