

## Design and Access Statement

Proposed Development  
38-42 Vincam Close  
Twickenham  
TW2 7AB

### Background

This full planning application proposes the demolition of three houses and the construction of eight new houses on the same site. The application follows the receipt of pre-application advice from the council's officers

### Site Location and Context

The existing houses on the site are located at the western end of Vincam Close where it joins Vanquish Close.



Aerial view (Google Images)

Vincam Close is a street of groups of two storey terraced houses dating from the inter war period. The houses are a mixture of render and brickwork elevations under plain tile roofs. Most of the houses have been altered since their construction with changes generally to cladding and windows. A number of the houses appear to have extended into the roof spaces

The houses are set back from the road by around six metres and a large proportion of the houses have parking on this former front garden land.

Vincam Close terminates with a circular road turning area off which is Vanquish Close. Vanquish Close is directly to the south of the site. Vanquish Close is a residential development of two and three storeys with brick and render elevations under shallow pitched concrete tile roofs or low-pitched flat roofs, a much different style to Vincam Close.

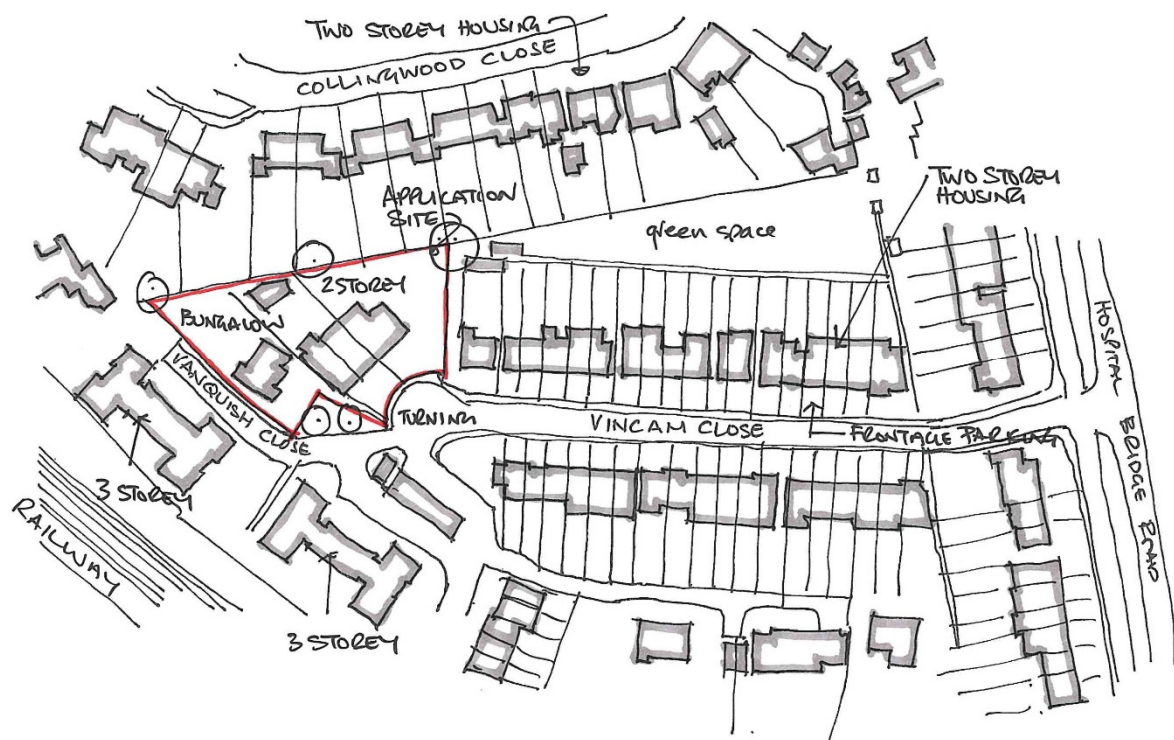
Further to the south is the railway and to the north of the site, gardens to properties in Collingwood Close back onto the site, the houses being over 20 metres from the boundary of the site.

To the north of the site is a further residential development of Collingwood Close with rear gardens backing on to the application site

The site is not within a Conservation Area, does not include any heritage assets or buildings of Townscape Merit, and does not benefit from any other designation.

The site is in a sustainable location, within walking distance of local amenities and public transport.

The site is within Flood Zone 1 and not at risk of flooding. A flood risk assessment forms part of this planning application.



Existing Context

## Existing Houses to be demolished

The existing houses on the site comprise No 42, a brick build bungalow probably dating from the 1970's or possibly a little earlier. No's 38 and 40 a pair of semi-detached, much extended and altered two story houses dating from the 1930's presumably built at the same time as the rest of Vincam Close.



