



Project:

**Car Park At St Margarets  
Business Centre**  
Godstone Road  
St Margarets  
TW1 1JS

Date:

**April 2022**

Report:

**Design & Access Statement -  
Draft**

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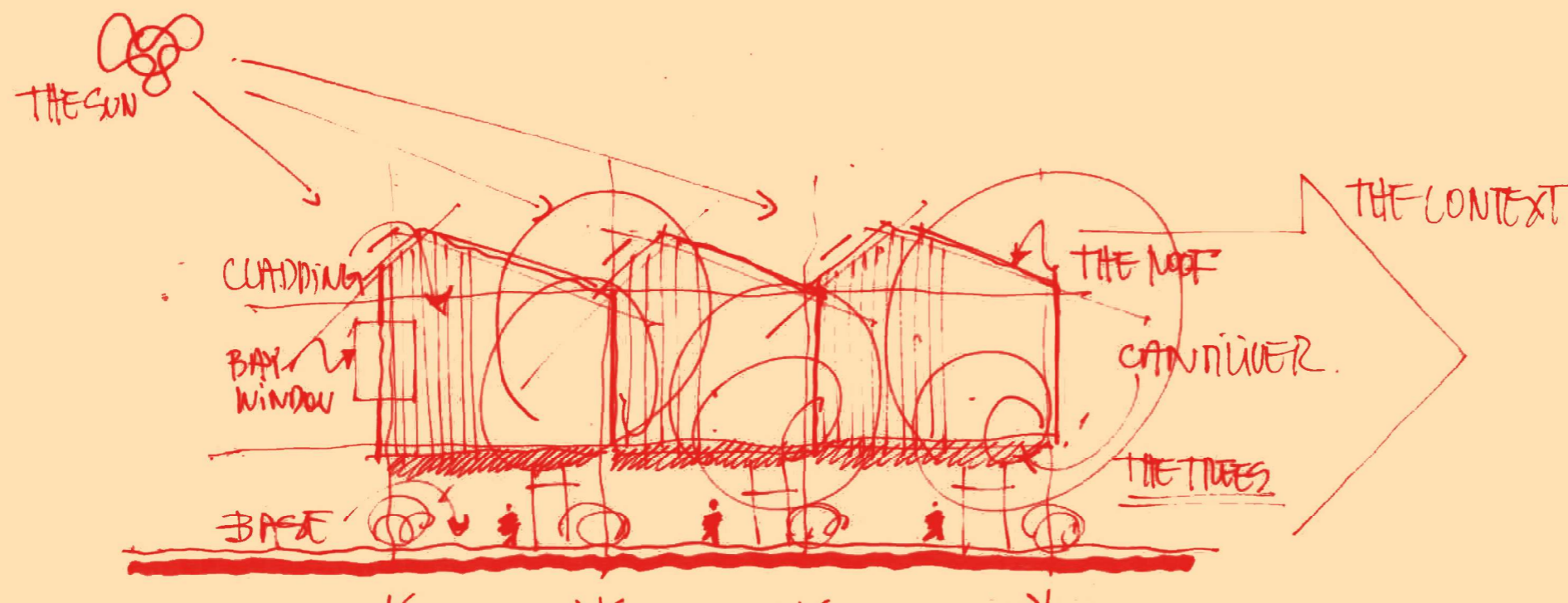
**P1**

