

Land to the rear of  
**35 TWICKENHAM  
ROAD**

Design and Access Statement  
January 23

287\_33

FLOWER MICHELIN

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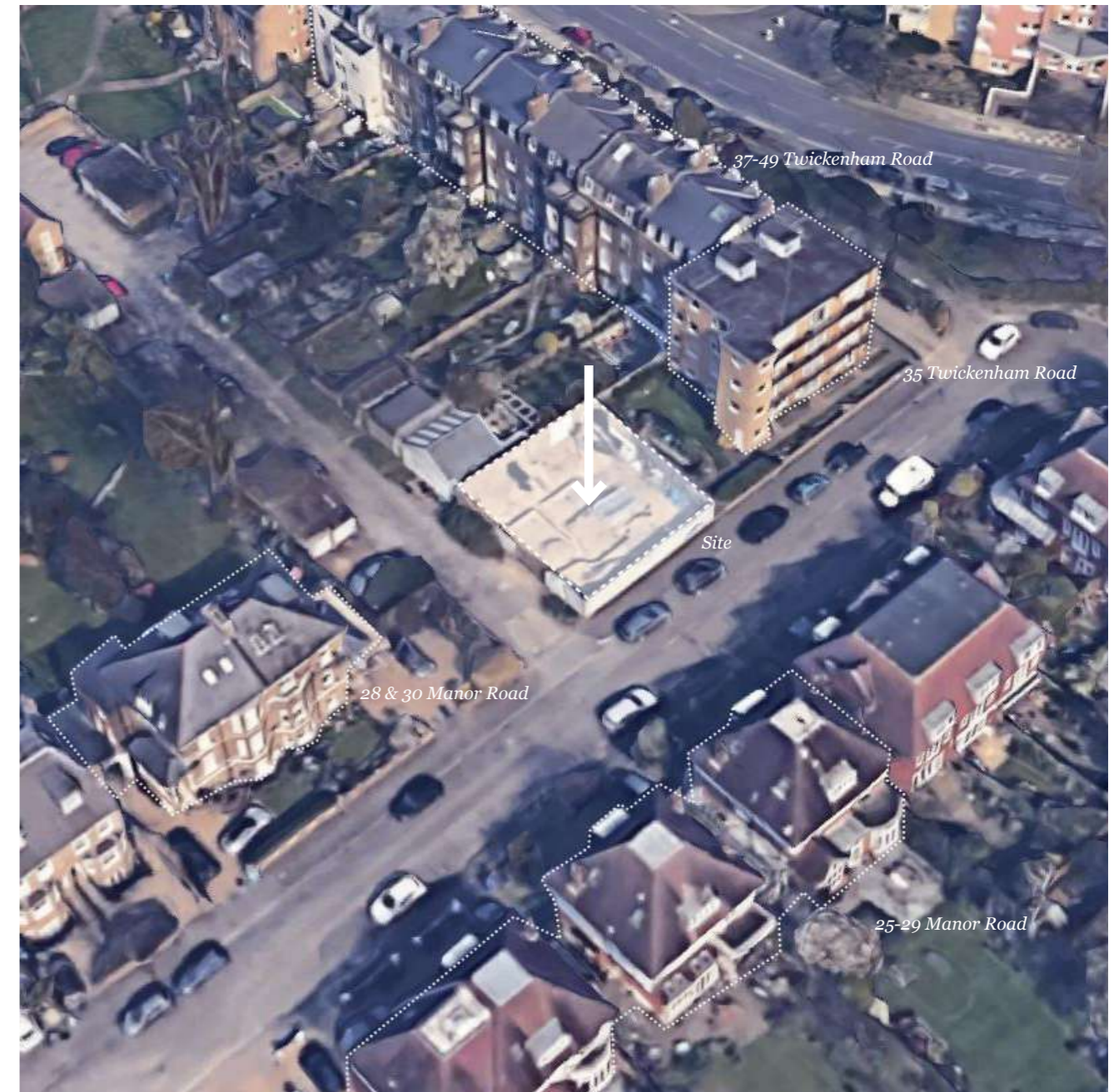
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### Summary



*Fig.1*  
*Site Location: land to the rear of 35 Twickenham Road*

## THE SITE

The site is situated to the rear of 35 Twickenham Road, Teddington in the London Borough of Richmond upon Thames.

