

# DESIGN & ACCESS STATEMENT

ON BEHALF OF

DIANA CALAM AND CRAIG BECK

EXTENSION OF EXISTING HOUSE AND PROVISION OF A GARDEN

STUDIO AT

THE MOORINGS

EEL PIE ISLAND

TWICKENHAM

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## 1.0 INTRODUCTION

The design and access statement supports a planning application submitted by Clive Chapman Architects on behalf of Diana Calam and Craig Beck for the extension of the existing house including remodelling and recovering of the roof. The application also includes the proposed construction of a studio within the garden.

The following supporting documents are submitted with this application:

- Existing survey drawings BPS1119 – 01-05 by Blueprint Surveys Ltd
- Proposed drawings TM2019 – 01,02,03 and 04
- Flood Risk Assessment by Clive Chapman Architects
- Design and Access Statement including Heritage Statement by Clive Chapman Architects (this document)
- Tree Report and Tree Survey by ACS (Trees) Consulting

## 2.0 EXISTING SITE

### 2.1 LOCATION

The site is located along the North side of Eel Pie Island, Twickenham, which is accessed via a footbridge from The Embankment.

Twickenham train station is around a 10 minute walk from the site with trains connecting towards Richmond, London Waterloo and Reading. The site is a short walk from major bus routes along King Street. The buses frequently pass every 8-10 minutes and connect to the town centres of Kingston, Richmond, Teddington, Hounslow, and Hammersmith. The site is also a few minutes' walk from Twickenham Town centre with access to a wide range of shops and local amenities.

Figure 01 shows pedestrian access to the site.

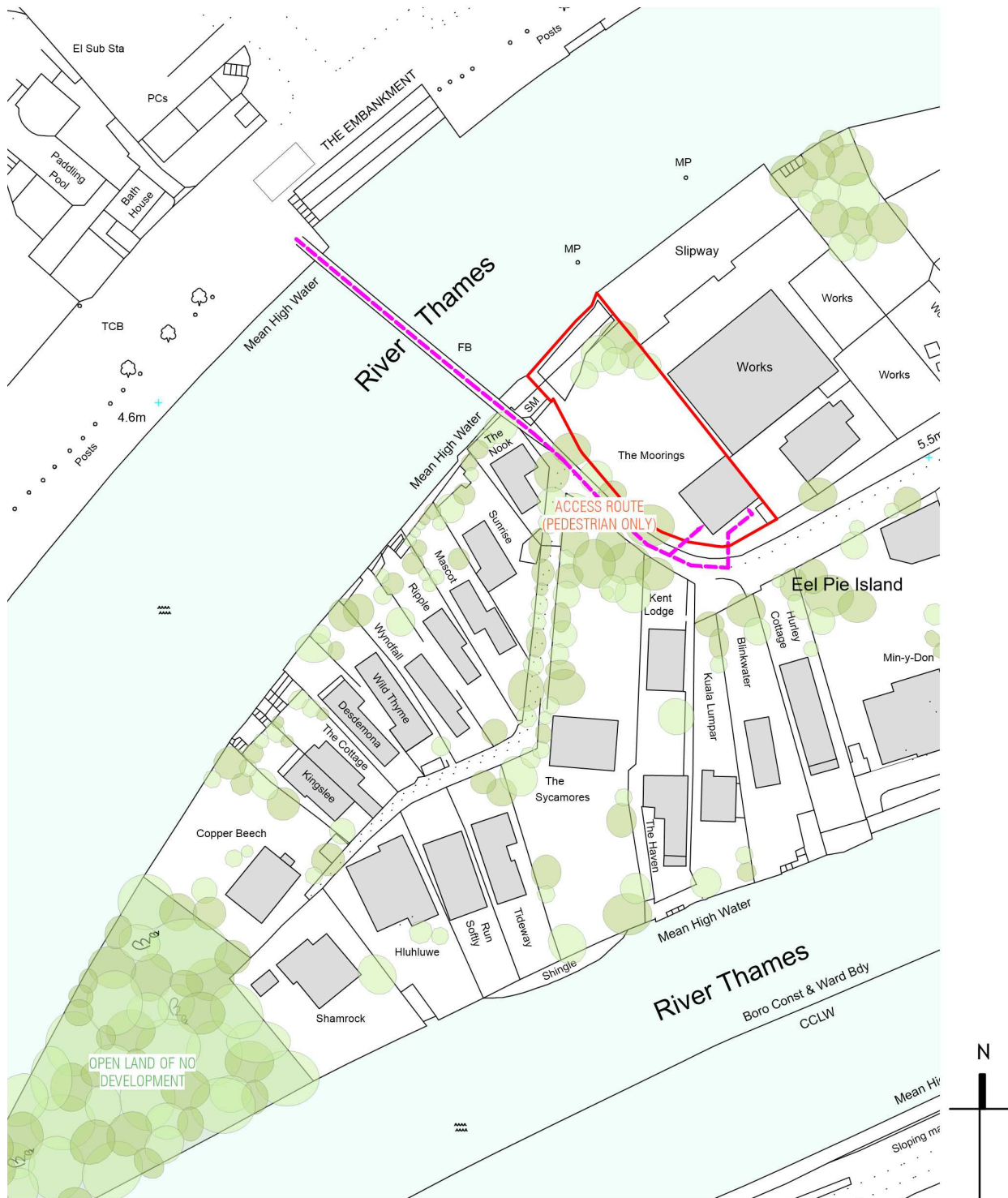


Fig01: Site Location Plan with Pedestrian Access

## 2.2 SITE PHOTOGRAPHS



Fig02: View from the footbridge towards 'The Moorings'