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ACOUSTICS



AIR QUALITY



DRAINAGE & FLOOD RISK



ENERGY, DAYLIGHT SUNLIGHT &  
SUSTAINABILITY

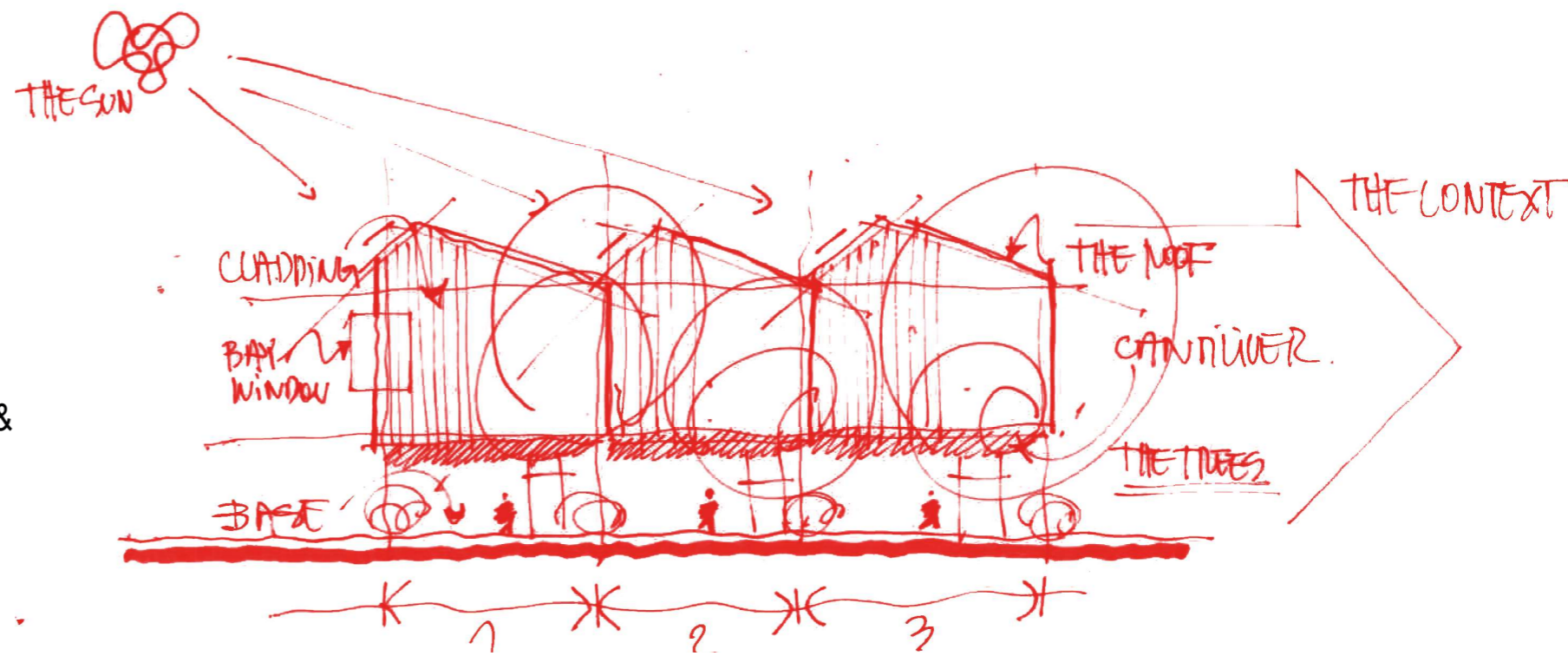


Tyler  
Grange

ARBORICULTURE, ECOLOGY &  
LANDSCAPE



TRANSPORT



# INTRODUCTION

## THE EXISTING CAR PARK AT ST MARGARETS BUSINESS PARK

### Contents

|     |                    |    |
|-----|--------------------|----|
| 00. | Introduction       | 3  |
| 01. | The Site & Context | 5  |
| 02. | Site Analysis      | 15 |
| 03. | Design Strategy    | 21 |
| 04. | Design Proposal    | 29 |
| 05. | Access             | 41 |

### Introduction

This Design & Access Statement has been produced to convey the proposed residential development of three houses on the car park at St Margarets Business Centre., Twickenham.

The statement will show how the potential housing on the site will be developed whilst the existing trees surrounding the site can be maintained and the visual impact on the surrounding houses minimised.



Existing Car Park View From The South



# 01. THE SITE & CONTEXT

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# THE SITE & CONTEXT

## SITE LOCATION

### Location of the site & its surroundings

The site is located in a predominantly residential area of St Margarets in the London Borough of Richmond-upon-Thames, approximately 250m from St Margarets Train Station. It is an existing 0.06ha car park with mature trees lining the perimeter of the site to the north and east.