The site formerly housed the garages for the mid century housing block 35 Twickenham Road. The site is currently vacant with active planning permission for the construction of one dwelling house (17\_0788\_FUL)

The site features dual aspects facing Manor Road and driveway access to the garages of the Victorian terraces 37-49 Twickenham Road.

## THE PROPOSAL

One detached villa with two semi-detached dwelling houses.

### House 01:

Four bedroom family dwelling house

- Entrance and hallway
- Main reception, secondary reception & study
- Kitchen, dining, informal reception
- Principal bedroom
- 3 double bedrooms
- Family bathroom
- Guest W.C.
- Storage, including allowance for external bike and bin store.
- Utility
- Garden

### House 02:

Three bedroom family dwelling house

- Entrance and hallway
- Main reception
- Kitchen, dining area
- 1 double bedroom
- 2 Single bedrooms
- Family bathroom
- Shower room
- Storage, including allowance for external bike and bin store.
- Garden



Fig.2 Existing Site with hoarding

CONTEXT IMAGES



*Fig.03 Manor Road, 35 Twickenham (flats)*



*Fig.04 Site frontage onto Manor Road*



*Fig.05 Driveway to rear of 37-49 Twickenham*



*Fig.06 28 & 30 Manor Road (semi-detached)*



*Fig.07 21-23A Manor Road (terrace), 25 Manor Road*



*Fig.08 37-49 Twickenham Road (terrace)*

PLANNING HISTORY

**Active Permission** (17\_0788\_FUL)

The site has active planning permission for a detached four bedroom dwelling house.

The proposal is three storeys high and features a hipped roof, outrigger and front bay window.

The massing of the approved permission has been a key reference point when designing the massing of our proposal.

SITE

<b>Area</b>	
GEA	238

ACTIVE PERMISSION

<u>Level/ Room</u>	<u>NDSS</u>	<u>LP</u>	<u>Proposal</u>
<b>Ground</b>			
GIA	N/A	N/A	60
GEA	N/A	N/A	178
*Amenity	N/A	N/A	124
<b>First</b>			
GIA	N/A	N/A	49
<b>Second</b>			
GIA	N/A	N/A	33
<b>Total GIA</b>	<b>103</b>	<b>103</b>	<b>142</b>
<b>Total GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>178</b>

\*Amenity as defined in previous application

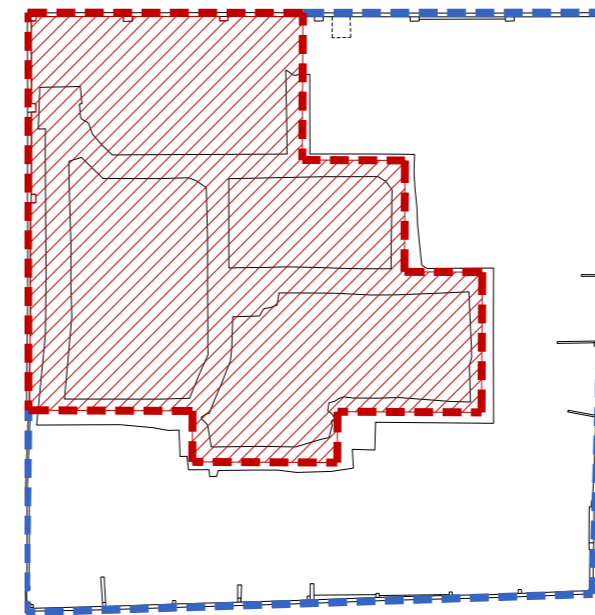
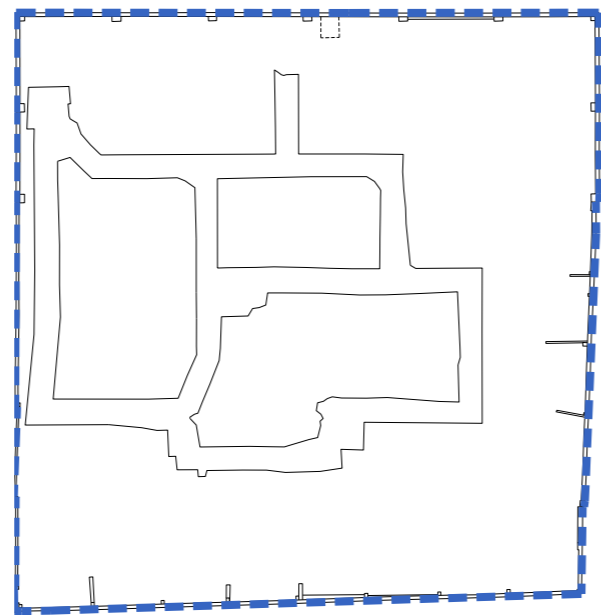


