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# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 01 INTRODUCTION

#### 1.1 - INTRODUCTION

This design and access statement intends to support the demolition and reconstruction and improvement of an existing garage /outbuilding positioned to the rear of the site of no. 56 Beech Way, a three-storey semi-detached 1930's Art Deco style single family dwelling with additional late extensions on the 20<sup>th</sup> century. The property is located at the junction with River Way Avenue in Twickenham, sitting within the London Borough of Richmond upon Thames. It's a building of Townscape Merit and the site is not within a Conservation Area.

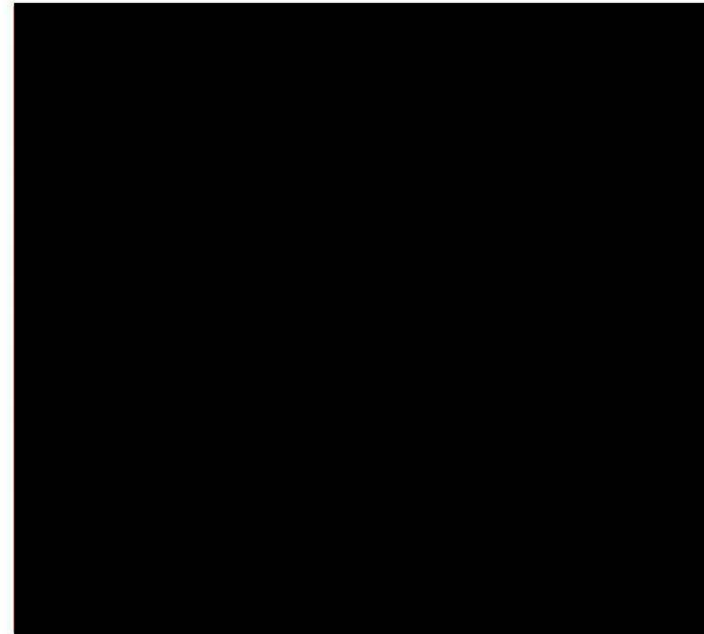
The actual owners acquired the house in 2017, both enthusiasts of the Art Deco movement and aim to restore the original characteristics of Art Deco, adapting, restoring and preserving its original character and language.

The client team is of the opinion that the rear of the current property is in need of improvement. This presents an opportunity for the rear of the site to be redefined by demolishing the existing rear garage/outbuilding and erect a new structure in line with the Art Deco Style of the main dwelling to provide a new home working studio.

The following pages will cover the site's existing configuration, planning policy framework and the planning history of the property.



View from road



View from rear garden

56 BEECH WAY

02 THE SITE

2.1 – THE SITE

The proposed site is located in Twickenham in the London Borough of Richmond-upon-Thames. It occupies a semi-detached house in pair with 35 River Way property, situated on a corner site where Beech Way joins River Way.

The clients for this application are the current legal owners and occupiers of 56 Beech Way.

The existing site is predominately flat with gently slightly slope in the front of the house and has an area of circa 341m<sup>2</sup> (0.0341 hectares).

2.2 – THE IMMEDIATE CONTEXT

The site is located in a low-density residential area with most of the surrounding residential properties having undertaken extensions either at the rear of the property or into the loft area.

Apart from 35 River Way-56 Beech Way in the area there's similar Art Deco styled properties, 42 Rivermeads Avenue, 9 Willow Way in pair with 12 Bye Ways. The majority of the surrounding semi-detached properties along Beech Way are either post war or Victorian period properties.



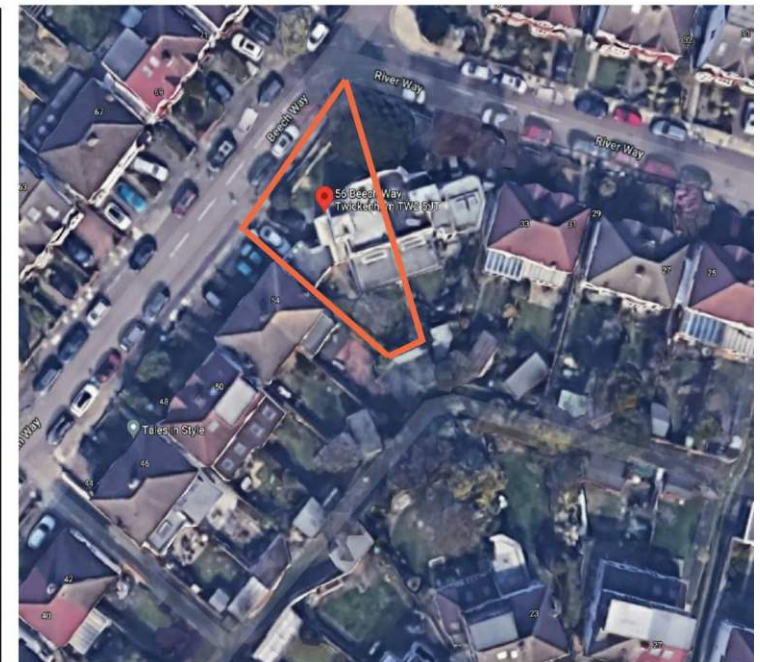
London Borough Map – Richmond Upon Thames



Richmond Upon Thames – Twickenham



Site plan



Aerial view of 56 Beech Way



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 02 THE SITE

#### 2.3 – SITE ANALYSIS

**Topography:** The site is located in flood zone 1, rated by the Environment Agency (EA) as having a low probability of flooding.

**Environment:** The site orientates North to South across its longest extent. The shorter length of the site orientates East to West along Beech Way.

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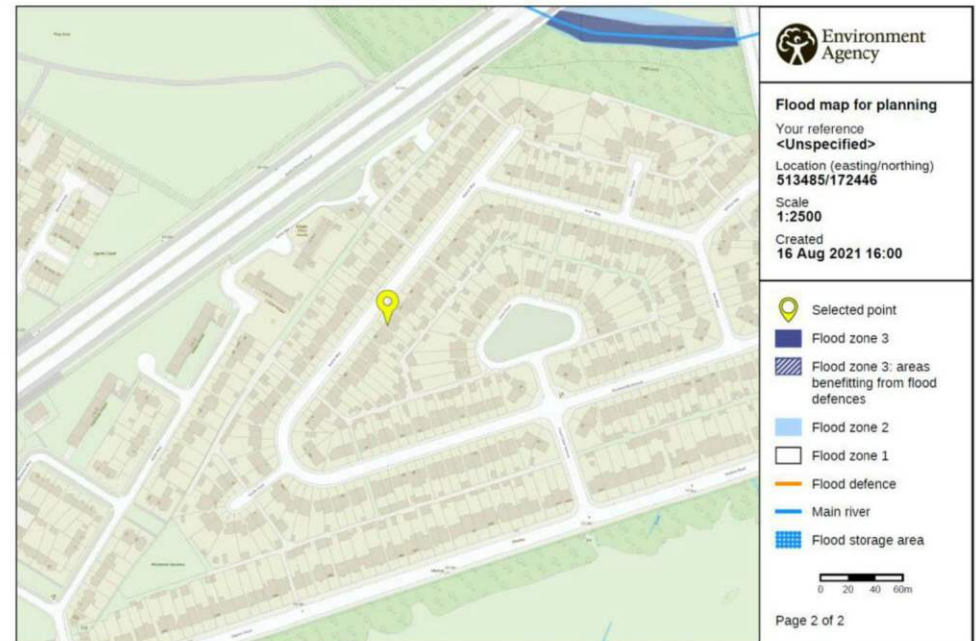
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**Green space:** The site has around Crane Park and Fulwell Golf Club.

**Heritage:** The property is designated as a Building of townscape merit with the reference number 83/02914/BTM with date 05/09/1983



Bird-eye view of 56 Beech Way



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Flood area map

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# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 03 PLANNING CONTEXT

#### 3.1 – PLANNING POLICY IN RICHMOND UPON THAMES

This section identifies the planning policy context and key planning merits relating to the proposal.

**Planning Policy:** The site is located within the administrative area of London Borough of Richmond upon Thames and the relevant development plan comprises the London Plan (2011), and the Core Strategy (2012), together with the ‘saved’ policies of the LDF (c2012) and adopted Supplementary Planning Guidance (SPGs), more specific for this application: Buildings of Townscape Merit (2015). The following chapter is a summary of the most relevant policies and guidance documents

**Principle of Development:** The proposed design seeks to replace an existing outbuilding with a more thermally efficient building in line with the Art Deco Style of the main House. The proposed structure will be used as a home office for the owners of the house.

**Housing and Density:** The proposal would provide an extended family home. The NPPF, London Plan, Core Strategy and Development Management Plan policies all strongly support the densification of existing residential sites to provide additional residential accommodation in areas with good accessibility to public transport. The proposal would make a more efficient use of the site and provide an increase in residential accommodation to adapt to the new working patterns imposed by the current Pandemic.



Excerpt from Richmond Council Proposal Map



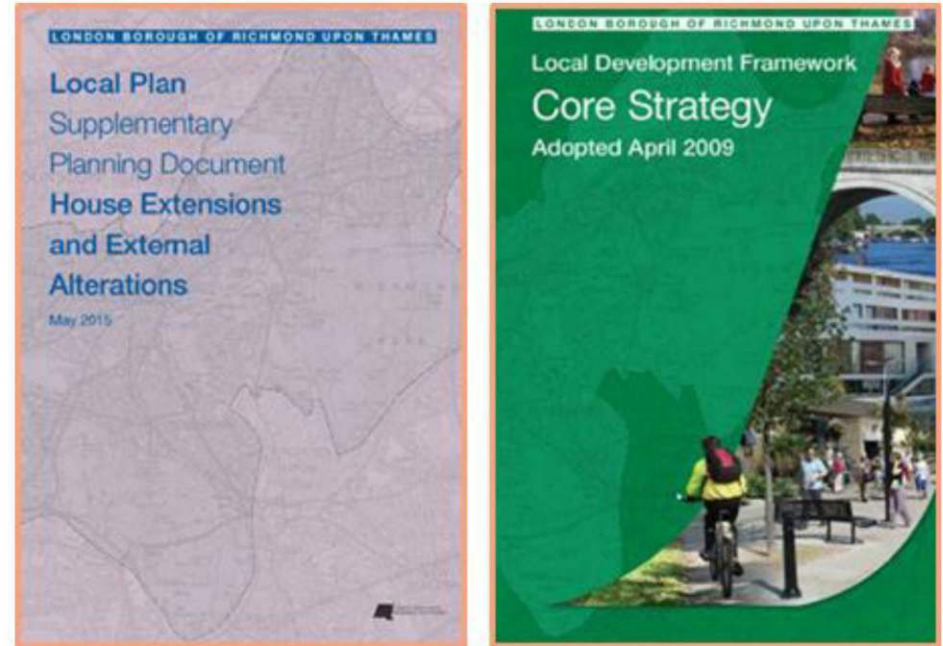
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On the following pages we look to explain the design principles that have been key drivers for the proposals where we have taken a lead from the Richmond SPD 'House Extensions and External Alterations'.