Access to the site is currently from the southern railway facing edge of the site. A low brick wall encapsulates the site and waist height bushes limit views into or out of the site to the surrounding houses on Winchester Road and Godstone Road.

The site backs onto a railway line, which can be crossed using the St Margarets footbridge.

Winchester Road, to the east of the site, continues around the site to the south where it leads to a business park.



Site Location

## SITE PHOTOS



1 - Car Park At St Margarets Business Centre From The South



2 - The Car Park At St Margarets Business Centre From The East



3 - View Towards The Car Park At St Margarets Business Centre From Winchester Road



4 - View Towards The Car Park At St Margarets Business Centre From Godstone Road

# THE SITE & CONTEXT

## LOCAL CONNECTIVITY

The site is located in the St Margarets area and is well served by public transport.

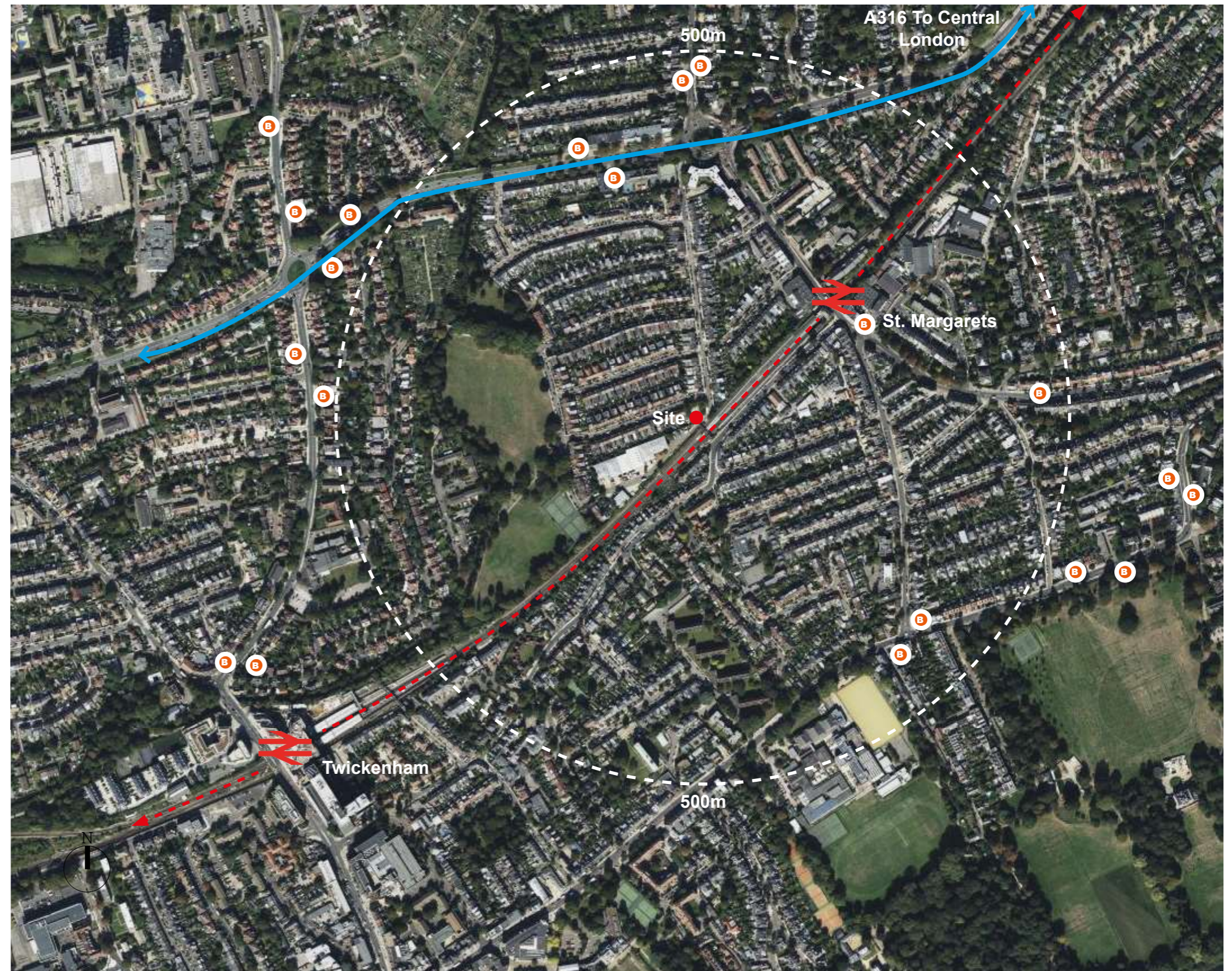
St Margarets train station is 4 minutes walking distance and provides a connection to central London via Waterloo, with the journey to Waterloo taking 36 minutes from the site.

