

DESIGN AND ACCESS STATEMENT

ACCOMPANYING THE PLANNING APPLICATION

**4nr NEW DWELLINGS ON GODSTONE ROAD, ST MARGARETS,
TWICKENHAM**

FOR

GODSTONE LTD

AUG 2020

SILVERLINE ARCHITECTS

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1. INTRODUCTION

- 1.1. This statement has been prepared in support of our client's application for the creation of 4nr dwellings, on the site of an existing, redundant overspill carpark, located at the end of Godstone Road, in Twickenham;
- 1.2. The proposals comprise a series of traditionally-styled four-bedroom terraced houses, which have been carefully designed so as to harmonise with the surrounding properties;

2. SURROUNDING AREA

- 2.1. St Margarets is a quiet, predominantly residential area in Twickenham;
- 2.2. The application site is located at the eastern end of Godstone Road and Winchester Road, at the end of (though separated from by an alleyway) an existing housing terrace;



- 2.3. Godstone, Winchester, and the surrounding streets are formed from a combination of terraced and semi-detached brickwork properties of traditional appearance, with timber sliding sash windows; All are two storeys high, apparently dating from the late 19th century, with pitched roofs, and two-storey flat- or low-pitch roofed "closet wings" at the rear;

- 2.4. Many of these properties feature traditional brick, stone and render decorations, and are of relatively high architectural quality; They commonly feature projecting bays and tiled porches;



- 2.5. The primary facades of these properties remain essentially unaltered, although many feature Velux-style rooflights on both front and rear roof slopes, and a large number have been extended at the rear in a largely ad-hoc manner – typically with flat-roofed, rendered extensions. Several also feature rear roof-slope dormer extensions;
- 2.6. These are set back from the pavement by small, private front gardens, generally paved or with other hard landscaping;
- 2.7. There are some small trees and shrubs forming part of either street scene, but nothing any larger than the prick-ringed tree at the eastern corner of the application site;
- 2.8. Immediately to the south of the site are railway lines, with a Victorian-era pedestrian bridge/walkway crossing over to Amyland Park Road and Amyland Cottages (a small street);
- 2.9. The properties on these roads are of a similar style and age to those on the northern side of the railway lines, with those on Amyland Park road featuring prominent slated dormer windows, centred over projecting brickwork bays below;



- 2.10. To the south west of the site is a small commercial estate, named St Margarets Business Centre;
- 2.11. The business centre is accessed via Drummonds Place, which is a private/unadopted highway at the southern end of Winchester Road, running east to west through the business centre, connecting through to Moor Mead Road;
- 2.12. The application site was formerly an overspill carpark, serving the business centre; It was sold off as it had long been unnecessary for serving the centre;

3. APPLICATION SITE

- 3.1. The application site is located at the eastern end of Godstone Road, and forms an "island", which is to say that Winchester Road runs along its eastern boundary, and Drummonds Place along its southern; It is separated from the rest of Godstone road by an alleyway along its western boundary;
- 3.2. As a result of this arrangement, any proposal will essentially have three outward-facing facades;
- 3.3. The site is a disused overspill carpark, formerly serving the adjacent St Margarets Business Centre – which is located to the west of the site, and is accessed by Drummonds Place, which runs through the Business Centre to connect with Moor Mead Road;
- 3.4. Drummonds Place is a privately-owned/unadopted highway, over which our client/the site owner maintains various rights;

- 3.5. The site boundary is lined with trees and shrubs on the northern, eastern and western boundaries, and a large portion of the western boundary is occupied by a historic brickwork wall;
- 3.6. The eastern edge of the site is partially utilised as part of the pavement, although is not in public ownership; This does not appear to be the result of any historic covenant or similar, and there appears to be no reason that this area should not be incorporated into future proposals;



- 3.7. The existing site is quite heavily planted around much of its existing perimeter, with a range of existing trees and shrubs occupying planting beds on all four of its sides;
- 3.8. Many of the existing trees are the subject of TPOs;
- 3.9. As part of the design development for this project, an arboricultural survey/assessment was undertaken in order to identify the quality and nature of the existing planting;
- 3.10. Additionally, formal guidance from the LPA was sought through the pre-application advice service – although the formal response has not yet been received;
- 3.11. It is noted that the existing site does provide a degree of “soft landscaping” in the locale, which is otherwise absent, bar a small number of small trees set within the pavement;