Fig.09  
Site Diagrams  
Not to Scale (N.T.S)

Active Permission (17\_0788\_FUL)



Proposed Scheme

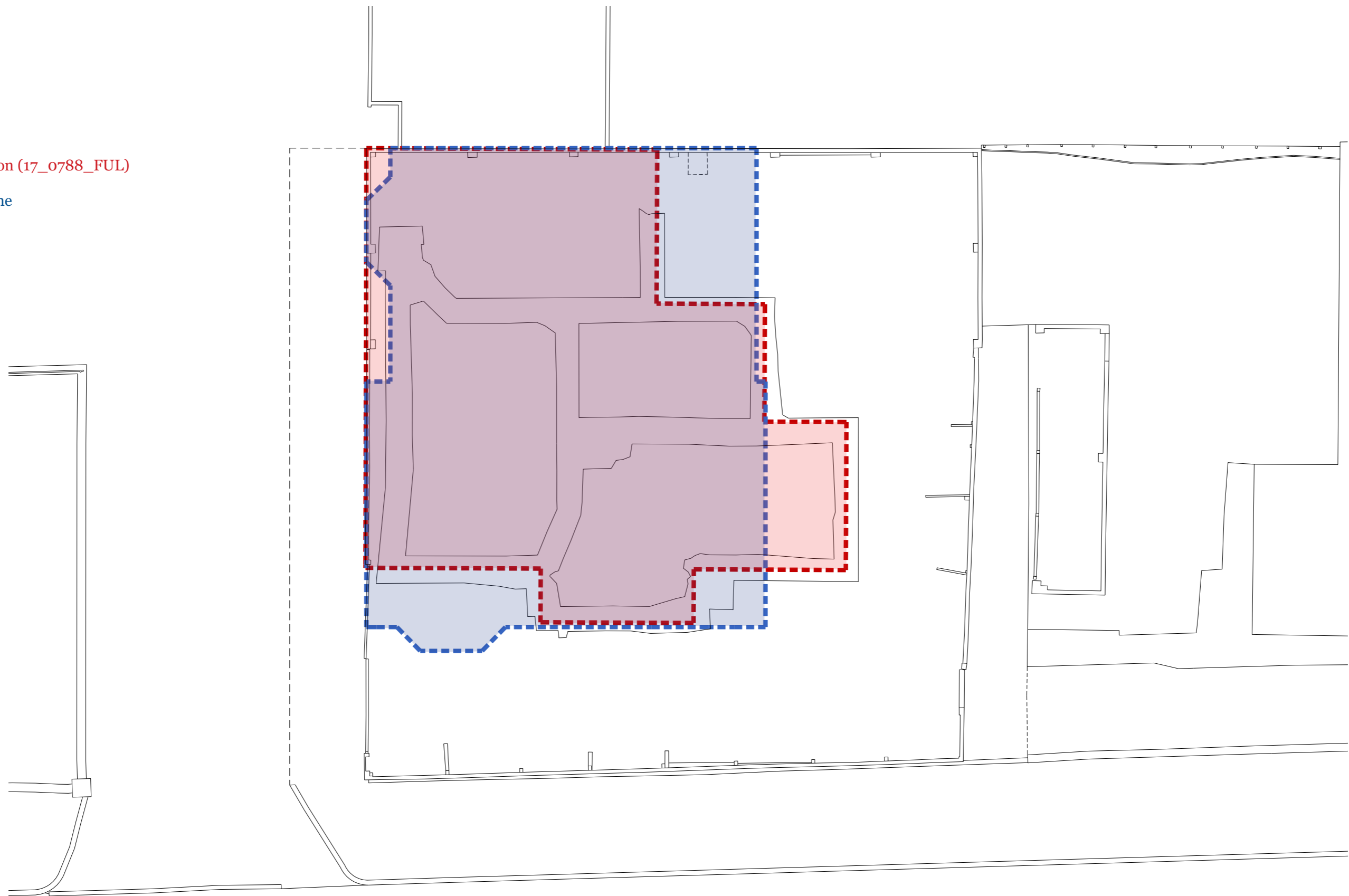
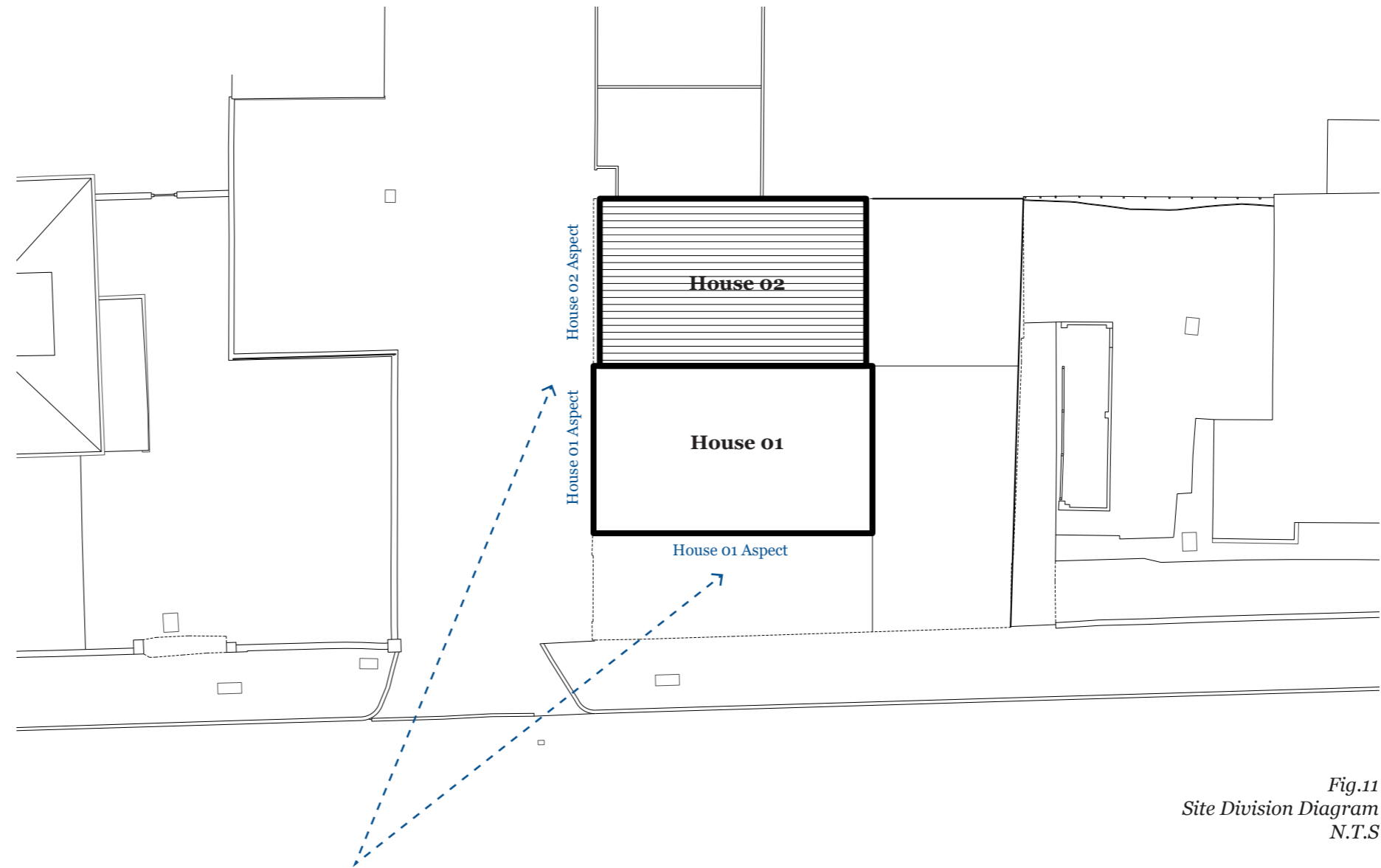