Twickenham train station is 12 minutes walking distance.

Richmond train station is 1 stop from St Margarets and is served by the overground and the district line, providing further options to travel to central London.

Within 500m there are a number of bus stops that are easily accessible.

The site is also close to the A316 that leads directly into central London.



Wider Context & Transport Links



# LOCAL CONTEXT



Richmond Railway Bridge



St Margarets Train Station



St Margarets Road - Shops



St Margarets Footbridge



Richmond Train Station

# THE SITE & CONTEXT

## OS MAP

The site boundary is highlighted in red on the right.

The site is on the corner of Winchester Road and Godstone Road.

The site is adjacent the railway line and St. Margarets footbridge.

The site is currently a car parking area, with a number of mature trees enveloping and shielding the site from view.



# SITE ASSESSMENT - PLANNING

## Conservation

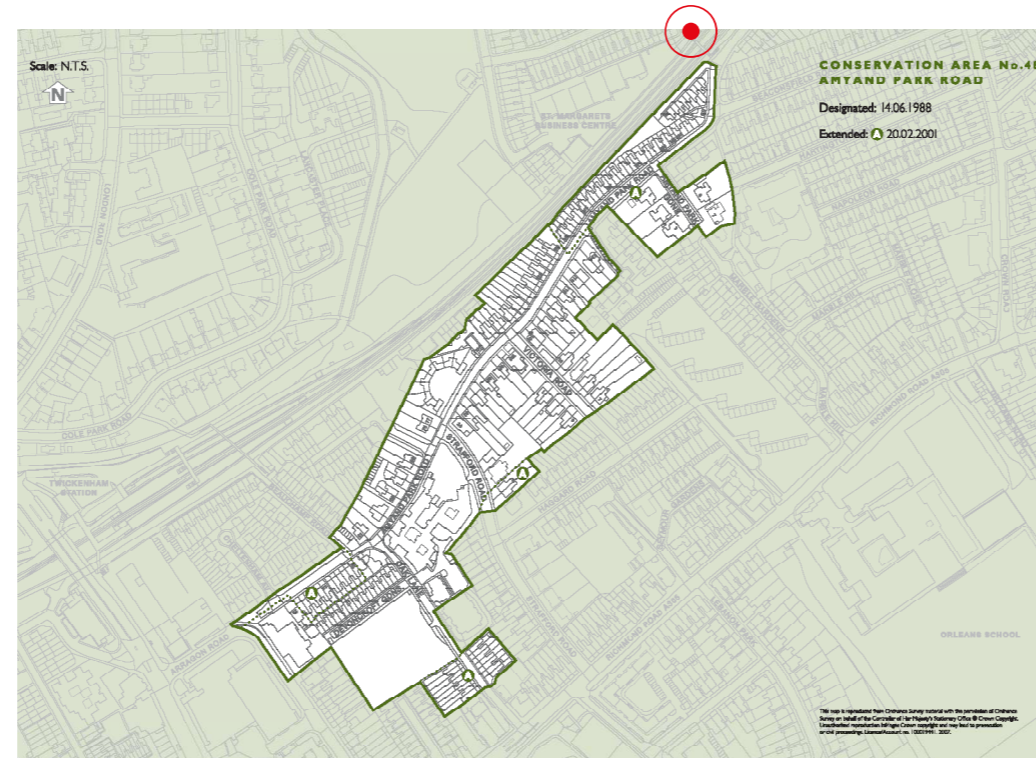
The site is not in a conservation area and there aren't any listed buildings in the near proximity. There are some locally listed buildings in the area