Fig03: View looking south of the rear of the property



Fig04: View of the front of the property facing the footpath



Fig05: View of the garden looking north towards the river

## 2.3 EXISTING PROPERTY

The existing building on the site 'The Moorings' is not a Building of Townscape Merit, it was built in the 1980's as a family dwelling. The building is rendered in pebble dash and has a concrete tiled roof. The existing render is in a poor state of repair and is not considered to be in-keeping with the style of buildings on the island. The building is noted to have minimal levels of insulation.

## 3.0 HERITAGE STATEMENT

The site lies within the Twickenham Riverside Conservation Area (CA8). Within the LBRuT Conservation Area Statement it is noted that "Eel Pie Island has its own distinct character as an eclectic mixture of river-related industry and residential development". Parts of the island are characterised by "boat building yards and related activities on an informal layout".

Each of the plots on Eel Pie Island extend from one riverbank of the island to the central pathway which dissects the island in to two halves, North and South. The site 'The Moorings', is located on the North side of the island and is situated adjacent to the main path.

There are a number of significant trees on and along the island, and, as noted in the Conservation Area Statement, many of the residential properties are "screened from the Twickenham bank by mature tree growth and semi-formal landscaping". The site 'The Moorings' is home to several trees including two large willow trees that are a prominent feature from the embankment.

The buildings on Eel Pie Island vary in size, scale and materiality. Properties in the immediate vicinity to The Moorings are generally no more than two storeys high. The neighbouring property comprises an office development (Syds Quay) of a pitched roof development ranging between 1 and 2 storeys.

## 4.0 DESIGN STATEMENT

### 4.1 DESIGN CONSIDERATIONS

The objectives of the proposed scheme are to:

- Extend the property to provide an open plan living/kitchen/dining area appropriate for modern day living.
- Externally insulate and re-clad the dwelling in dark stained timber boards, improving the overall efficiency of the dwelling while also providing a contemporary and unified appearance enhancing the setting of the building within the Conservation Area.
- Remodel, insulate and recover the roof using black standing seam zinc.
- Provide a garden studio that is respectful of the neighbouring buildings and the existing house.

### 4.2 MASSING AND RESPONSE TO THE SITE CONTEXT

The existing two-storey building is to be retained an extension to the rear of the property. The roof is proposed to be remodelled, the existing dormer to the north is proposed to be replaced providing access to a small external balcony a second dormer facing west will allow for an increase in the first floor living accommodation.

The proposed garden studio is single story and is proposed to be clad in the same timber cladding as the house. The studio will have a green roof and will be set off the ground allowing water to flow underneath the structure.

It is not considered that any of these proposed amendments will affect the outlook or amenity of any of the neighbouring properties.



### 4.3 APPEARANCE, MATERIALS AND DETAILS

It is noted that the existing pebbledash and concrete tiled roof is not in keeping with the conservation area or the variety of styles on the island. The building is proposed to be externally insulated and re-clad with dark grey/black timber cladding. This is reflective of the riparian aesthetic of the island. There are examples of dark timber cladding on Eel Pie Island (see fig.06). The existing windows will be replaced with efficient double glazed black polyester powder coated aluminium units. The roof is proposed to be recovered in a dark profiled metal, tying in with the neighbouring building which has an aluminium roof.



Fig06: Example of black timber cladding on Eel Pie Island

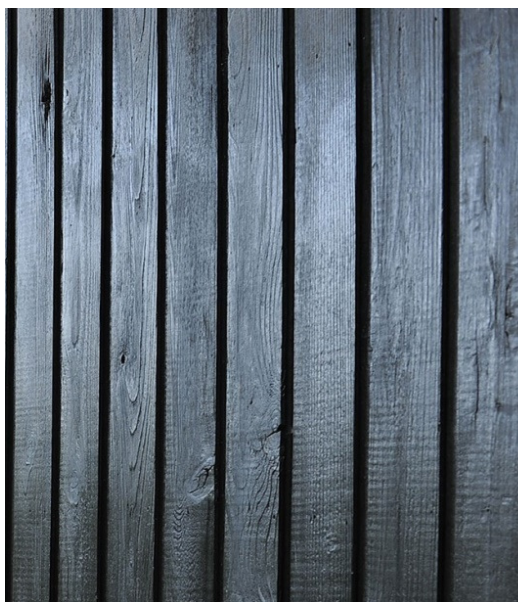


Fig07: Example of black timber cladding



Fig08: Example of black timber cladding and black metal profiled roof

#### 4.4 LANDSCAPE AND AMENITY

The existing dwelling is set within 585m<sup>2</sup> of soft and hard landscaping space. There are several trees on the site located along the river edge, the proposal will not affect these trees. The area directly off the path to the front of the dwelling is paved. There is a section of gravel to the side of the house and large open lawn to the rear. There are existing planted borders to the western and eastern boundaries which are proposed to be replanted as part of the works. An external BBQ area is proposed and an area of decking around the proposed extension. Raised planters and seating will form landscaped areas within the garden.