Fig.10  
Site Plan Diagram

## SITE ANALYSIS

### Site Division

The diagram adjacent illustrates the optimum division of the sites dual aspects to form two dwelling houses.



### Sunpath Analysis

The diagram adjacent illustrates the sun path on site, which in turn has influenced the massing and spatial layouts outlined in this document.

The proposed massing will receive light throughout the day due to the south facing nature of the site. The garden area will receive light in the mornings, making it an ideal area for the kitchen to face onto.

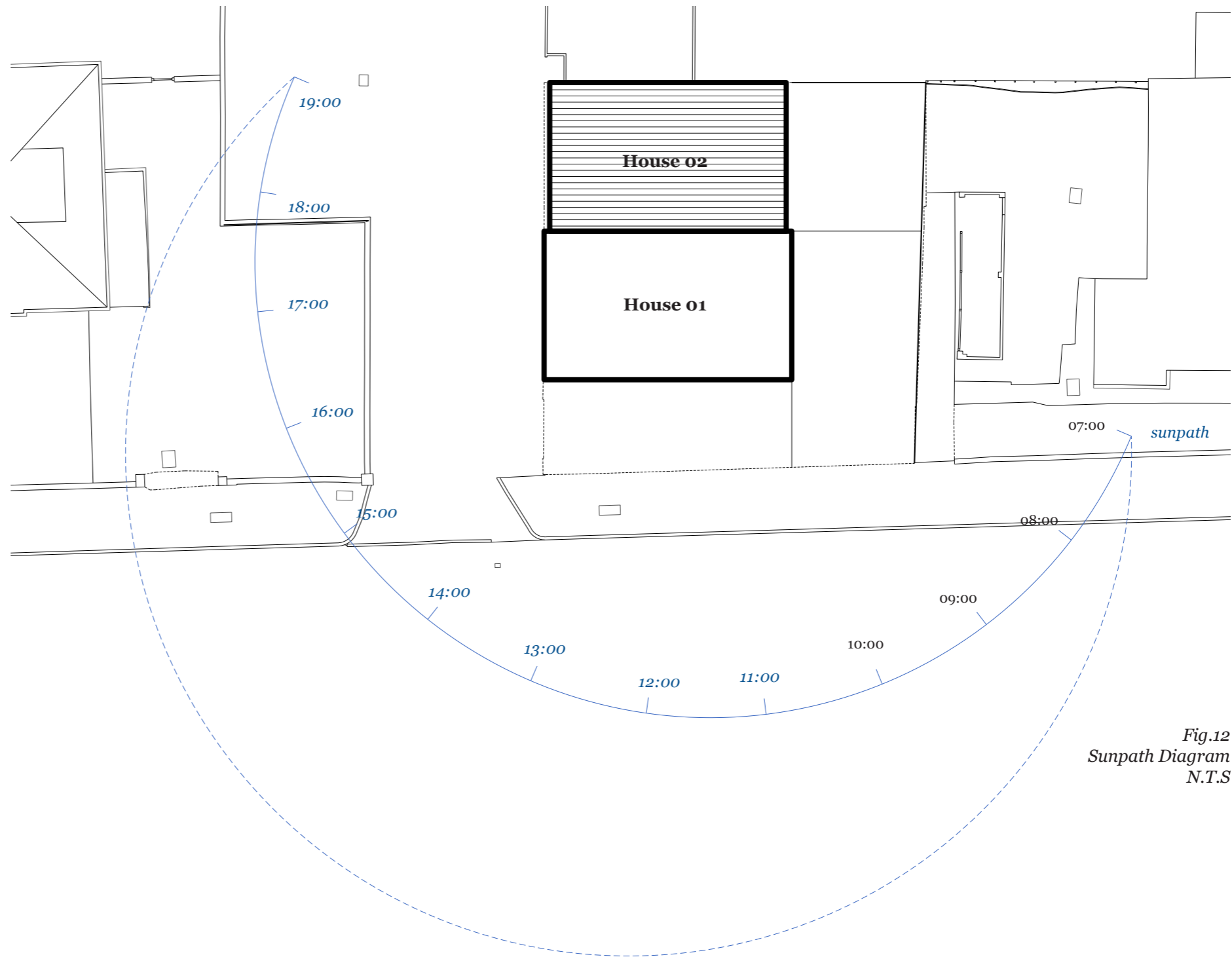


Fig.12  
Sunpath Diagram  
N.T.S



**Constraint Analysis**

**Heights:** The elevation below illustrates the key constraints that were considered during the scheme's development

The elevated ground floor of 28 Manor Road is taken as the proposed level of the ground floor. Each level is drawn three meters from this point.

**Datum Lines:** In order for the design to connect to the surrounding properties, we can use and reference existing datums. This can inform the early massing stages of design.

**Context:** The perspective drawing illustrates how the site sits within the built context. It emphasizes how important it is that the proposal is not overbearing on the street scene.