4. SITE PHOTOGRAPHS



Site from Godstone Road (looking south)



Site from Rail Foot Bridge (looking north)



Site from Corner of Godstone and Winchester (looking south-west)



Site from Drummonds Place (rear of site, looking west into business centre entrance)



Site from Rear/Drummonds Place (looking north west)

5. DESIGN STRATEGY AND SOLUTION

5.1. Brief Requirements and Background

- 5.1.1. The design brief for this project is for four family-sized dwellings, each with private gardens (front and rear), and a parking space;
- 5.1.2. All domestic properties in the area are accessed via a small front garden; The proposals should continue this trend, as well as matching the existing building line;
- 5.1.3. The dwellings should be sympathetic to their surroundings in form, massing and detail;
- 5.1.4. The existing site is heavily planted around the majority of its boundaries, and although it will not be feasible to re-provide the full extent of this planting, some meaningful degree of new landscaping should be incorporated into the proposals;
- 5.1.5. As part of this application, a Flood Risk Assessment was commissioned, which established that for the purposes of flood resilience, the ground floor level of the proposed new dwellings should be 6.034m AOD;
- 5.1.6. A Noise Impact Assessment and Air Quality Assessment were undertaken, and the recommendations of these studies have been incorporated into the design of the proposed dwellings;

5.2. Design Overview

- 5.2.1. The proposals comprise a terrace of four houses, formed from red clay brickwork using (in the main) Flemish bond; The houses are two storeys in height, with tiled, pitched roofs, to approximately match the height, scale and massing of the surrounding properties;
- 5.2.2. On all three outward-facing elevations, projecting brickwork bays, sliding sash windows, plus traditional (stone and brickwork) detailing and decoration are used;
- 5.2.3. Many of these details are based on existing nearby properties;
- 5.2.4. Windows and glazed doors are intended to be triple-glazed, and either timber or composite (combining aluminium cladding over laminated timber cores/framing);
- 5.2.5. As all proposed materials are to match those currently used within the immediate surroundings, samples are not provided as part of this application, but can be provided as required by the LPA;

- 5.2.6. Internally, the proposed dwellings are designed on the basis of 2.5m internal ceiling heights, in line with recommendations of policy 3.5 (Quality and Design of Housing Developments); The ground floor level is set at 6.034m AOD for flood resilience, as per paragraph 5.1.5, above;
- 5.2.7. In order to meet these requirements, key façade levels (window heads, eaves etc) will differ from the adjacent properties on the southern side of Godstone Road; However, when also compared to the properties opposite on both Godstone Road (north side) and Winchester Road, it can be seen that overall, the proposals match or exist in sympathy with the surrounding properties;
- 5.2.8. Please refer to drawing P-004 for this comparison, an excerpt of which is shown below;



- 5.2.9. Dwelling and room sizes have been designed to meet or exceed the requirements of the National Technically Described Space Standard, plus any additional relevant guidance contained within the Richmond Local Plan/SPDs;
- 5.2.10. Each dwelling is provided with a DDA-compliant WC on the entry storey, as well a dedicated Utility room, and generously-sized family bathroom (with both bath and shower facilities) on the first floor/s;
- 5.2.11. Built-in storage is also provided to meet or exceed the requirements of the National Technically Described Space Standard;
- 5.2.12. Private, primarily soft-landscaped, south-facing rear gardens are provided, sized to exceed both National and Local Planning requirements; These gardens are south-facing, with rear access gates for convenient use, and subdivided with 1800mm-high timber fencing;
- 5.2.13. At the western boundary of the site exists a brickwork wall, which appears to be a remnant of an otherwise-demolished structure/boundary wall;
- 5.2.14. This wall is on the boundary of the proposals, and will be incorporated into them in so much as is technically possible (pending site review during construction phase);
- 5.2.15. The scale and massing of the proposals are appropriate to the surrounding area, and all proposed new windows etc are positioned in such a way as

to be considered neighbourly (which is to say that they are located a suitable distance from adjoining properties, and do not cause any inappropriate overlooking);