Richmond upon Thames relevant policies



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

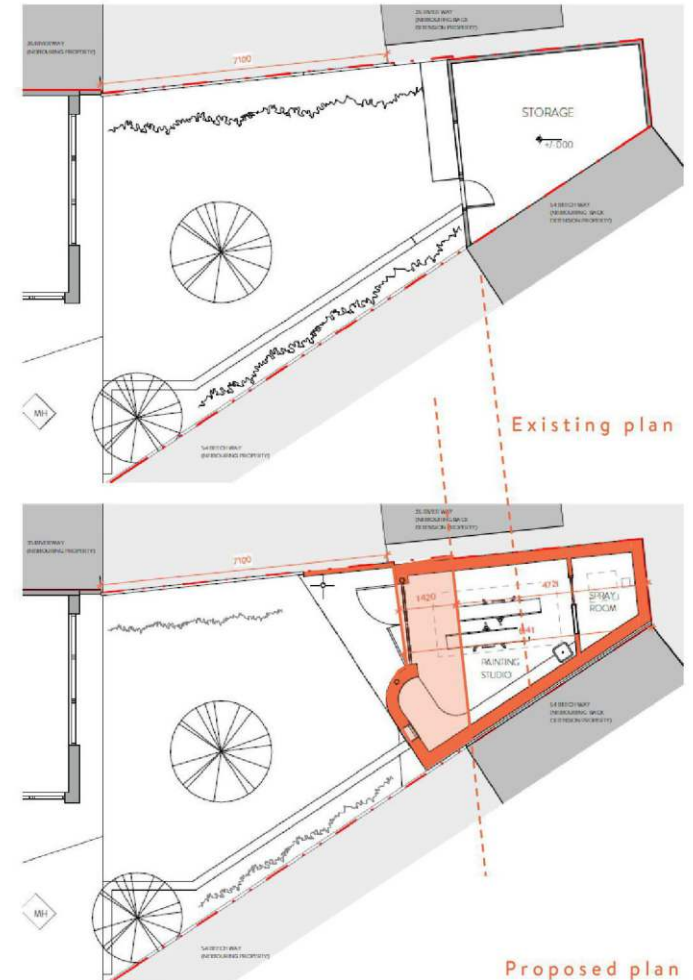
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As the outbuilding is within a plot occupied by a Building of Local Merit the design has been conceived taking into consideration the architectural value of the main house. The proposed massing, materiality and detailing are in line with the Arty Deco style of the Dwelling.

The proposal carefully takes into consideration Policy DM HD 3 Buildings of Townscape Merit, more specific to the following points:

- *Alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques.*
- *Any proposals should protect and enhance the setting of Buildings of Townscape Merit.*

The proposal has been also developed paying special attention to paragraph 4.3.16 of The Development Magenta plan: *Development proposals for alteration, extension or change of use to a Building of Townscape Merit or within its setting should protect the architectural integrity of the building, the existing balance between the building and its setting and be proportionate in scale to that of the original building. Architectural features, materials or detailing which contribute positively to the character of a Building of Townscape Merit, should be kept.*



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 04 PROPOSED APPROACH

#### 4.1 – STREETScape

##### Ensure continuity of the whole:

A well-designed home office / outbuilding will complement the existing house it belongs to and will be sympathetic to the character of surrounding properties; likely to add more value to the property than an inappropriate design.

##### Design response:

The design response looks to make no changes to the mass or bulk as observed from the street, as the proposed extension is situated at the rear garden of the property.



Location Plan



Street view

# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 04 PROPOSED APPROACH

#### 4.2 – THE PROPOSAL

The proposal will consist of the replacement of the existing tumbledown rear extension that was added as a rear garage in years after the original house was built, currently used as a storage room. The idea is to transform the space to cater for a home studio incorporating Art Deco features such as curved wall, horizontal striations to match adjacent Art Deco House, a porthole window and glazed Critall style doors. The rooflight provide vital natural light for the painting studio and its shape, allows the use of tall easels for painting without increasing the overall roof of the space. The idea looks to continue a clear design language of the main house. (Refer to general arrangement plans appended to this report for more detail).

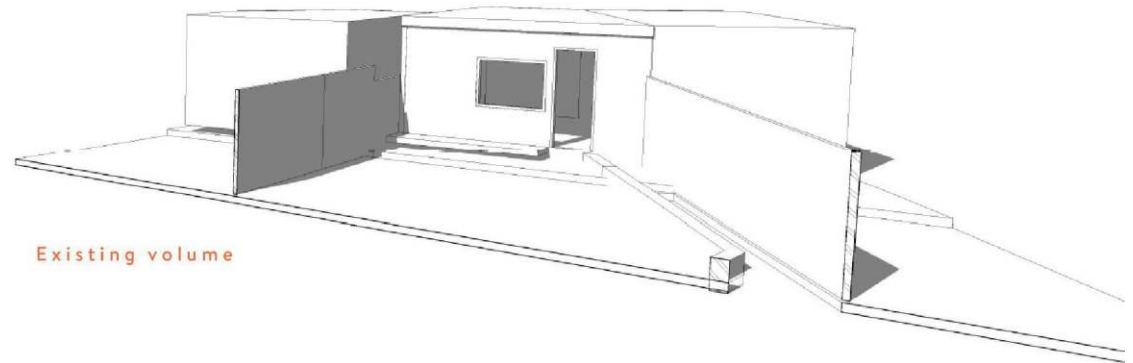
The proposal aims to enhance living spaces, and to deliver a more efficient envelope to suit the requirements of a 21<sup>st</sup> century dwelling.

#### GROUND FLOOR EXISTING

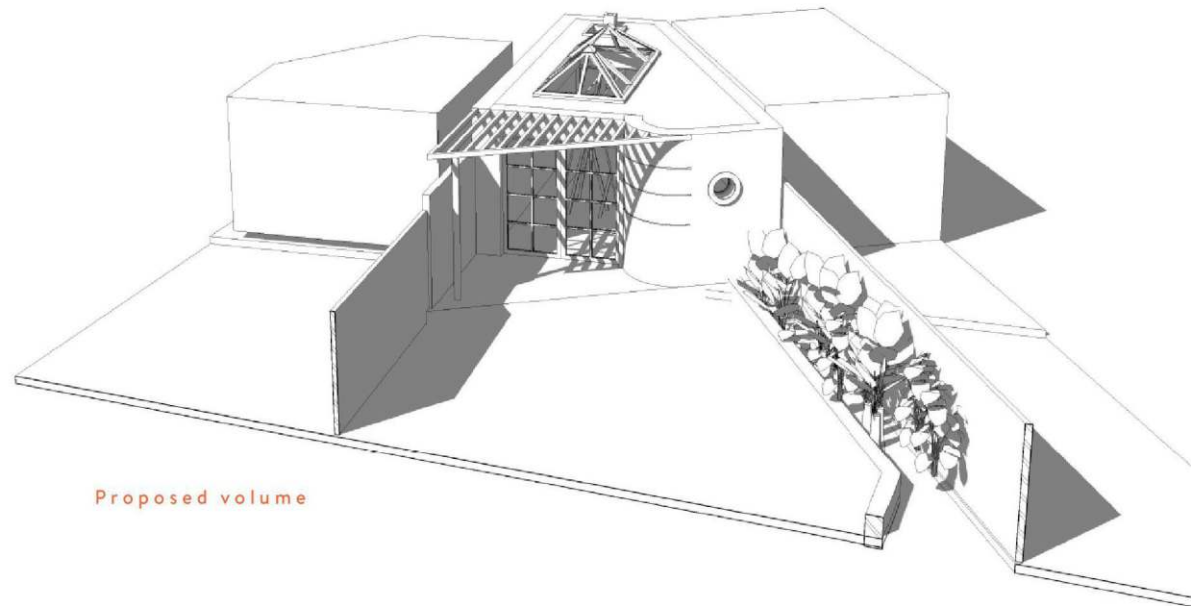
Area: 16,61 m<sup>2</sup>

#### GROUND FLOOR PROPOSED

Area: 23.19 m<sup>2</sup>



Existing volume



Proposed volume



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 05 MATERIALITY AND KEY FEATURES

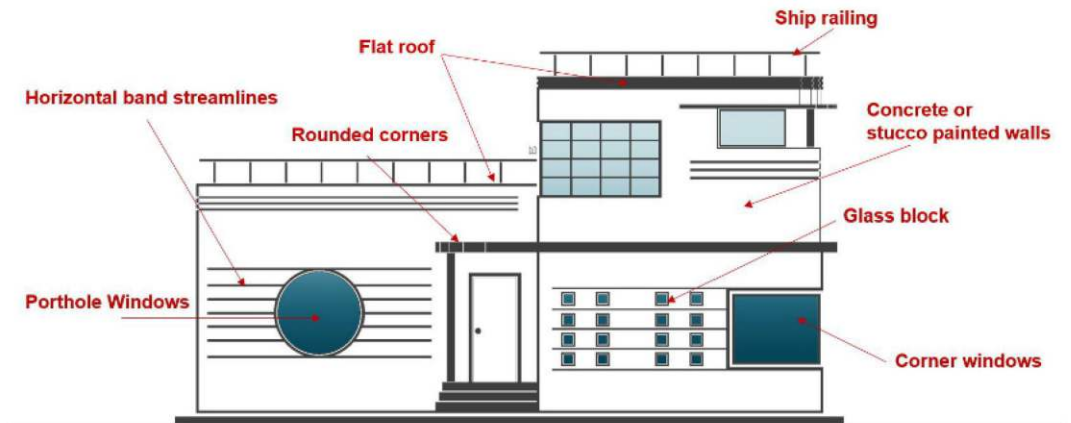
#### 5.1 - MATERIALITY AND KEY FEATURES



34 River Way and 56 Beech Way - existing rendered white walls

Porthole windows

Rendered white walls



Art Deco Language Architectural Features diagram

56 Beech Way - existing black wall base board (plinth)

### 06 CONCLUSIONS

#### 6.1 - CONCLUSIONS

The proposal aims to deliver a contextual approach that improves the architecture of the existing rear garage providing an additional integrated space for the existing house and garden in which it sits.