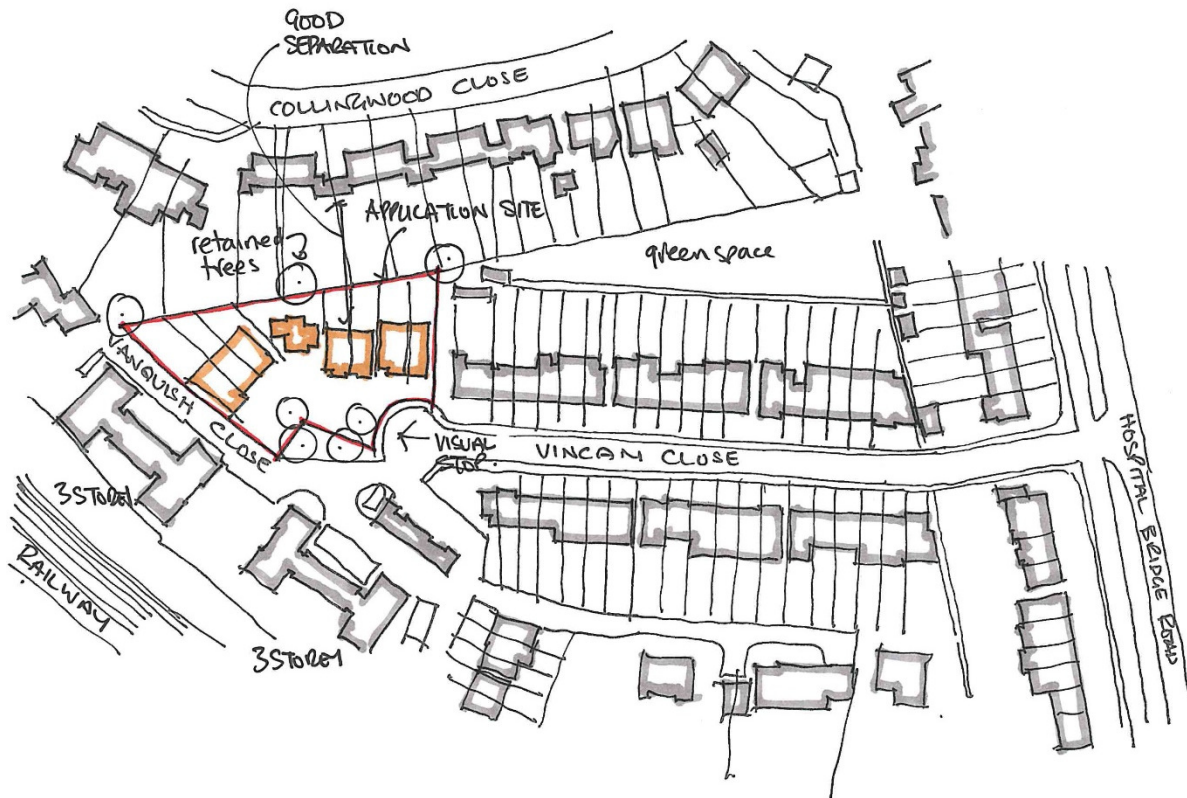
Site frontage (google images)

A preliminary appraisal of these houses showed that they require large amounts of maintenance work and further significant works if they are to be brought up to current energy standards. It is considered that it would be possible to create houses that have a higher level of energy efficiency and by demolishing and rebuilding, using the size of the plot in a more creative way to achieve more dwellings with layouts that are perhaps better suited to current day requirements. A detailed assessment has been undertaken and is fully explored in the accompanying Sustainability Report.

## Proposals

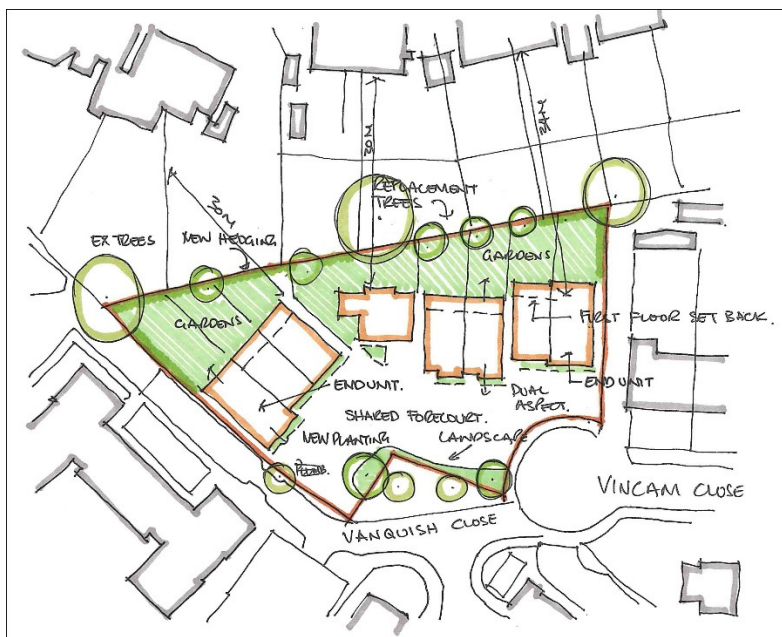
Following a detailed analysis of the site and it's surrounding a proposal for eight new houses is proposed. We have considered the arrangement of the houses in a terrace and two pairs of semi-detached houses. The semi-detached houses follow the line of the existing houses on the north side of Vincam Close and the smaller terrace is angled to align with the houses in Vanquish Close. Between these is a detached house. This arrangement closes the view to the west of Vincam Close in a similar way as the existing houses partly do but, in our opinion, this is better resolved.