5.2.16. Additionally, the proposed dwellings are positioned in-line with the existing terrace on Godstone Road, and should not cause any undue overshadowing etc of surrounding properties (particularly when the application site's existing mature boundary trees are taken into account);

5.3. External Appearance

5.3.1. The front/north-facing elevation is designed to closely match other properties along Godstone road, with traditional brickwork detailing beneath sill levels at first floor level, arched alcoves to frame/define the main entrance doors, and projecting bays distributed along the façade to provide articulation and variety;



5.3.2. Many of the existing properties along Godstone and Winchester Road feature a decorative rendered panel infilling the “gable” of their projecting bays; We felt that this would appear inauthentic in a newly-constructed building, and so we opted for a brickwork panel in its place, which we also felt harmonised better with the properties at the end of Winchester Road (images of Godstone and Winchester properties below, respectively);



5.3.3. The rear/south-facing façade was originally intended to be a simple arrangement with closet-wing style rear annexes, much like other properties in the area; However, It quickly became apparent that this would be inappropriate, given the “on-display” nature of the elevation - which will become the defining feature of Drummonds Place, particularly to any observer crossing the railway footbridge;

5.3.4. As such, it was felt that the proposal should take its cues from the design and detailing of the Godstone Road façade, and have a degree of formality, in keeping with the c.19th housing stock of the area;



- 5.3.5. Multiple local and national elements of Planning guidance encourage the use of green roofs, for the purposes of increasing both energy efficiency and biodiversity in the built environment; As such, the rear portion of the proposed dwellings has been designed with a flat roof and slightly-raised brickwork parapet, so as to provide space for a green/sedum roof;
- 5.3.6. the final proposal is a formal arrangement of two-storey projecting bays, stepping out in plan from east (Winchester Road) to west (the boundary with the other Godstone properties).
- 5.3.7. Centrally-positioned bays are proposed, so as to avoid simply replicating the front façade design at the rear; The brickwork detailing is continued from the Godstone Road façade, and decorative niches are used to provide relief to the brickwork either side of the feature bays (as opposed to providing additional window openings, which would be excessive);
- 5.3.8. Additionally, a brickwork dormer with tiled cheeks is proposed at the rear edge of the new pitched roofs; This serves to visually link the main and rear elements, and provide additional usable floor space within the pitched roofs;
- 5.3.9. The combination of centrally-positioned bays with a dormer above also echoes the design of the properties opposite, across the railway lines, on Amyland Park Road;
- 5.3.10. At ground floor level, timber French doors are proposed, opening out onto the south-facing private gardens;
- 5.3.11. The east-facing/Winchester Road elevation is intended to blend the designs of the front and rear façade proposals, whilst responding to/taking account of the "tapering" eastern edge of the site (which reduces in width between Godstone Road and Drummonds Place);
- 5.3.12. As such, the façade includes a projecting bay at the northern end of the elevation, and steps back at the rear line of the pitched roof;

5.4. Parking & Servicing

- 5.4.1. Private parking spaces are provided along Drummonds Place;
- 5.4.2. There is no scope for private, roadside parking to be provided along Godstone Road, and it was not considered architecturally-appropriate to provide built-in garages/parking; Additionally, it is noted that space at the rear of the site should be kept clear so as to maximise garden sizes;



- 5.4.3. Although Richmond's highway/parking standards would generally preclude end-on-end parking spaces, Drummonds Place is a private/unadopted highway, which, additionally, is only currently used on a very limited basis for access to the St Margarets Business Centre;
- 5.4.4. As such, our clients/the owner of the application site have agreed with the owners of Drummonds Place that the pavement connecting Winchester Road to the business centre may be replaced with a shared-surface crossover (for the application site's use), leading to 4nr end-on-end (2.4x6m) parking spaces;
- 5.4.5. Tracking studies have been provided as part of this application pack, to support the efficacy of the layout;
- 5.4.6. Covered/secured cycle parking facilities have been provided for each dwelling within the proposed rear gardens, in accordance with London Cycle Parking standards;
- 5.4.7. Future provision shall be made for electric charging points to serve each private space (e.g. buried ducting to connect to the house's electrical services);

