

# DESIGN AND ACCESS STATEMENT

**Proposed Conversion of Existing Dwelling to 1no. Two Bedroom and 1no.  
Three bedroom Dwelling**

**at**

**96 Court Way Twickenham TW2 7SW**

**June '21  
Rev. '2'**



## **Proposed Conversion of Existing Dwelling to 1no. Two Bedroom and 1no. Three bedroom Dwelling at no 96 Court Way Twickenham TW2 7SW**

### **The Proposal**

The existing site is currently occupied by a five bedroom end terrace dwelling, originally a three bedroom dwelling, the dwelling has been extended over two storeys to the side / rear to create the current five bedroom property.

The proposal is sub divide the existing dwelling to form 1no. three bedroom dwelling and 1no. two bedroom dwelling

### **Planning History**

**Planning permission was granted in 2007 for the extension and conversion of the existing dwelling to form 2no. dwellings, refer to planning application 07/2192/FUL.**

**The approved extensions were executed under planning approval 09/2218/HOT with the extended building retained as a single dwelling house.**

Schedule of planning applications below.

09/2218/DD01

Details Pursuant To Condition BD12 (Window Materials) Of Planning Permission 09/2218/HOT...  
Granted Permission 07/09/2010

09/2218/HOT

Amendment to previous planning consent 07/2192/FUL: change of scheme from 2 no. houses (No. 96 and 1 no. new dwelling house) to enlargement of 1 no. dwelling (No. 96) and re-designed single storey rear ground floor element... Granted Permission 13/10/2009

07/2192/FUL

New two storey end of terrace dwelling (2 bedroom house) with new crossover + hardstanding for off-street parking, also existing property extended at rear at ground and first floor (part) -... Granted Permission 10/07/2008

03/3716/FUL

Erection Of New Dwelling House. Decided as No Further Action be Taken 26/02/2004

03/1405/FUL Erection Of A New Dwelling House. Refused Permission 12/06/2003

79/0002 Erection of a single storey side extension.

Granted Permission 21/02/1979 65/1814 Conversion of garage to kitchen. Granted Permission 24/01/1966

## **The Site**

The site covers approximately 423m<sup>2</sup> and is broadly level.

## **Siting of the Proposed Building**

The proposed conversion is constrained to the existing building with no extensions proposed.

## **Minimum space standards for new dwellings**

The minimum internal floor area for a three bedroom 5 person dwelling as set out in the London Plan is 93m<sup>2</sup>, the proposed floor area is 107.9m<sup>2</sup>

The minimum internal floor area for a two bedroom 4 person dwelling as set out in the London Plan is 79m<sup>2</sup>, the proposed floor area is 96.7m<sup>2</sup>.

The proposed internal floor areas therefore exceed the minimum standards as set out in the London Plan.

## **Amenity**

The proposed three bedroom dwelling (the original dwelling) will be converted back to its original layout with an amenity space provided to the rear and front of the dwelling.

The proposed two bedroom dwelling will have an amenity space provided to the rear, side and front of the dwelling. The existing outbuilding will be retained for use by the proposed two bedroom dwelling.

The proposed amenity spaces to the rear of each dwelling will provide private garden spaces in excess of the minimum requirements as set out LBRUT's Supplementary Planning Document Residential Development Standards Adopted March 2010

The proposed dwellings are therefore considered to have adequate private amenity spaces.

A bin stores will be provided to the side / rear of each dwelling.

## **Ground Levels**

All existing ground levels are to remain as existing.

## **Trees**

No trees are proposed to be removed.

## **Ownership**

The existing site is in freehold ownership.

## **Flood Risk**

The site is located in Flood Zone 1 and is at very low risk of flooding.

Residential development is therefore considered appropriate and a site specific flood risk assessment is not required.

## **Access**

Pedestrian access will be maintained from the existing highway.

The proposed dwellings are within easy reach of existing public transport in Twickenham and the wider area.

## **Vehicular access and parking**

The existing dwelling is served by off street parking to the front of the property with 1no. parking space provided.

It is proposed to retain the existing parking space for the three bedroom dwelling.

The surrounding roads are controlled by permit holders parking provision.

It is proposed to serve the two bedroom dwelling with parking on the road, with an application for residents parking permit applied for by the future occupiers, if required.

A photographic parking survey has been undertaken to show the available parking spaces in the surrounding resident parking permit controlled areas, refer to Appendix 'B'.

The parking survey was undertaken from the 24/04/2021 to the 03/05/2021.