#### 5.0 REFUSE AND RECYCLING

The refuse and recycling provision and collection will remain unchanged. The current provision is in line with the storage capacity as set out within the LBRuT Refuse and Recycling Storage Requirements SPD. Refuse and recycling is collected directly from properties on the island, and taken over the footbridge to meet refuse lorries on the embankment, on a weekly basis.

#### 6.0 SUSTAINABILITY

Part of the proposed works includes insulating the existing property. The 1980s dwelling has minimal or no insulation in both the walls and the roof.

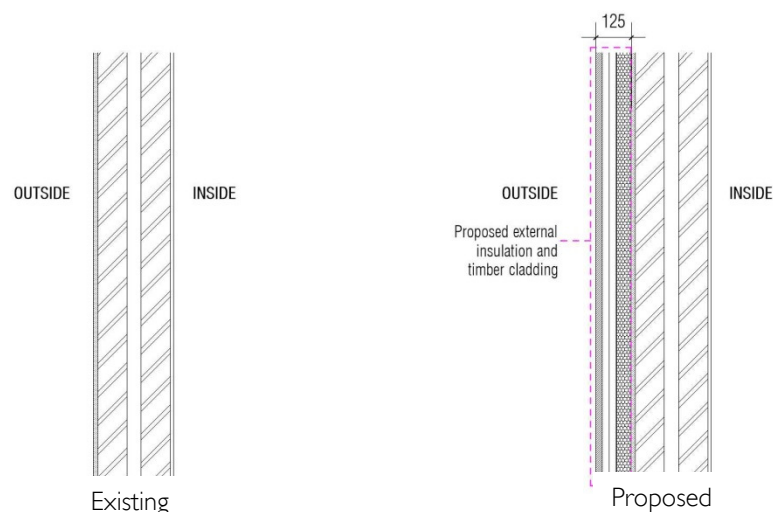


Fig09: Section of existing and proposed wall build

Figure 09 illustrates the existing and proposed external wall build up. It is proposed that the existing dwelling is insulated externally, insulation will also be installed within the roof. The existing windows will be replaced with double glazing.

The thermal enhancements will be in line with the limiting U-Values set out within part L1B, ensuring that the building is comfortable and efficient, improving the long term sustainability of the site.

## 7.0 CONSTRUCTION MANAGEMENT STATEMENT

The following points outline the main phases of work from start to completion

- Hoarding erected and dust screens installed
- Survey, make safe and remove unnecessary services
- New foundations to the extension and garden studio
- Erection of extension
- Strip roof, extend, reinsulate and re cover
- External insulation and cladding
- Internal fit out
- Landscaping

There will inevitably be some local disruption, however, the Project Team, will aim to minimise the impact through:

**PUBLIC LIAISON:** The site information located on erected hoarding to protect the site will contain contact details for local residents or those affected by the work to raise concerns.

**WORKING HOURS:** Construction works will be restricted to 07.30 to 18.00, Monday to Friday, and 08.00 to 13.00 on Saturdays. No work will be carried out on Sundays or Bank Holidays.

MANAGING NOISE AND VIBRATION: The contractor will adhere to the Noisy Working Standards set by the Local Authority Environmental Health Department and Best Practice Guidance BS5229 (part 1 and 2) to minimise noise and vibration impacts during the construction works.

CONTROL OF DUST AND NOISE: The contractor will ensure that access to the pathway will be kept clear from mud and debris and will carry out damping down of areas with water if and when a problem of dust pollution is anticipated.

MINIMISING WASTE AND WASTE MANAGEMENT: A site waste management plan (SWMP) will be developed for the project, by the Contractor, to ensure that all waste is handled efficiently and managed appropriately, disposed of legally and waste streams reduced.

## **8.0 FLOOD RISK**

The site lies within Flood Zone 3 'High Probability'. A Flood Risk Assessment has been undertaken and submitted as part of this application. There is no flood wall around the site and the existing dwelling is located 26m from the river. The existing house has an existing finished floor level of 5.515 AOD. The existing floor level is not proposed to be changed as part of the works.

## **9.0 CIL**

It is noted that both Mayoral and LBRuT CIL will not be applicable to the development as the proposed extensions are less than 100m<sup>2</sup>.

## 10.0 CONCLUSION

This Design and Access Statement, accompanying drawings and supporting reports, act to justify and demonstrate the appropriateness of the proposed development. The modest extension and garden studio provide an appropriate response to the need to update the existing dwelling. The proposed materials provide a modern aesthetic in keeping with the island.

It is hoped that through careful detailing, specification and craftsmanship, the scheme will enhance the existing dwelling and will accommodate modern, flexible and changing living arrangements for future generations without compromising the character of Eel Pie Island or the Conservation Area.