**Daylight Design:** The elevation below illustrates that a 35° angle of unobstructed light is maintained with a block massing on the site, far exceeding the acceptable 45°. With the addition of a pitched roof this falls to below 25° causing no significant impact to any neighbouring properties habitable rooms.

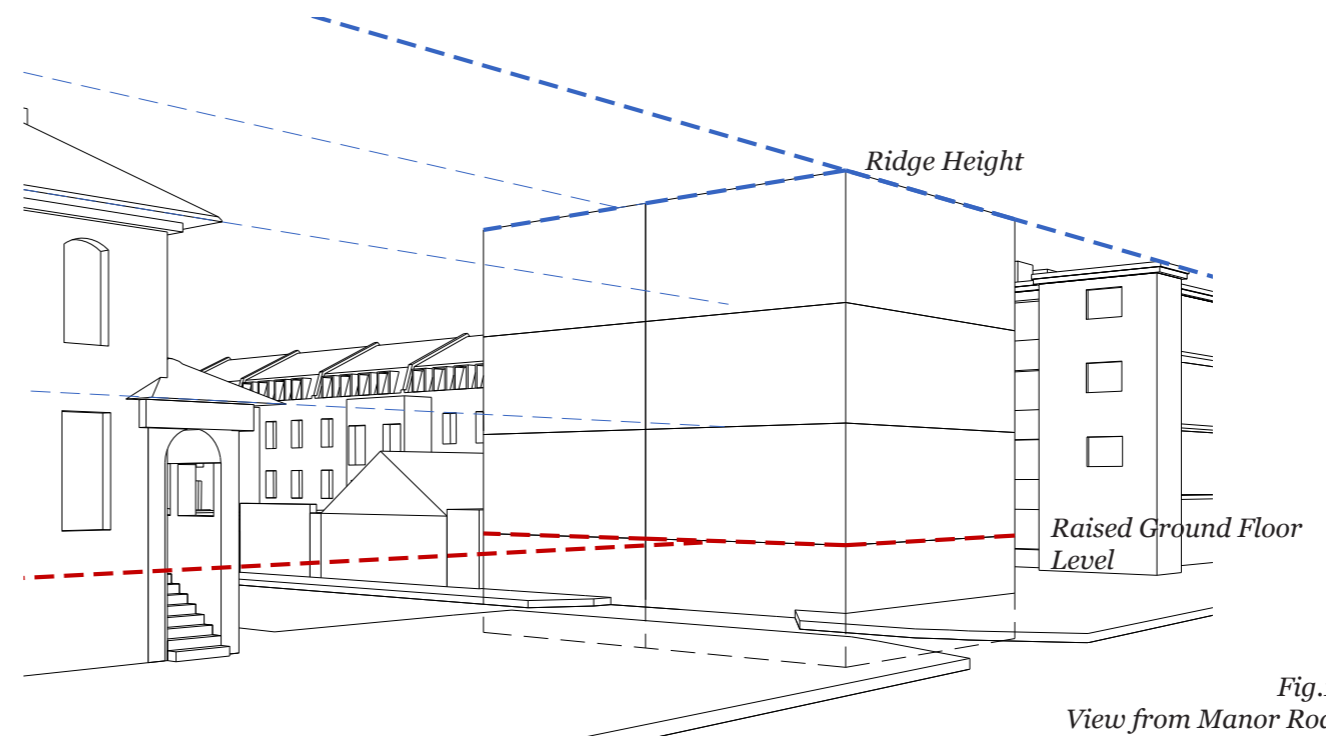


Fig.13  
View from Manor Road

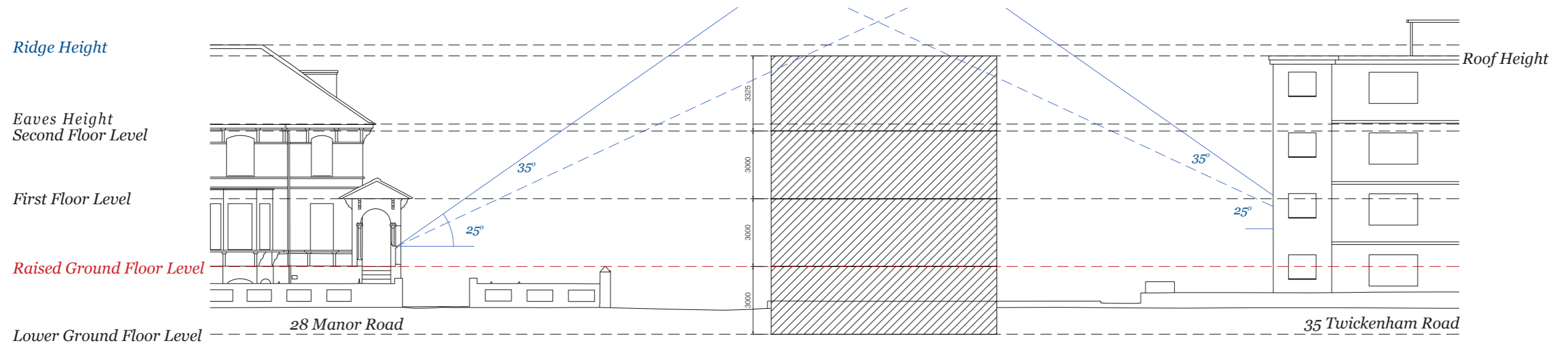
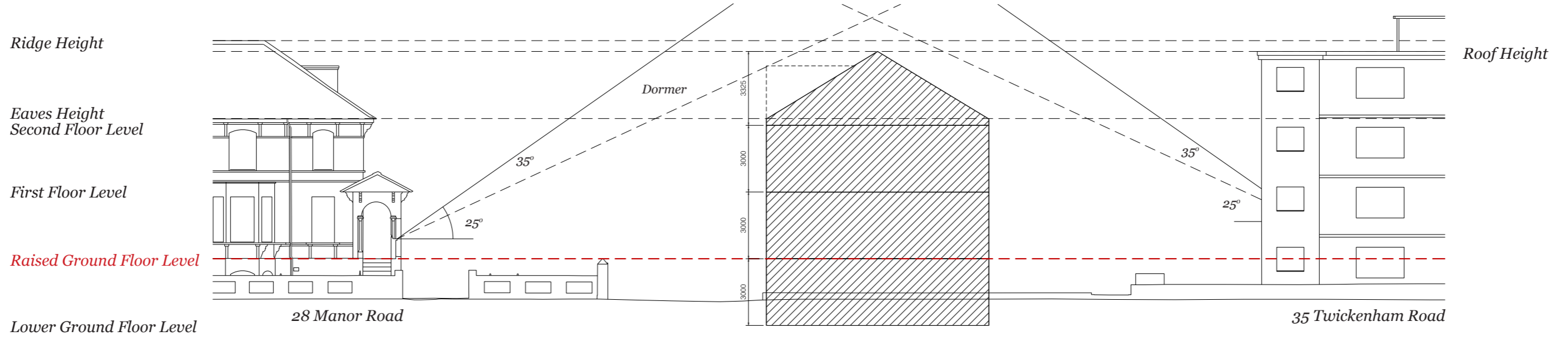