The proposals provides an opportunity to improve the efficiency and utility of the space which in turn allows for an additional, useful and more suitable living space for the family.

The development would provide a valuable/useful space for a home office without effecting the amenity space of both the existing property and the neighboring houses. The proposal will adapt the existing dwelling to the new working patterns imposed by the current Pandemic.

The applicants/Owners are passionate about the architectural value of their home and the proposals are testament of their commitment to bring back the house to its former glory.



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

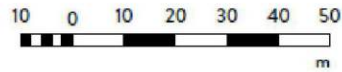
### 07 DRAWINGS

#### 7.1 DRAWINGS - EXISTING LOCATION AND SITE (N.T.S)



56 BEECH WAY  
TWICKENHAM  
TW2 5JT

SCALE 1:1250



1 P-LOCATION-EXISTING



SCALE 1:500



2 P-SITE-EXISTING

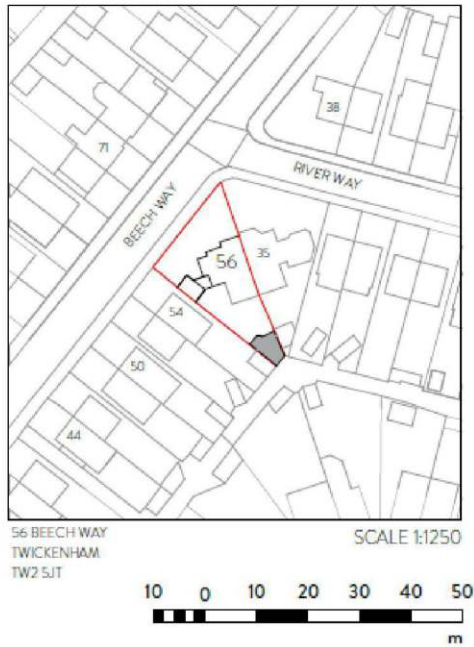


# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 07 DRAWINGS

#### 7.1 DRAWINGS - PROPOSED LOCATION AND SITE (N.T.S)

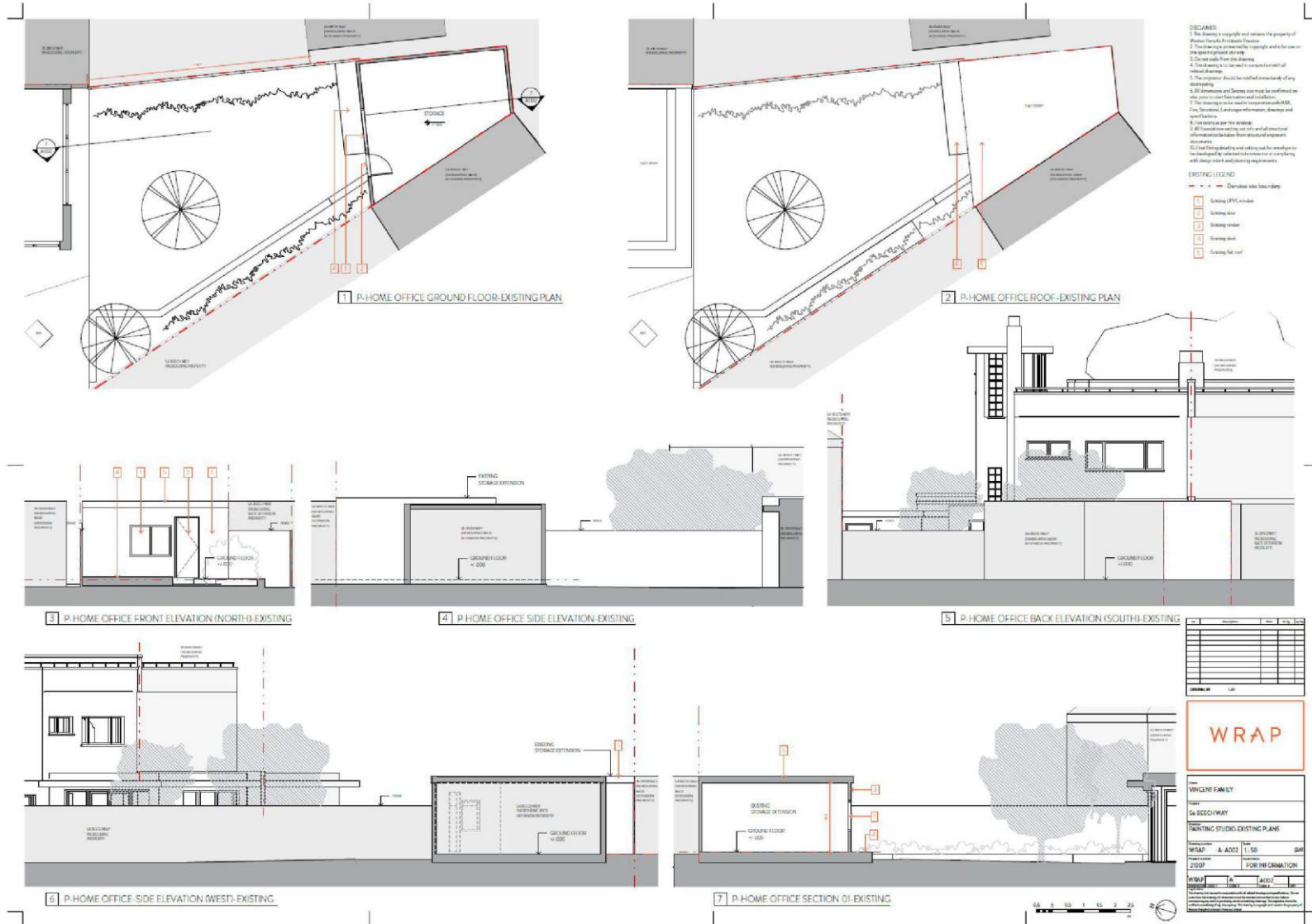


1 A-LOCATION-PROPOSED

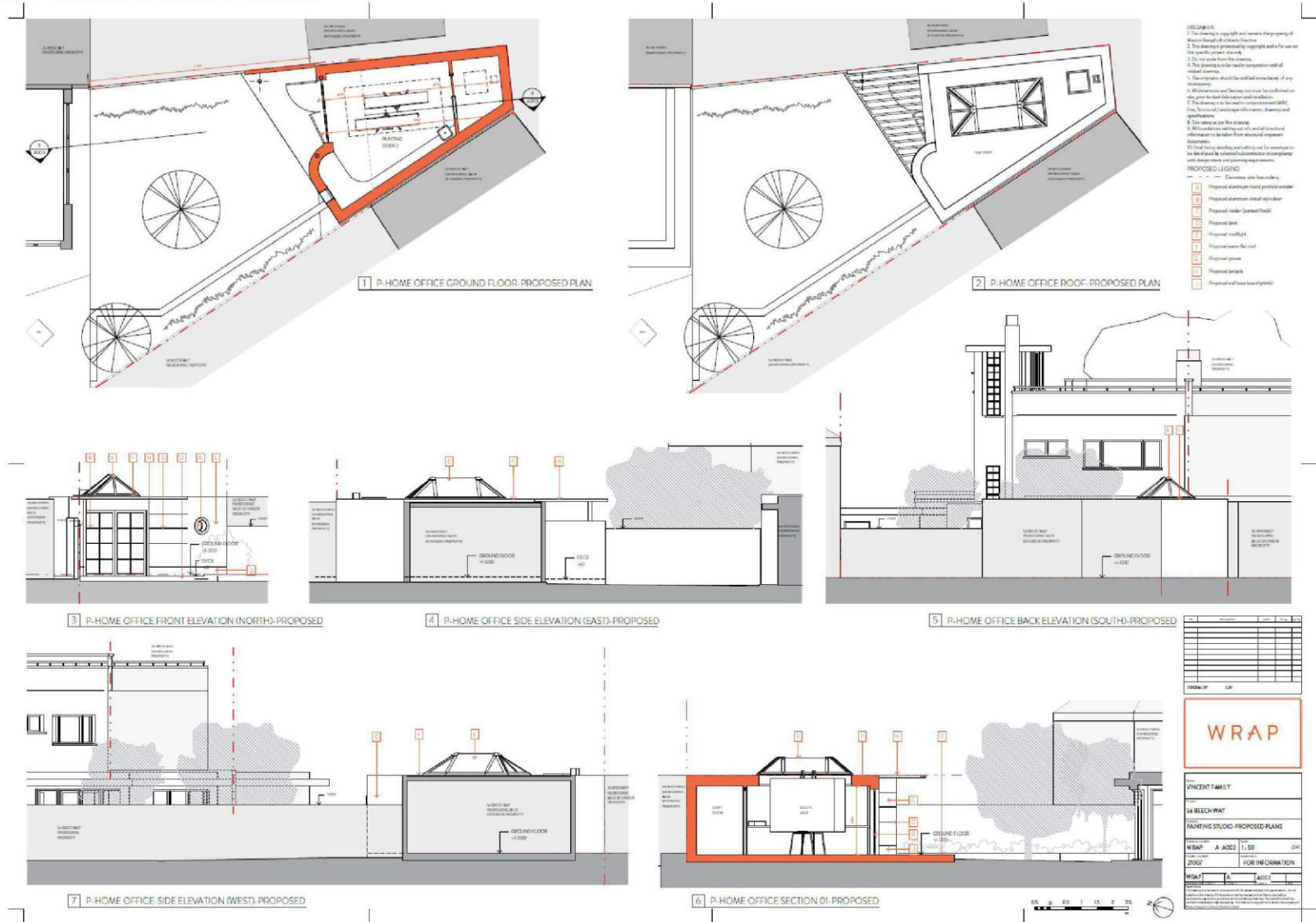


2 A-SITE-PROPOSED

7.1 DRAWINGS - EXISTING PLANS



7.1 DRAWINGS - PROPOSED PLANS



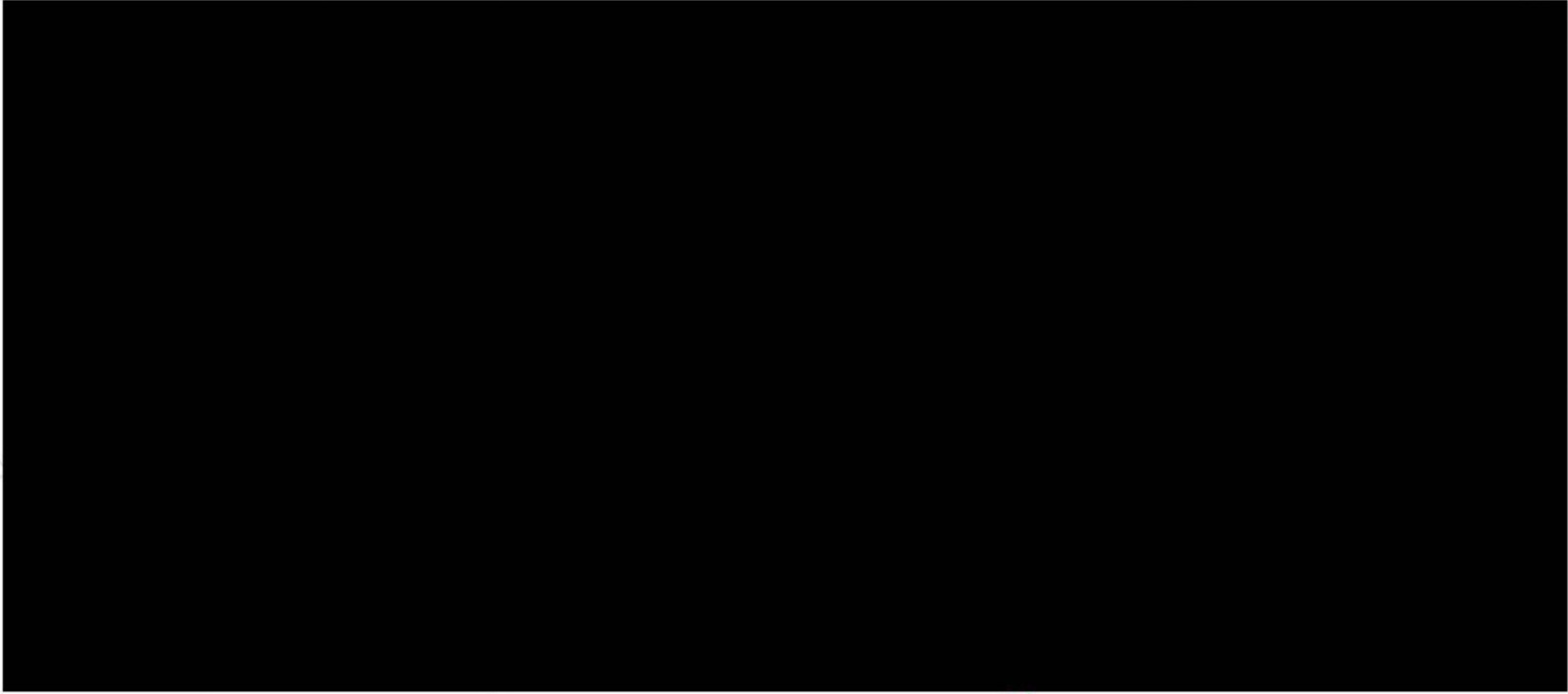
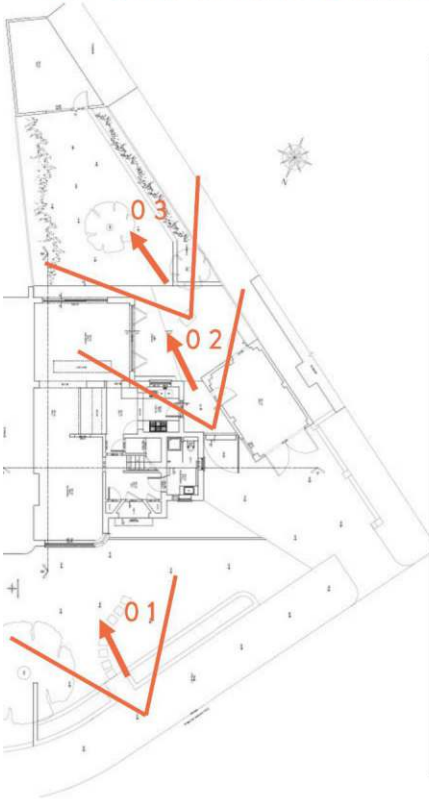


DESIGN AND ACCESS STATEMENT

56 BEECH WAY

08 SITE PHOTOGRAPHS

8.1 SITE PHOTOGRAPHS

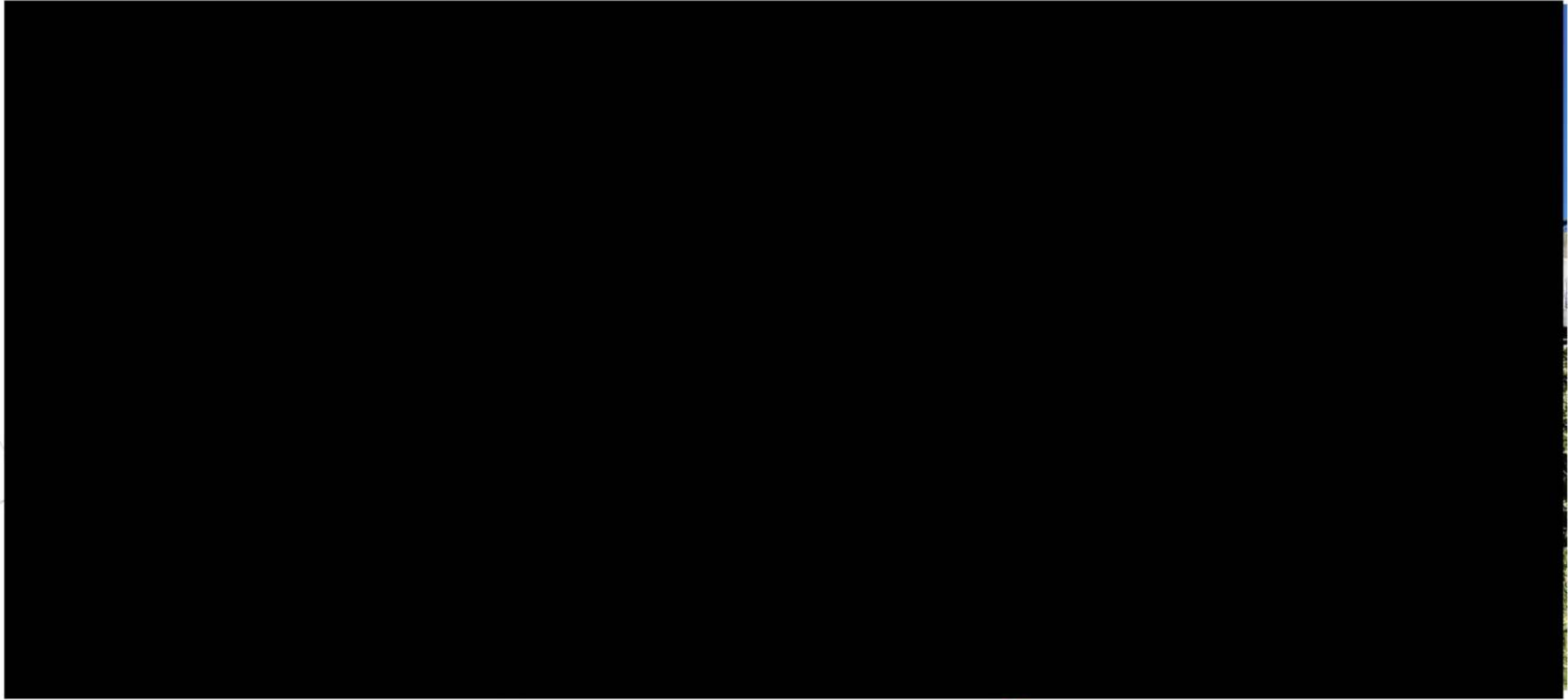
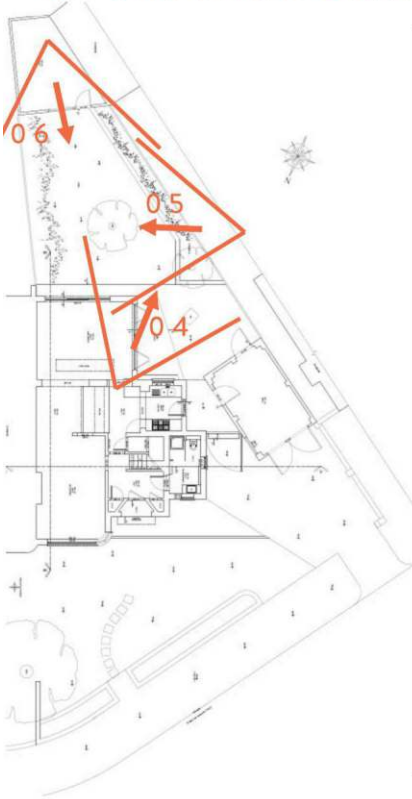