The survey concluded that numerous parking spaces are available at all times of the day should the two bedroom dwelling need to apply for parking permit.

Cycle stores will be provided for both properties to reduce the need for car journeys.

The proposed dwellings are within easy reach of existing public transport in Twickenham and the wider area.

**Appendix 'A' – Photo of Existing Dwelling**





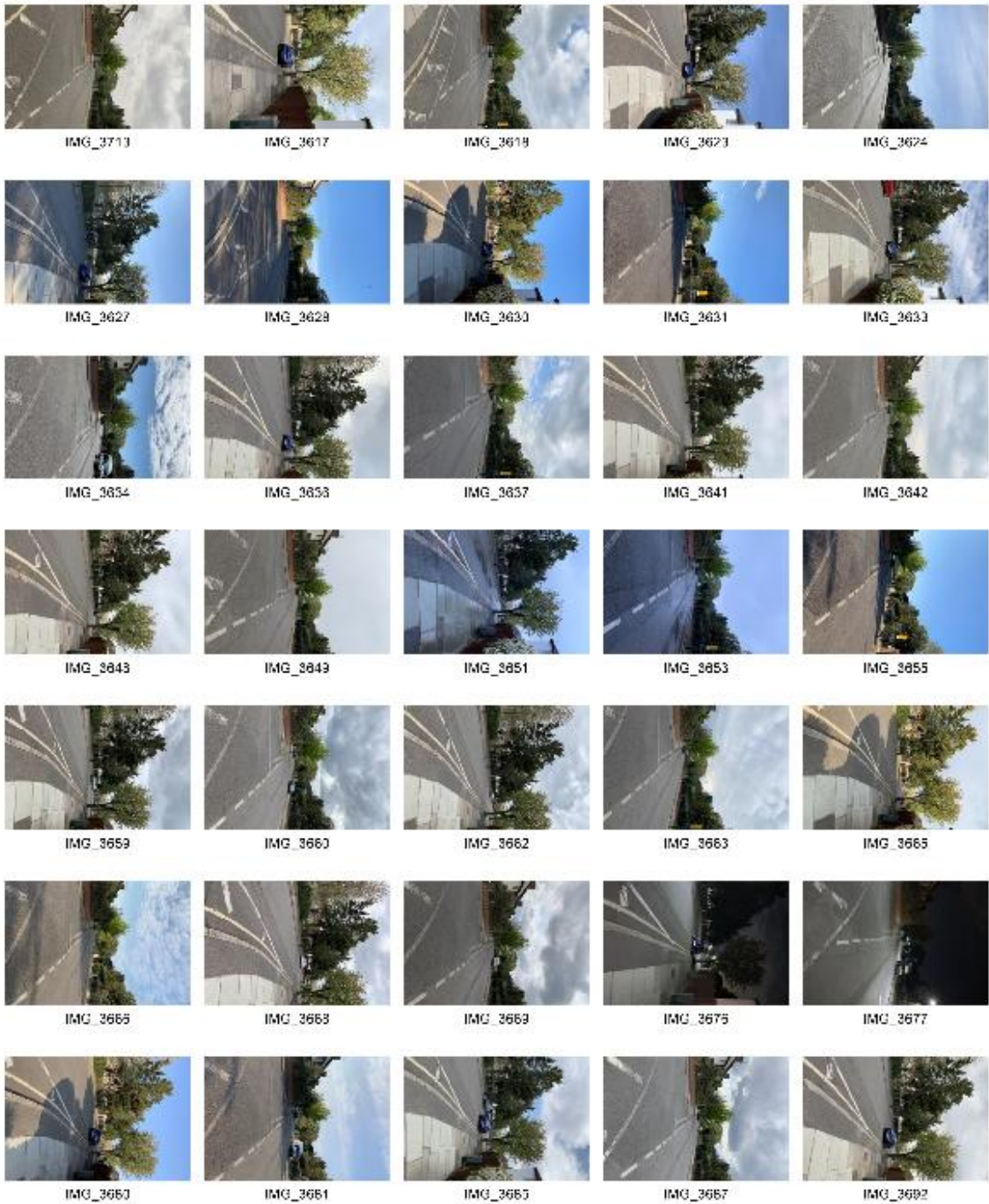








## Appendix 'B' – Parking Survey





IMG\_3693



IMG\_3695



IMG\_3696



IMG\_3698



IMG\_3699



IMG\_3701



IMG\_3702



IMG\_3703



IMG\_3705



IMG\_3708



IMG\_3709



IMG\_3712