### Proposed Context

The individual dwellings have been designed with spaces equal to or in excess of Nationally Described Space Standards, with private garden areas and two parking spaces per dwelling. Windows have been carefully planned to provide a good standard of natural lighting and ventilation to the rooms. Overlooking of neighbouring properties is minimised, the houses in Collingwood Close that back on to the application are all at least 30 metres from the backs of the proposed houses in the closest situation and further than that, and angled in others.



The forecourt parking proposed follows the existing manner of parking. The forecourt parking gives good access to the main entrances of the houses and is a good arrangement for the provision of electric charging points for each house. The manoeuvring of vehicles in this shared forecourt space has been carefully considered and demonstrated in the accompanying transport statement. Landscaping has been included as part of the design.

The design of the elevations takes its lead from the existing houses in Vincam Close and the immediate surroundings. Overall heights of the houses, internal room heights, and the proportions of the windows follow the original designs.

The mix of houses includes 2 No 4-bedroom houses and 6 No 3-bedroom houses.



Front Elevation

Plots 1 to 3



Front Elevation

Plots 5 to 8



Front Elevation

Plot 4

### Access

The relatively level topography of the site means that there are no difficulties in achieving access for the less able and the parking close to the house makes this even more convenient. Internal access is considered under the Building Regulations and the internal layout follows the necessary requirements.

### Contamination

The site has been in residential use for a long period and the risk of contamination on the site is very low. A phase 1 desktop study that confirms this forms part of this planning application.

### Drainage

Existing drainage connections to the site serve the existing houses for both foul and surface water. Details of the proposed drainage strategy accompany this application. The foul drainage will connect directly to the existing system. The surface water is to be collected on site in attenuation tanks and discharged into the surface water system at a low level of discharge.

### Ecology

The land surrounding the houses has been used and maintained as private gardens for many years and is not considered to contain any protected species. A site inspection identified tile hanging on parts of the houses and having potential for bat roosting a bat roost assessment has been commissioned and accompanies this planning application. The report found that the houses had either low or negligible bat roost suitability.

It is proposed to include bat, swift and house sparrow boxes within the site as an ecological enhancement and these are included on the landscape proposal drawing.

The existing trees of any value are to be retained with additional trees planted. Rear gardens have been retained and the potential for inter connectivity around the site exists. New native hedgerow is also proposed to the site perimeter with additional planting within the site, as shown on the submitted drawings.

### Trees

The existing trees on the site have been surveyed and an Arboricultural Impact Assessment accompanies this planning application. It also includes a tree protection plan for the retained trees and the trees outside of the application site. The existing leylandii trees are to be removed and replaced with more suitable species as shown on the landscape proposals.

### Fire Protection

Consideration has been given within the design to the risks of fire. Within the houses the layouts follow the requirements of the Building Regulation and being just two storey secondary escape is available from the first floor through escape compliant windows. Externally no combustible materials are proposed in the construction and good access is available for firefighting appliances from the adjacent roads and the shared frontage of the proposed houses.

A comprehensive Fire Report accompanies this planning application.

### Air Quality

Air Quality has been considered as part of the design and the planning application and a report is included with this application.

The assessment has modelled future and current air quality at various heights of the new development at Vincam Close, the results of this assessment have shown that all the proposed receptor locations fall within APEC-A categorisation, which states "*No air quality grounds for refusal; however, mitigation of any emissions should be considered*".

The report concludes that *no mitigation measures are required at the new development and that Air Quality emissions are far below a level that would cause concern or potential adverse impact to the proposed future residents.*

## Conclusion

This planning application has been carefully prepared and has been the subject of pre-application consultation with the council's planning department. The London Plan, and Local Plan promote good design in essence and the optimising of the site capacity through a sensible design-led approach to make the best use of land.

The scheme has been designed to be a natural extension of the existing street making efficient use of available land and replacing some out-of-date housing stock with modern energy efficient houses meeting an established need.

We consider the design to be sympathetic and in keeping with the existing housing and consistent with the established pattern of terraced housing development along the street to maintain the street scene. The existing bungalow and the pair of semi-detached houses are out of character in the street and their removal and replacement with the new housing would significantly improve the character and appearance of the street scene

Tim Snow  
Tim Snow Architects

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