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8.1 SITE PHOTOGRAPHS

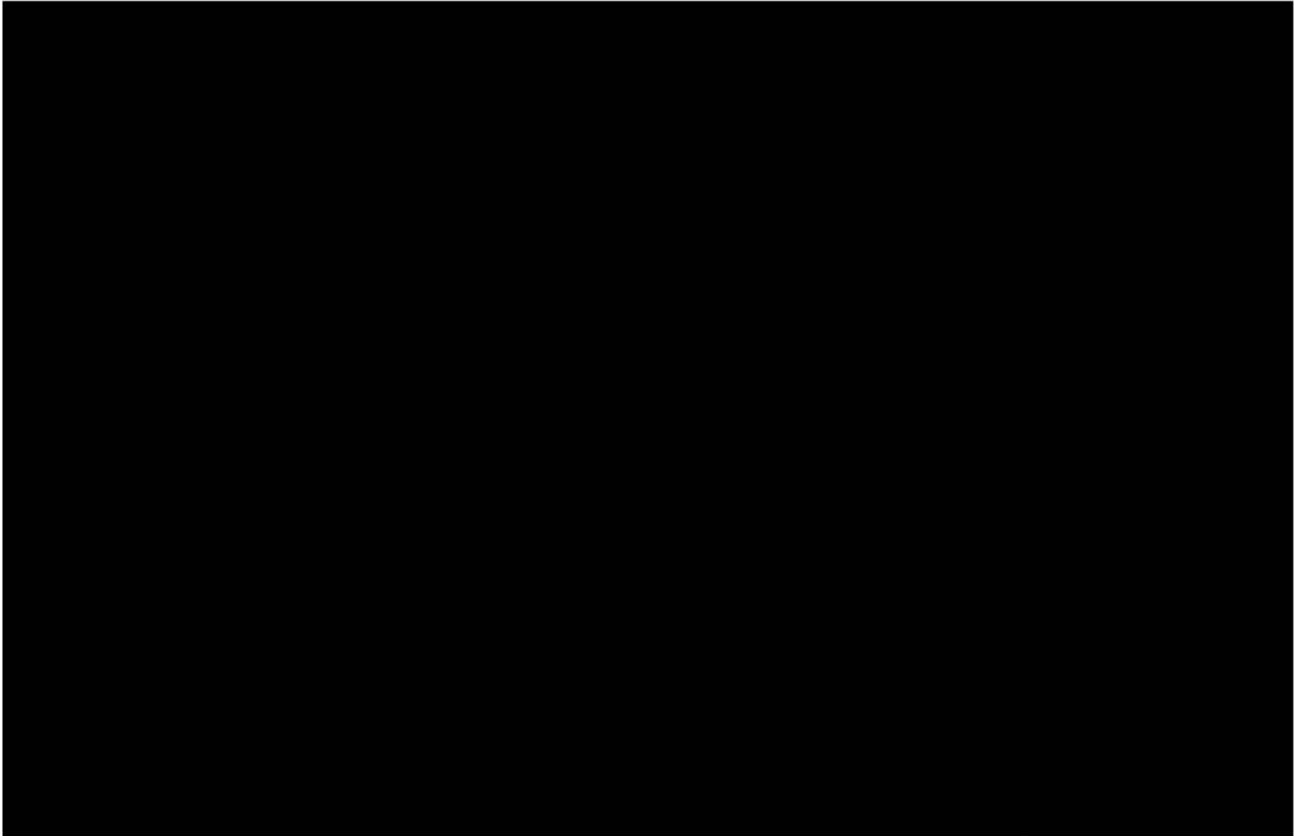
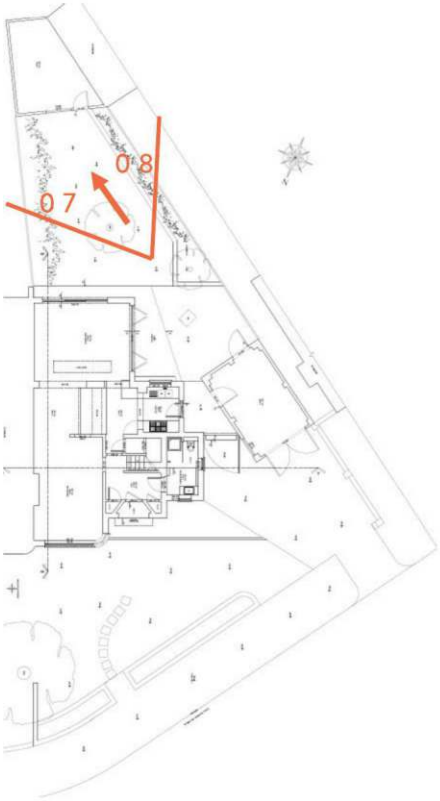


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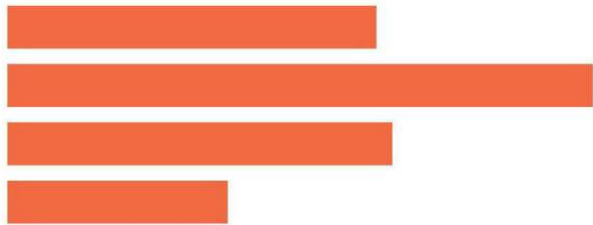
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07

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# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

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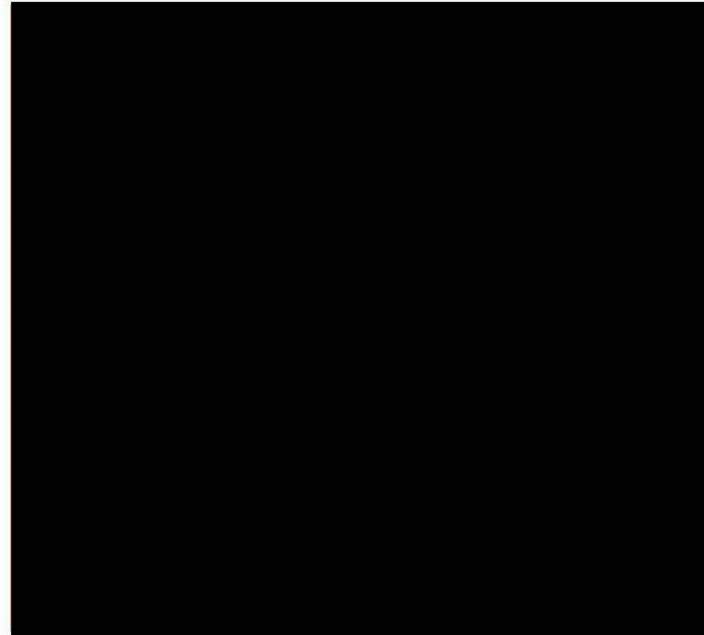
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View from road



View from rear garden



56 BEECH WAY

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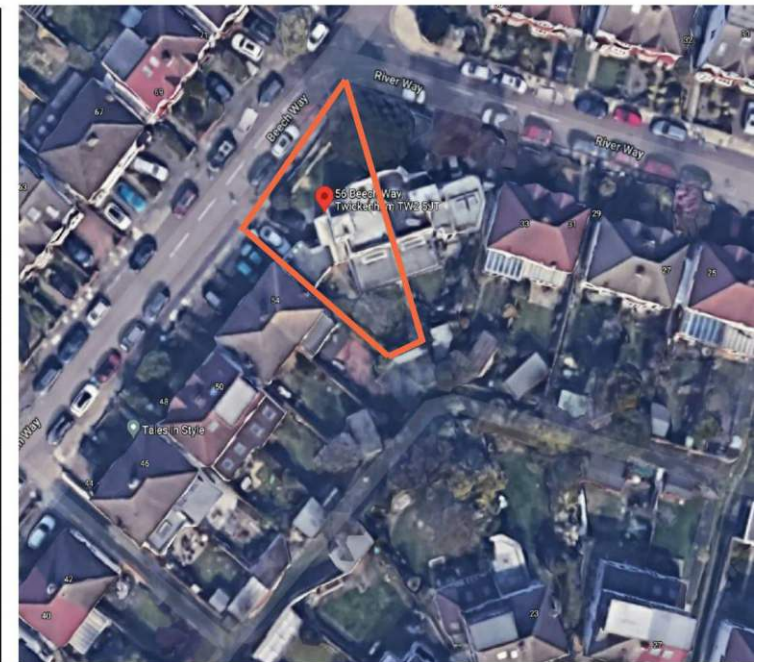
London Borough Map – Richmond Upon Thames



Richmond Upon Thames – Twickenham



Site plan



Aerial view of 56 Beech Way



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 02 THE SITE

#### 2.3 – SITE ANALYSIS

**Topography:** The site is located in flood zone 1, rated by the Environment Agency (EA) as having a low probability of flooding.

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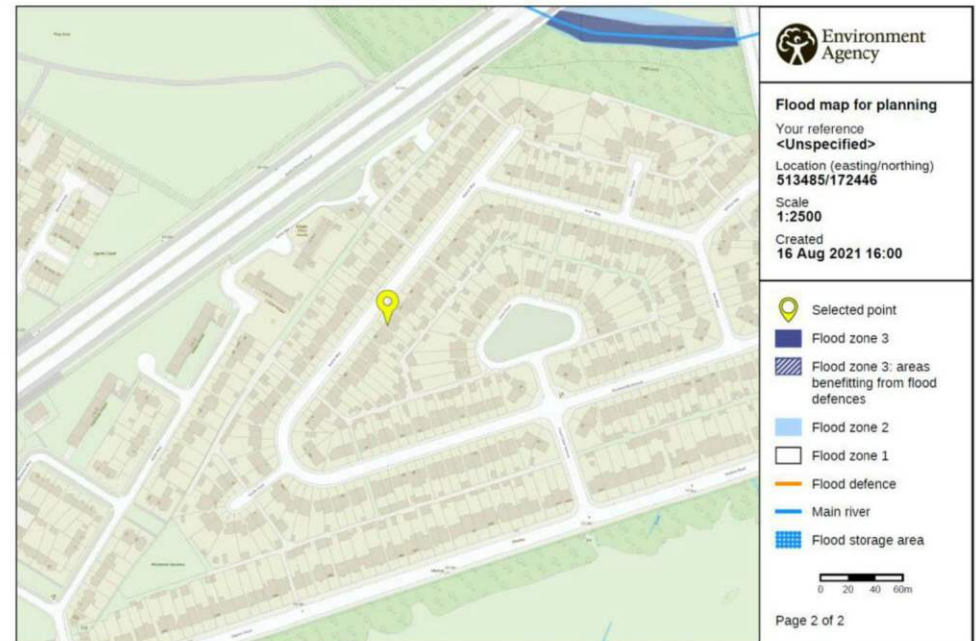
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Bird-eye view of 56 Beech Way