## CPZ map

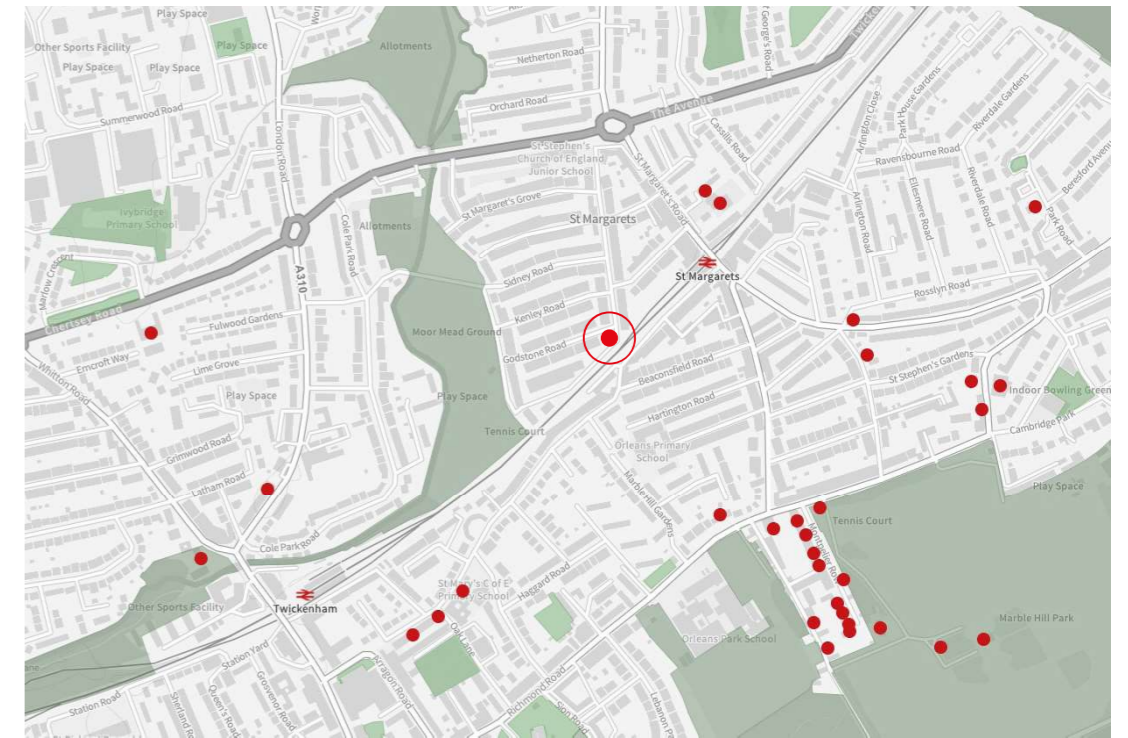
The site is within a controlled parking zone that operates between 10am to 4pm Monday to Friday.

## PTAL map

The site is in the area which regularly scores 2 on the PTAL rating, but is immediately adjacent PTAL rating 3 areas.