- 5.4.8. Lockable bollards or equivalent will be provided to secure each private space;
- 5.4.9. As per other dwellings in the area, small bin enclosures will be provided within the front yard of each, with suitable capacity for both recycling and residual waste; Kitchens and utility rooms are adequately sized to allow for multiple bins for different recycling streams etc;

5.5. Landscaping

- 5.5.1. Low brickwork garden walls are proposed between the application site and the street along the Godstone Road elevation, to incorporate openings serving units 01 to 03;
- 5.5.2. Along the eastern (Winchester Road) site boundary, a matching brickwork planting area has been proposed, with the existing tree on the corner of Godstone and Winchester retained;
- 5.5.3. This planting includes a gateway for access to unit 04;
- 5.5.4. It is proposed that the detailed design of the landscaping/planting in this area be subject to a condition, and as such, limited detail is provided as part of this application pack;
- 5.5.5. An Arboricultural Impact Assessment (in accordance with BS5837:2012) and a Preliminary Ecology Assessment (in accordance with the Guidelines for Ecological Impact Assessment in the UK and Ireland) have been commissioned as part of this application pack;
- 5.5.6. The Preliminary Ecological Assessment confirms that the existing planting and landscaping is of limited ecological/habitat value, that it includes invasive/non-native plant species which should be removed, and that there is no evidence of e.g. bat roosting etc;
- 5.5.7. The Arboricultural Assessment affirms that the existing trees are of limited value, and makes a formal case supporting their removal, based on suitable/proportional re-provision along the eastern boundary;
- 5.5.8. We believe that the proposals strike an appropriate balance between the need for the construction of new dwellings in the area, and the need to provide planting within the urban environment, for both aesthetic and ecological reasons;
- 5.5.9. Ecologically speaking, it is felt that the proposals offer an opportunity for net gains in terms of biodiversity and habitat;

5.6. Sustainability and Biodiversity (including SUDS)

- 5.6.1. The proposed dwellings have been designed to facilitate a high degree of energy-efficiency;
- 5.6.2. Wall cavities have been designed on the basis of 150mm wall cavities, to allow for additional insulation, and windows (and glazed doors) are specified as triple-glazed;
- 5.6.3. Heating is to be provided via air-source heat pump;
- 5.6.4. The proposed dwellings each incorporate green/sedum roofs over the rear parts of the design, which provide benefits in terms of energy efficiency, sustainable drainage, as well as biodiversity;
- 5.6.5. The development has been designed to minimise the risk of surface flooding in the area, through the use of green roofs, water butts, and below-ground attenuation tanks;
- 5.6.6. It is believed that the proposals would provide a material improvement to the existing site, where sustainability, biodiversity and surface-water drainage/the associated risk of flooding are concerned;

5.7. Accessibility

- 5.7.1. The proposals have been designed so as to meet the requirements of Approved Document M1, section M4(1);
- 5.7.2. As of the date of submission, no formal pre-application response has been received which would indicate that Richmond LPA will require compliance with sections M4(2) or (3);
- 5.7.3. The proposed dwellings are designed so as to already meet Lifetime Homes criteria, or are to be constructed to allow for future adaptation to meet them;
- 5.7.4. We believe that the proposed dwellings positively engage with matters of accessibility, and would welcome any condition felt necessary by the LPA in order to secure this;

6. CONCLUSION

- 6.1. We believe that the proposals will have no negative impact upon any neighbouring property, and that the proposed dwellings and landscaping make a positive contribution to the local area, in terms of housing supply and quality, street scene and amenity, as well as in terms of biodiversity and drainage (relating to the risk of surface-water flooding in the local area);
- 6.2. We believe that the design of the proposed dwellings has been carefully considered, and takes full account of the opportunities and constraints provided by context, having been suitably guided and informed by the professional opinion of numerous well-qualified professionals, as well as regard for the relevant local and national Planning guidance;
- 6.3. As such, we would ask that Richmond LPA recommend to grant Planning consent for the proposals, and that Officers contact us directly if they require any further information whilst making their determination;