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Flood area map

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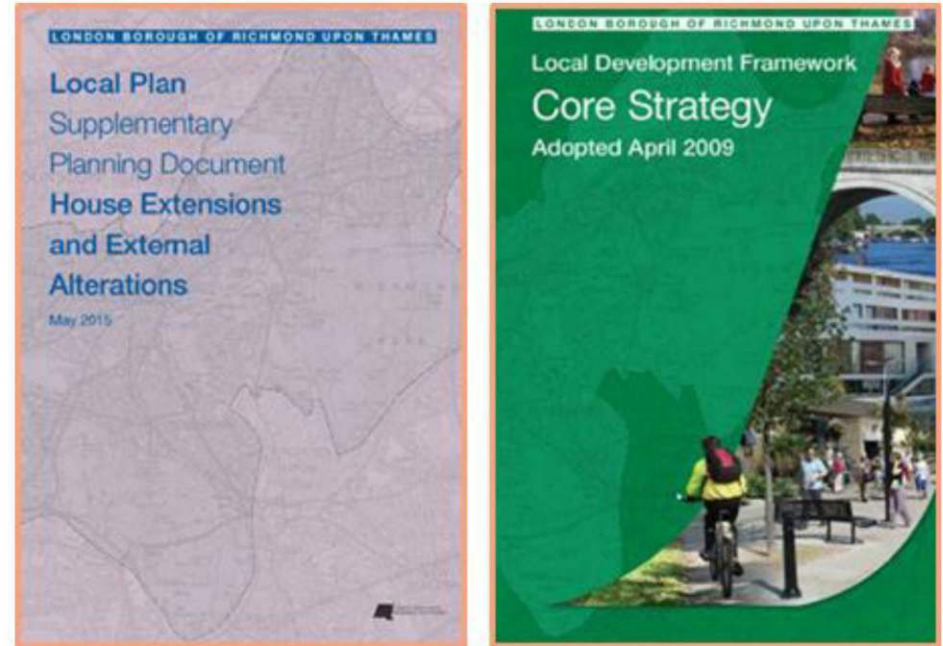
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Richmond upon Thames relevant policies

# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

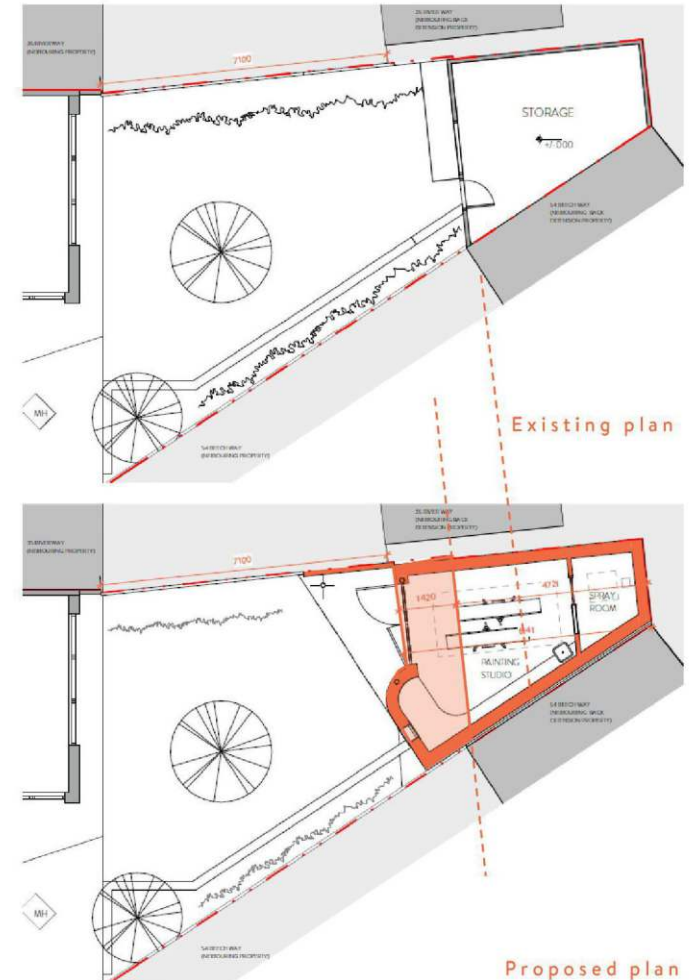
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# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 04 PROPOSED APPROACH

#### 4.1 – STREETScape

##### Ensure continuity of the whole:

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Street view



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## 56 BEECH WAY

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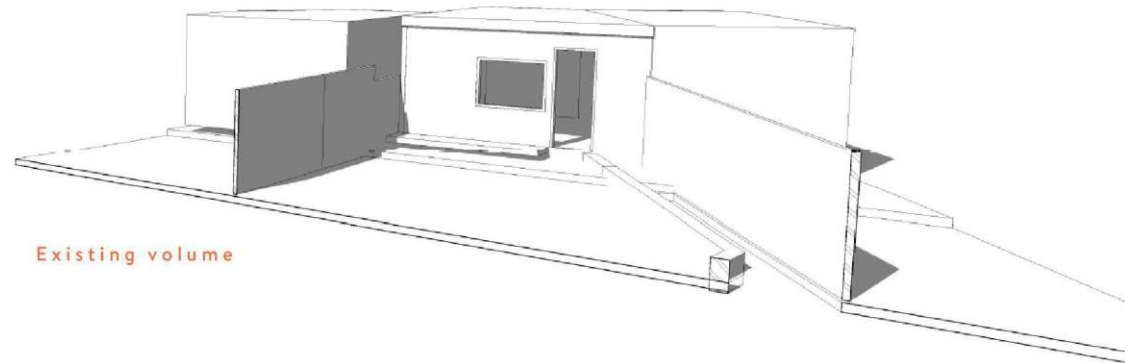
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#### GROUND FLOOR EXISTING

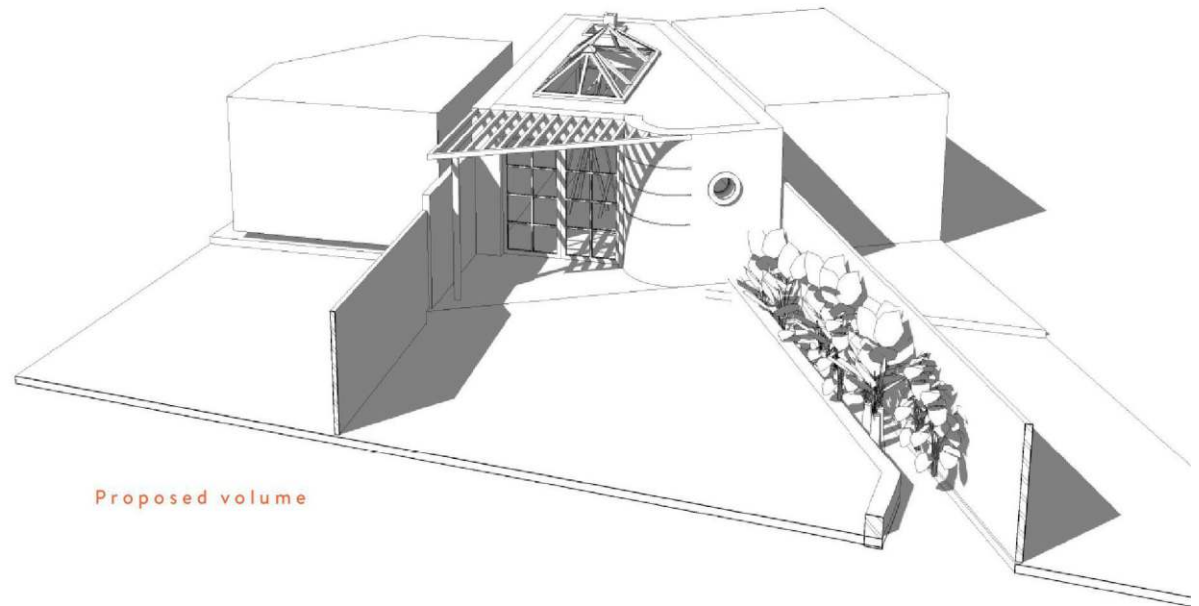
Area: 16,61 m<sup>2</sup>

#### GROUND FLOOR PROPOSED

Area: 23.19 m<sup>2</sup>



Existing volume



Proposed volume



# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 05 MATERIALITY AND KEY FEATURES

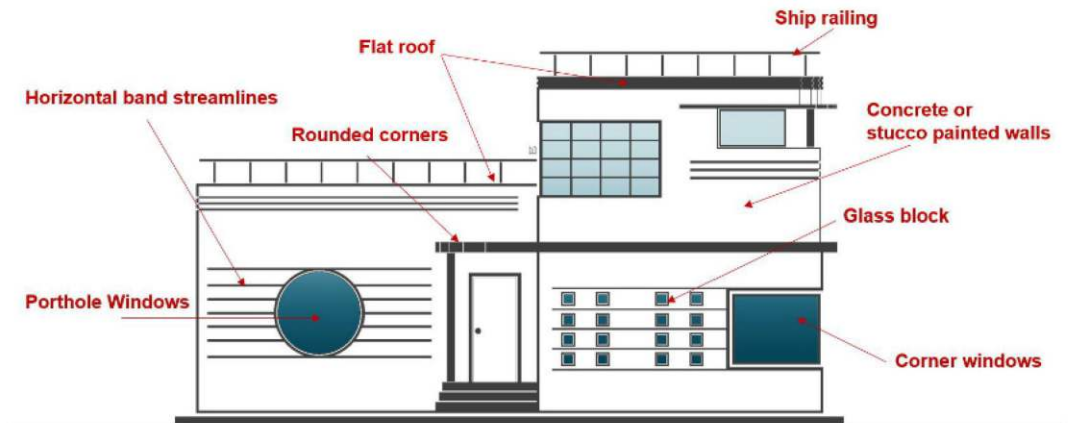
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34 River Way and 56 Beech Way - existing rendered white walls