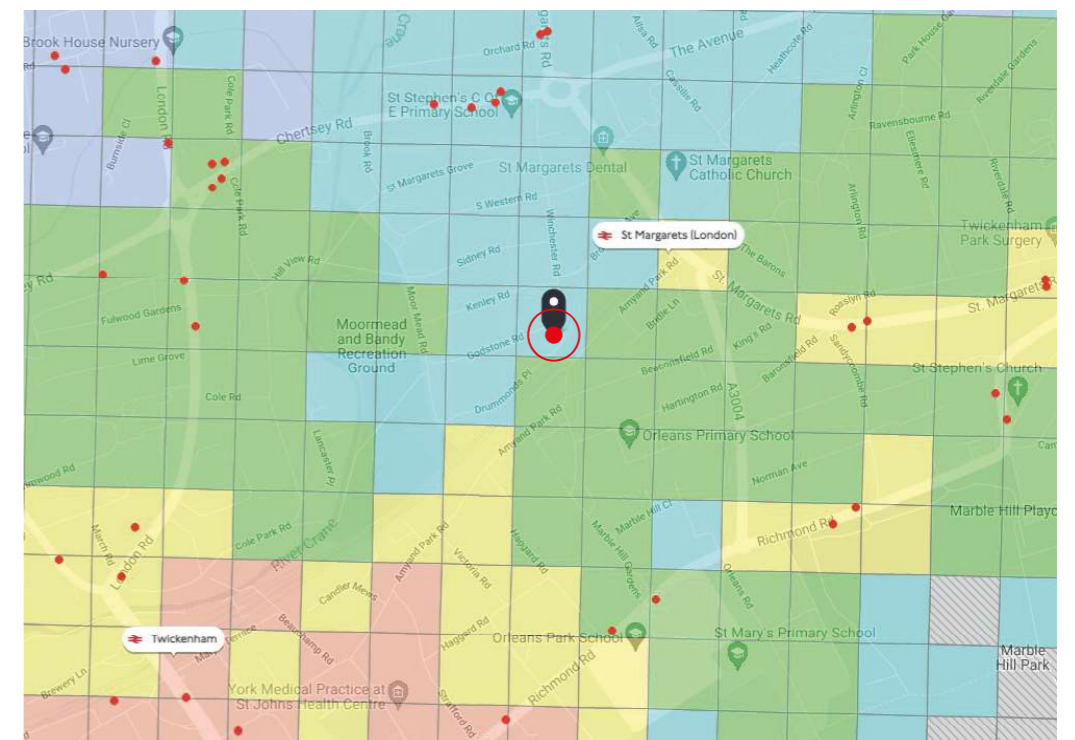


CA48 Amyand Park Road Twickenham - Conservation Area



Listed buildings

| PTAL Levels |    |
|-------------|----|
| 1a          | 4  |
| 1b          | 5  |
| 2           | 6a |
| 3           | 6b |

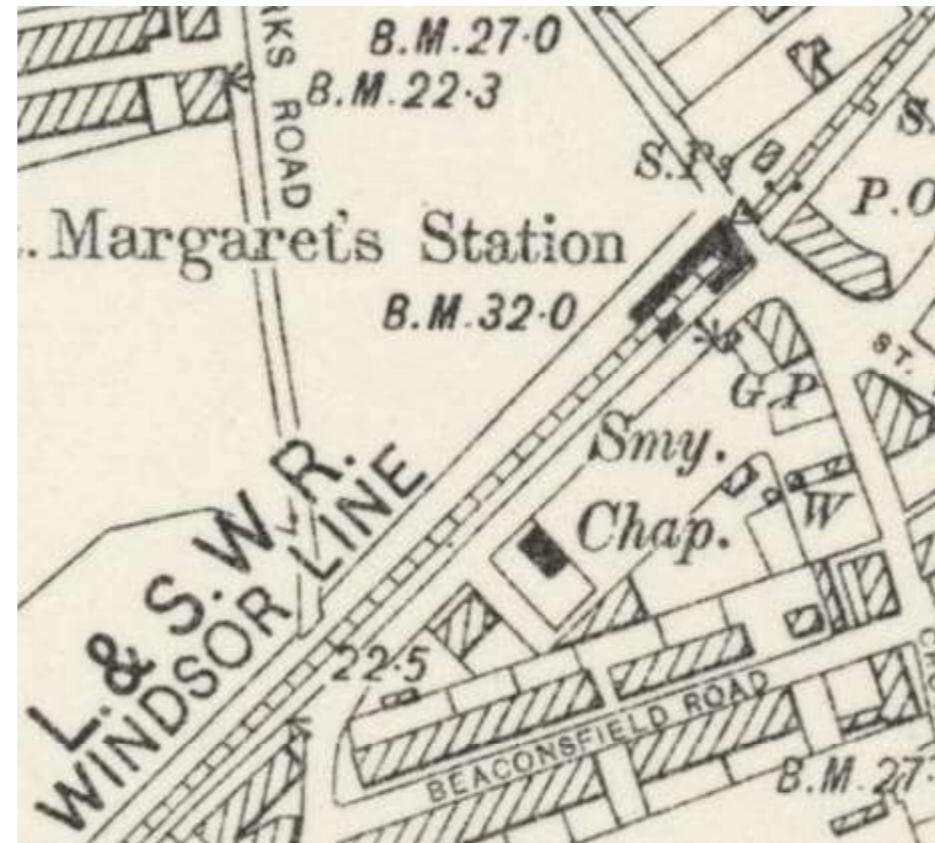


PTAL map (Site Level 3)

