

56 BEECH WAY

Design and Access Statement - Planning Application - Covering Letter & Owner Statement

56 BEECH WAY - TW2 5JT

August 2021

56 BEECH WAY

Dear Sir/Madam,

We wanted to provide additional detail and context for our planning application for 56 Beech Way, with specific focus on its Art Deco characteristics, the recognition of its status as a Building of Townscape Merit and our approach to its sympathetic restoration and adaptation for continued enjoyment.

Site Description

56 Beech Way is a 1930s semi-detached house in the Art Deco style located in a suburban Twickenham period development. It is a Building of Townscape Merit but is not in a Conservation Area, subject to Article 4 Direction or itself listed. Amongst the ~150 houses built in the 'triangle' formed by Beech Way, River Way, Rivermeads avenue, it is one of 6 with Art Deco motifs including a flat roof, white rendered exterior and exterior curves.

Unfortunately the house no longer has its original Crittall curved windows (currently UPVC in white), the original two outbuildings have been rebuilt/modified and a ground floor bathroom and kitchen extension was added in the 20th century prior to our taking ownership in 2017.



https://www.richmond.gov.uk/media/7621/buildings_of_townscape_merit_spd.pdf
https://www.richmond.gov.uk/media/18606/btm_register.pdf

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Work to Be Carried Out

Our aim is to reinstate original Art Deco features, adapt the building into a sympathetic modern living space and restore & preserve its original character for the next century.

Replacement of existing rear garage with a painting studio. The current structure is in disrepair and the new design will again incorporate Art Deco features including a curved wall and porthole to continue a clear design language of the main house as opposed to the tumbledown 90s structure currently present.

In recognitions of LBRUT's approach to Buildings of Townscape Merit and given our own enthusiasm for the the Art Deco period, we believe this work will not only preserve the original visual quality but increase the character of the local area.

By reintroducing features such as the correct windows in a consistent style, period Art Deco architectural elements and a cohesive design language we want our house to make a positive contribution to the quality of the area while being fit for modern living. We will be using the original colour schemes, finishes (especially the exterior render) and materials (or their modern equivalents) to preserve and enhance the building.

Closing Remarks

We purchased 56 Beech Way in 2017 not only for its location but because of its style and appearance. In the years since purchase we have restored the interior, uncovering original features including parquet flooring, light fittings and colours. We wish to continue the restoration for the items detailed in this submission.

Our neighbours are supportive of our plans given the consideration we have given by not changing the actual footprint of the building significantly. Great care is being taken to preserve the historic fabric of the house, with the minimum of disturbance to the existing original structure and finishes other than careful restoration.

Please do contact us if you have any questions or wish to discuss any details that are unclear.

Many thanks,
James & Lydia Vincent

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Appendix A: Reference documentation

- I. 56 Beech Way reference photos, plus images from surrounding properties.
<https://www.flickr.com/photos/156676734@N04/albums/72157717076348961/with/50656584792/>
- II. 35 River Way (attached to 56 Beech Way) garage and side extension planning application with LBRUT:
http://www2.richmond.gov.uk/Plandata2/Planning_CASENO.aspx?strCASENO=14/1761/HOT&DocTypeID=42#docs
- III. 42 Rivermeads Avenue two story extension planning application with LBRUT:
http://www2.richmond.gov.uk/Plandata2/Planning_CaseNo.aspx?strCASENO=77/0226
- IV. Building of townscape merit reference:
https://www.richmond.gov.uk/media/18606/btm_register.pdf

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