Porthole windows

Rendered white walls



Art Deco Language Architectural Features diagram

56 Beech Way - existing black wall base board (plinth)

### 06 CONCLUSIONS

#### 6.1 - CONCLUSIONS

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## 56 BEECH WAY

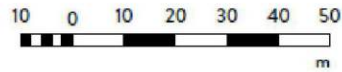
### 07 DRAWINGS

#### 7.1 DRAWINGS - EXISTING LOCATION AND SITE (N.T.S)



56 BEECH WAY  
TWICKENHAM  
TW2 5JT

SCALE 1:1250



1 P-LOCATION-EXISTING



SCALE 1:500



2 P-SITE-EXISTING

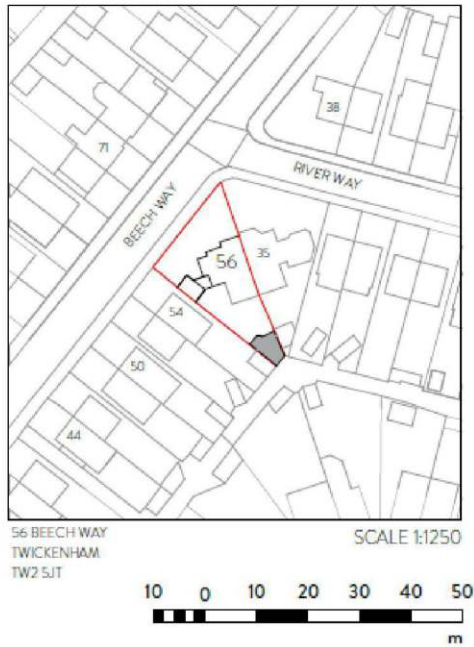


# DESIGN AND ACCESS STATEMENT

## 56 BEECH WAY

### 07 DRAWINGS

#### 7.1 DRAWINGS - PROPOSED LOCATION AND SITE (N.T.S)



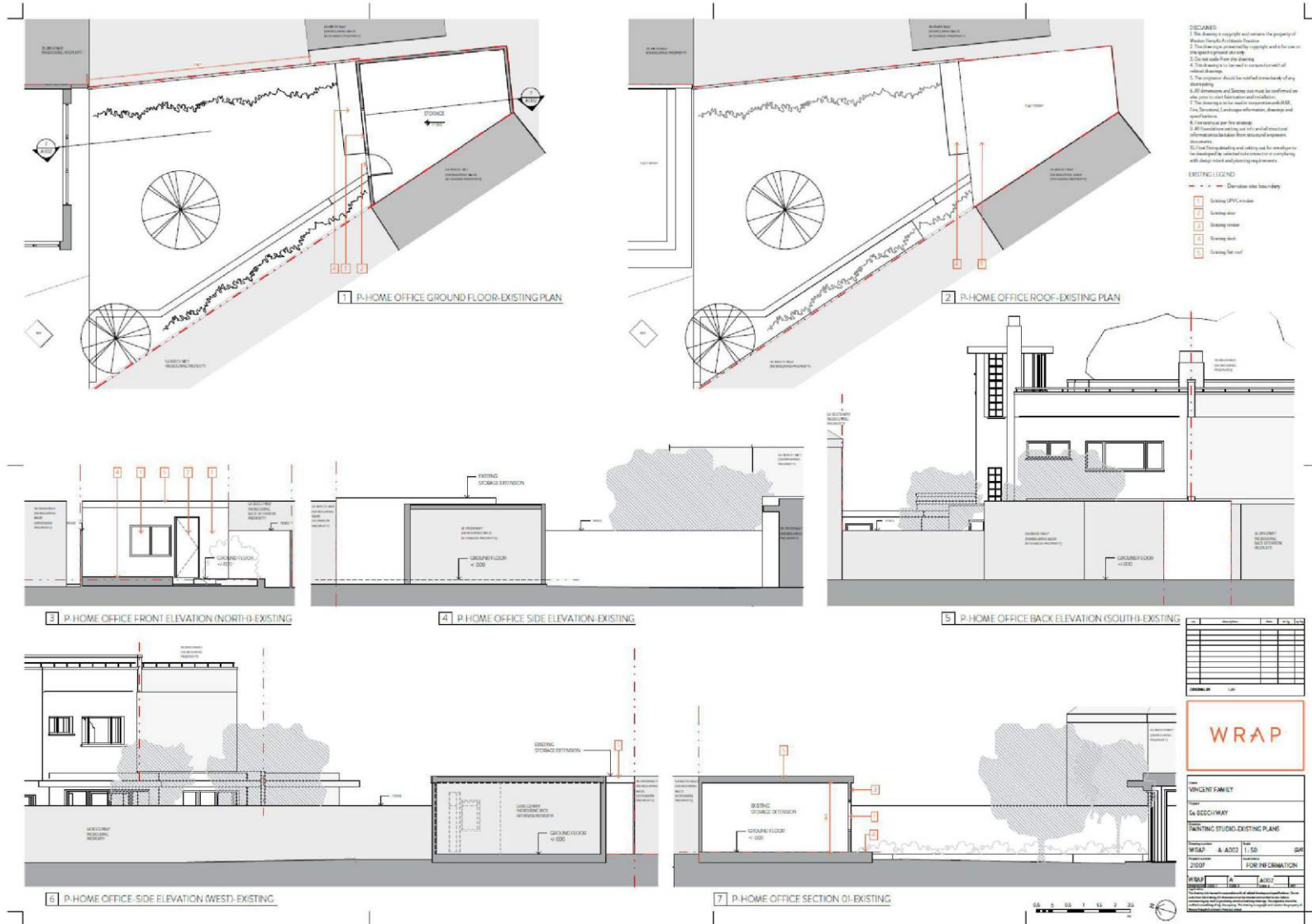
1 A-LOCATION-PROPOSED



2 A-SITE-PROPOSED



7.1 DRAWINGS - EXISTING PLANS



7.1 DRAWINGS - PROPOSED PLANS

**1** P-HOME OFFICE GROUND FLOOR, PROPOSED PLAN

**2** P-HOME OFFICE ROOF, PROPOSED PLAN

**3** P-HOME OFFICE FRONT ELEVATION (NORTH), PROPOSED

**4** P-HOME OFFICE SIDE ELEVATION (EAST), PROPOSED

**5** P-HOME OFFICE BACK ELEVATION (SOUTH), PROPOSED

**6** P-HOME OFFICE SECTION 01, PROPOSED

**7** P-HOME OFFICE SIDE ELEVATION (WEST), PROPOSED

**PROPOSED LEGEND**

- Proposed external facade boundary
- Proposed aluminium framed picture window
- Proposed aluminium framed skylight
- Proposed metal framed roof
- Proposed door
- Proposed window
- Proposed stone flat roof
- Proposed gable
- Proposed parapet
- Proposed wall base height

NO	DATE	BY	CHKD

SCALE: 1:50

**WRAP**

VINCENT FAMILY  
56 BEECH WAY  
PAINTING STUDIO PROPOSED PLANS  
WRAP A 002 1:50  
2022 FOR INFORMATION  
WRAP A 001

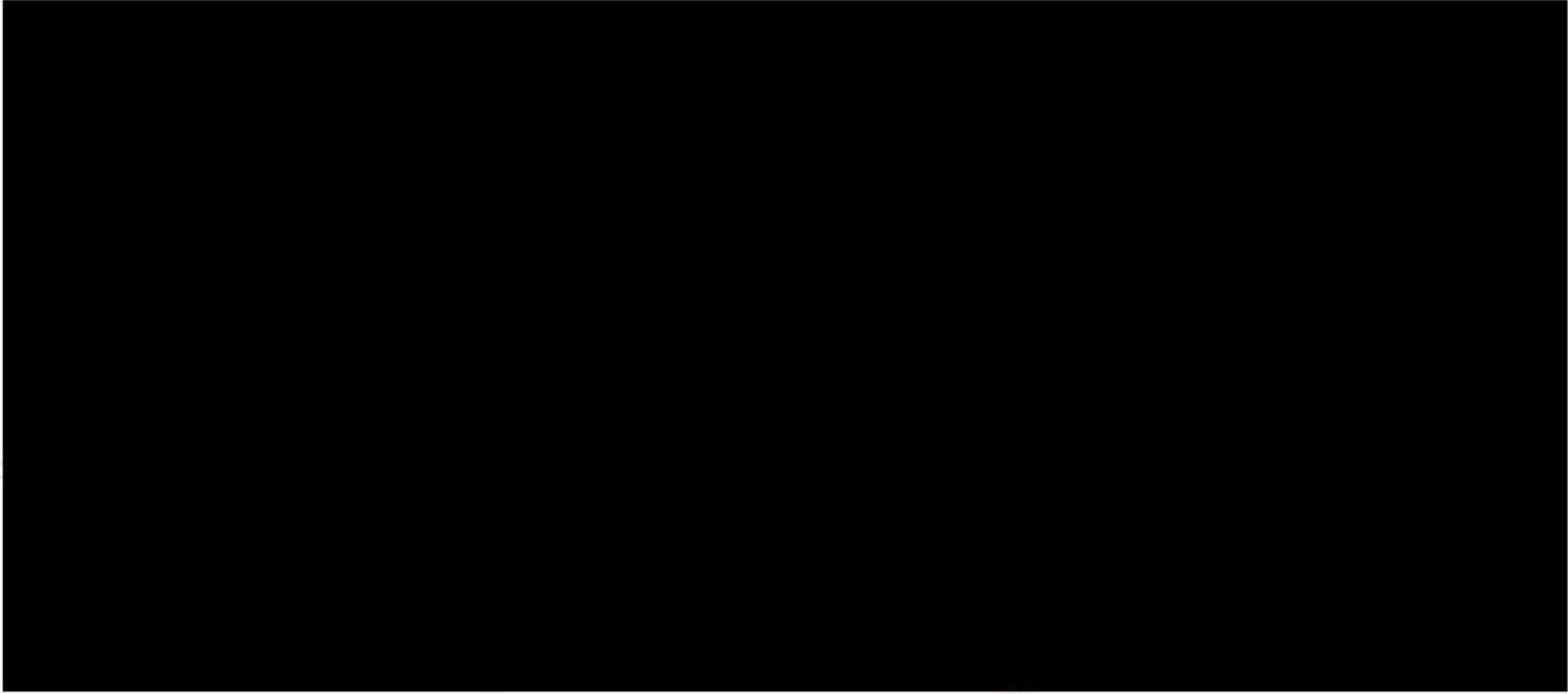
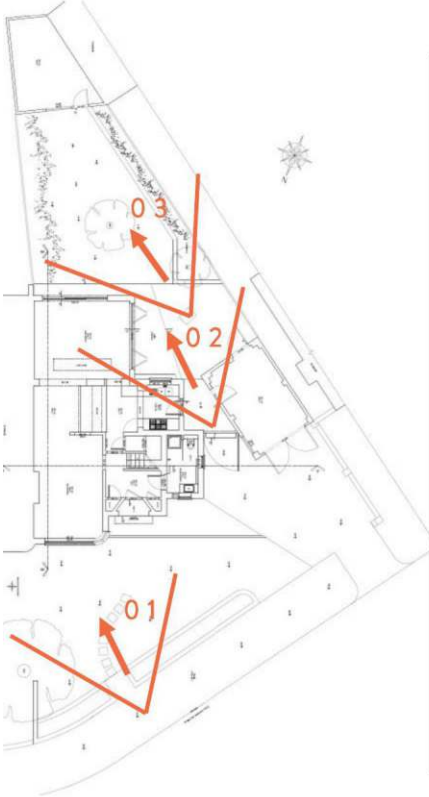
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DESIGN AND ACCESS STATEMENT