# THE SITE & CONTEXT

## HISTORICAL MAPS

The historic maps show that there has been a building on the site in the past. This can be seen on the 1920s & 1950s maps but disappears some time between the 1950s and the present day.



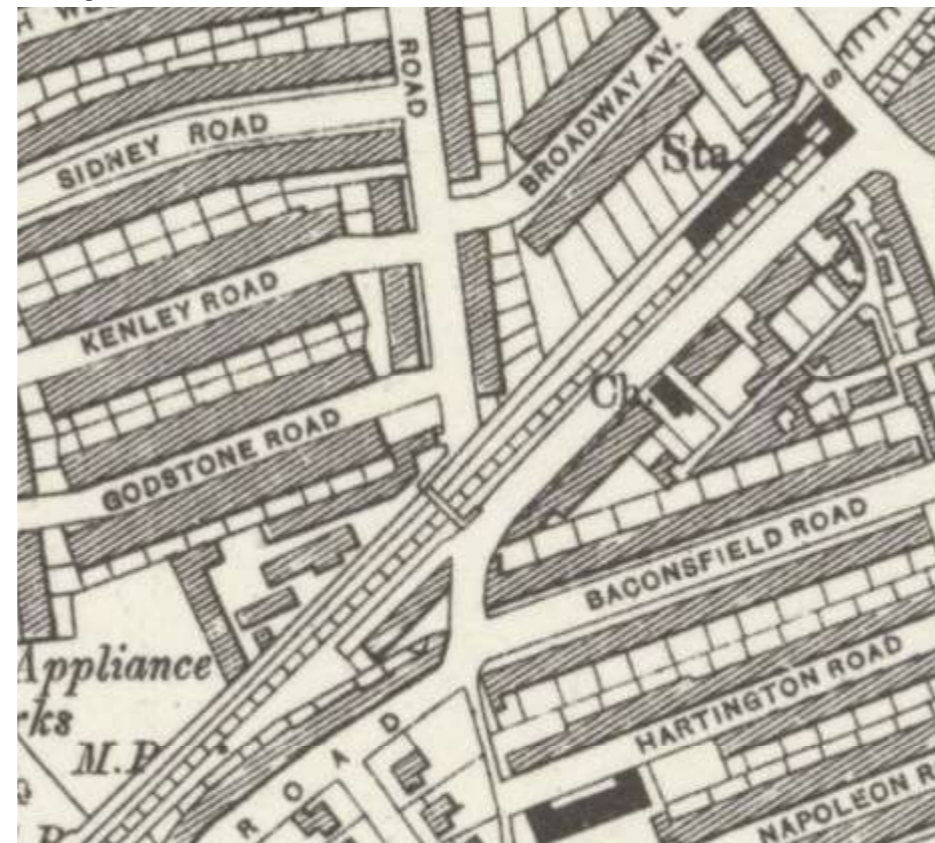
St Margarets 1900



St Margarets 1950



St Margarets 1869



St Margarets 1920



St Margarets 2021

## EXISTING BUILDING CONTEXT



The Business Park To The South West Of The Site



95-101 Winchester Road Houses - East Of The Car Park Site



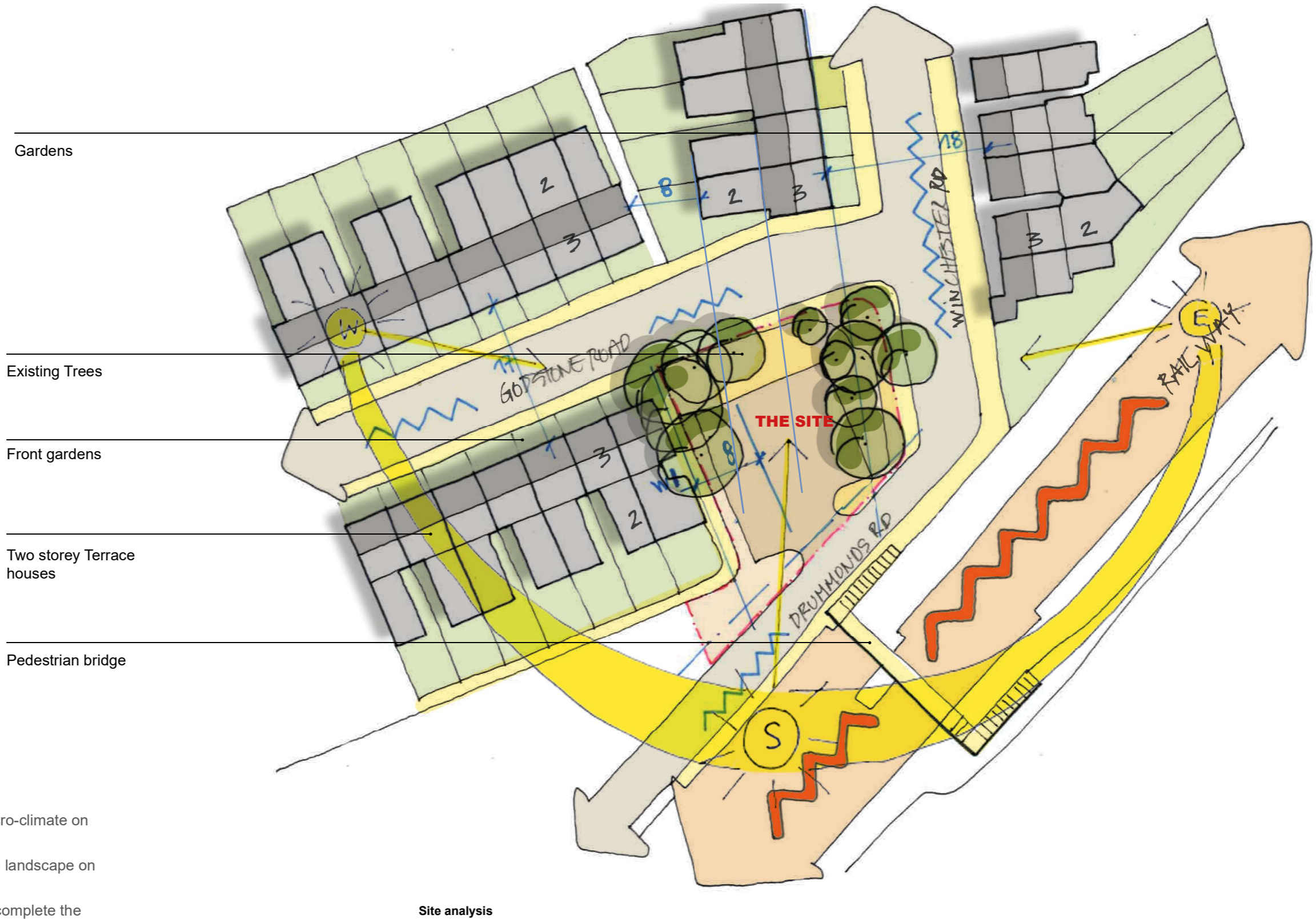
1-7 Godstone Road Houses - North Of The Car Park Site



## 02. SITE ANALYSIS

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**SITE PLAN**



**Site constraints**

- Dense greenery and trees on site
- Proximity to the Rail way
- Overlooking neighbours

**Site opportunities**

- New end of Terrace Houses
- Working with the environment and micro-climate on site to provide a sustainable house
- Creating houses which works with rich landscape on site
- The creation of bookend houses that complete the terraced street of Winchester Road.



## CONSTRAINTS DIAGRAMS



Building around trees



Defining a buildable "Plot of Land"