56 BEECH WAY

08 SITE PHOTOGRAPHS

8.1 SITE PHOTOGRAPHS

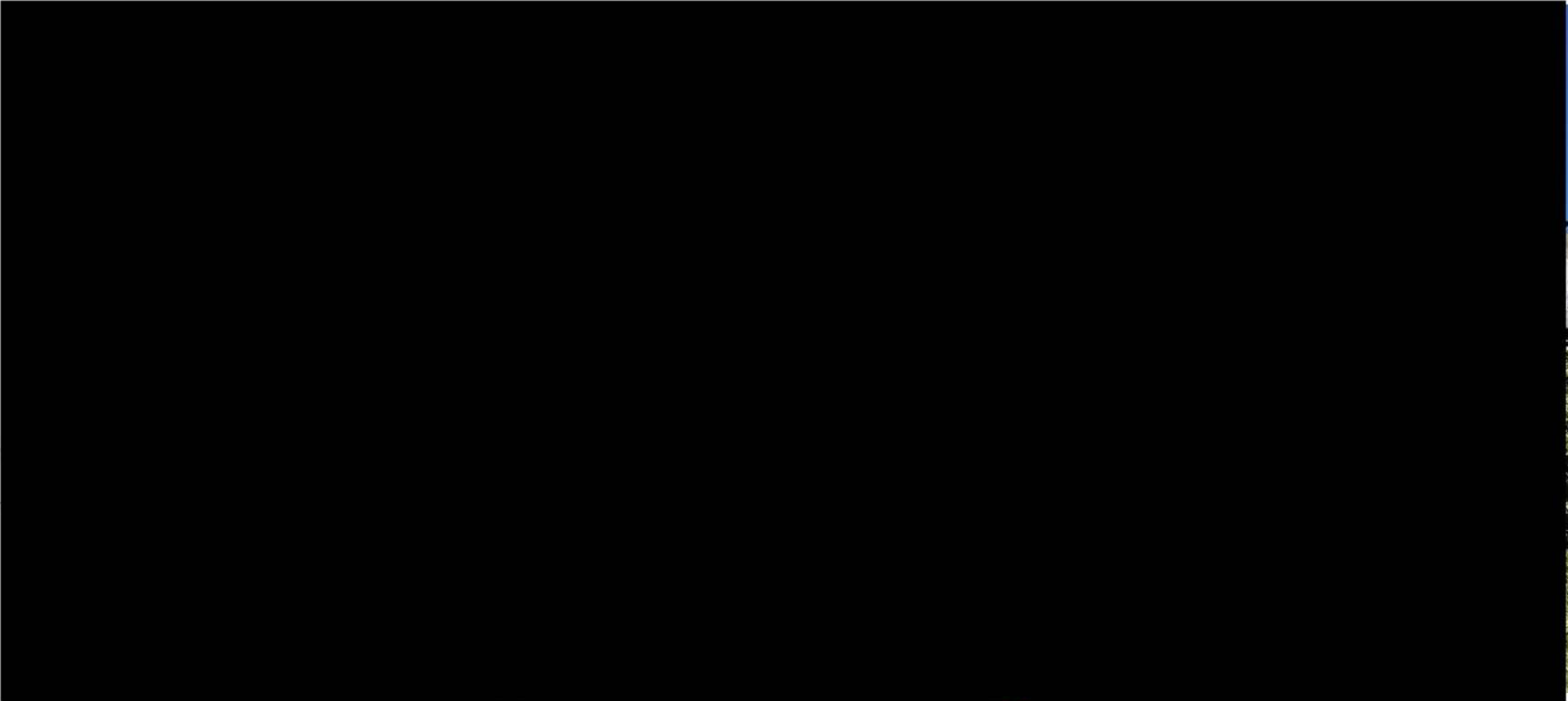
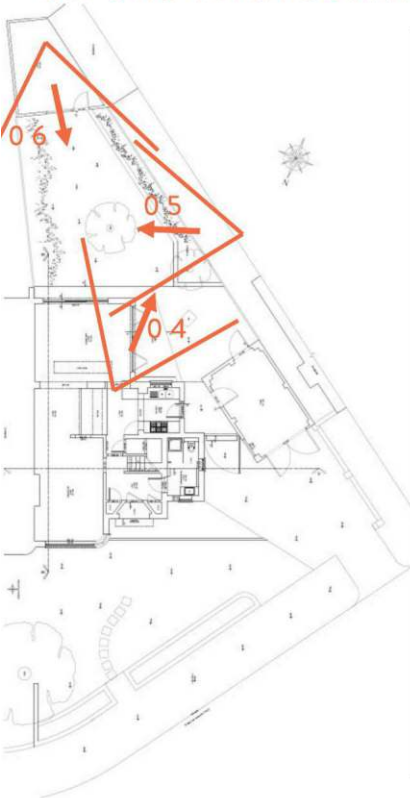


01

02

03

8.1 SITE PHOTOGRAPHS



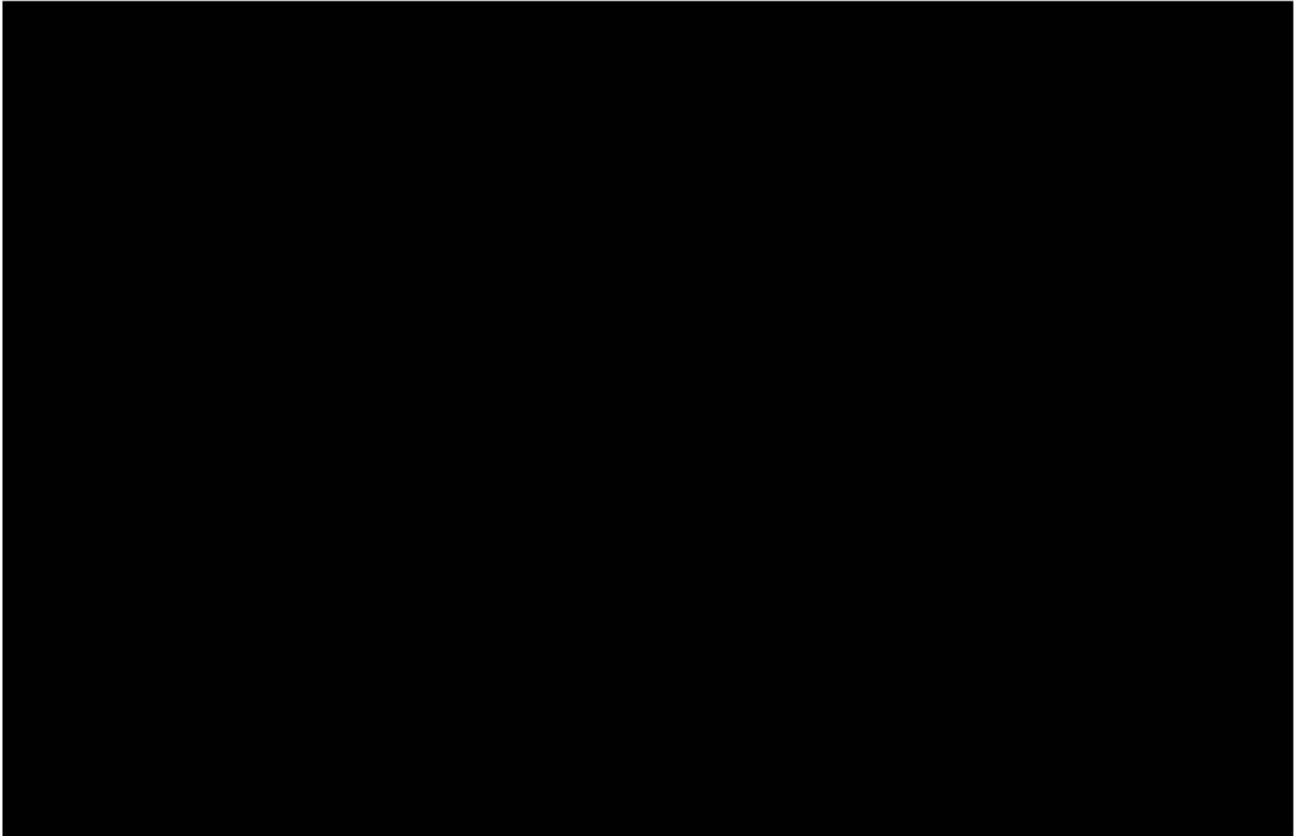
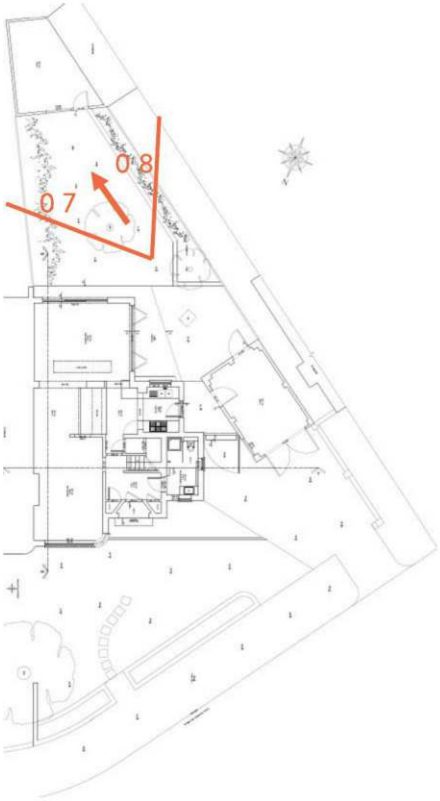
04

05

06

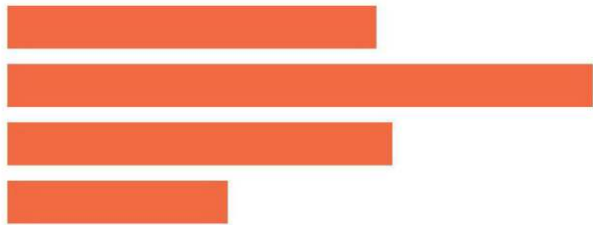


8.1 SITE PHOTOGRAPHS



07

08



WRAP