Fig.14  
Datum Diagram  
N.T.S

**Massing Development**

**Pitch**



**Mansard**

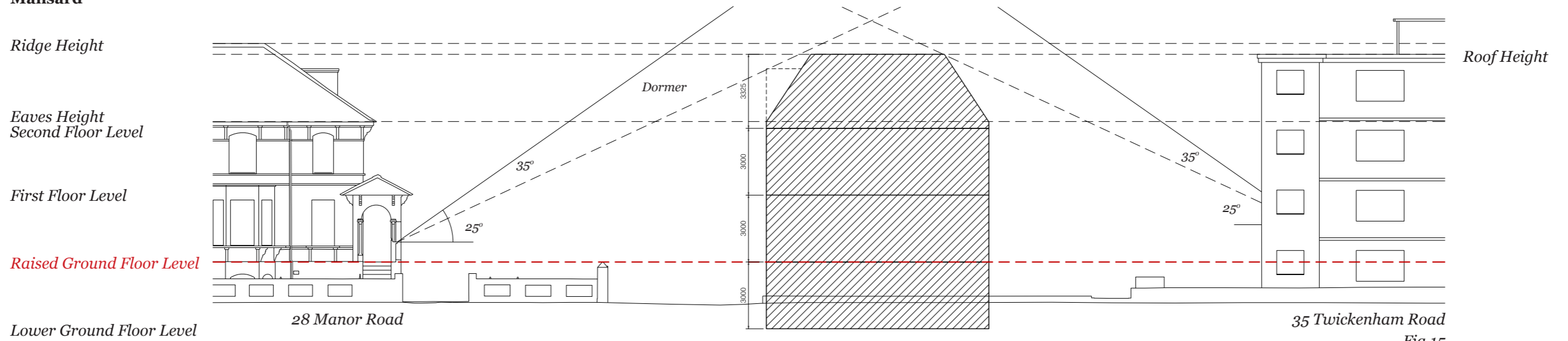
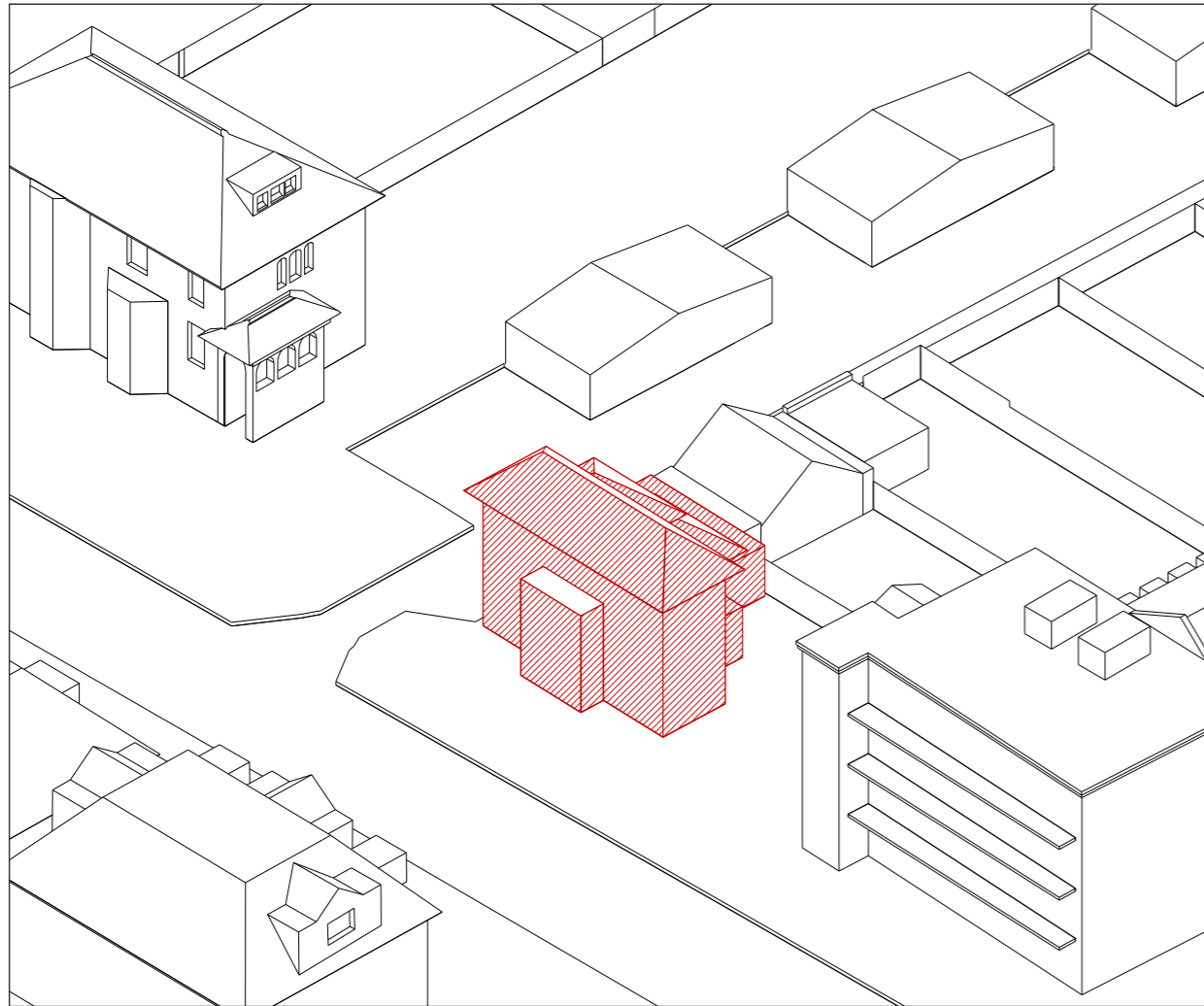


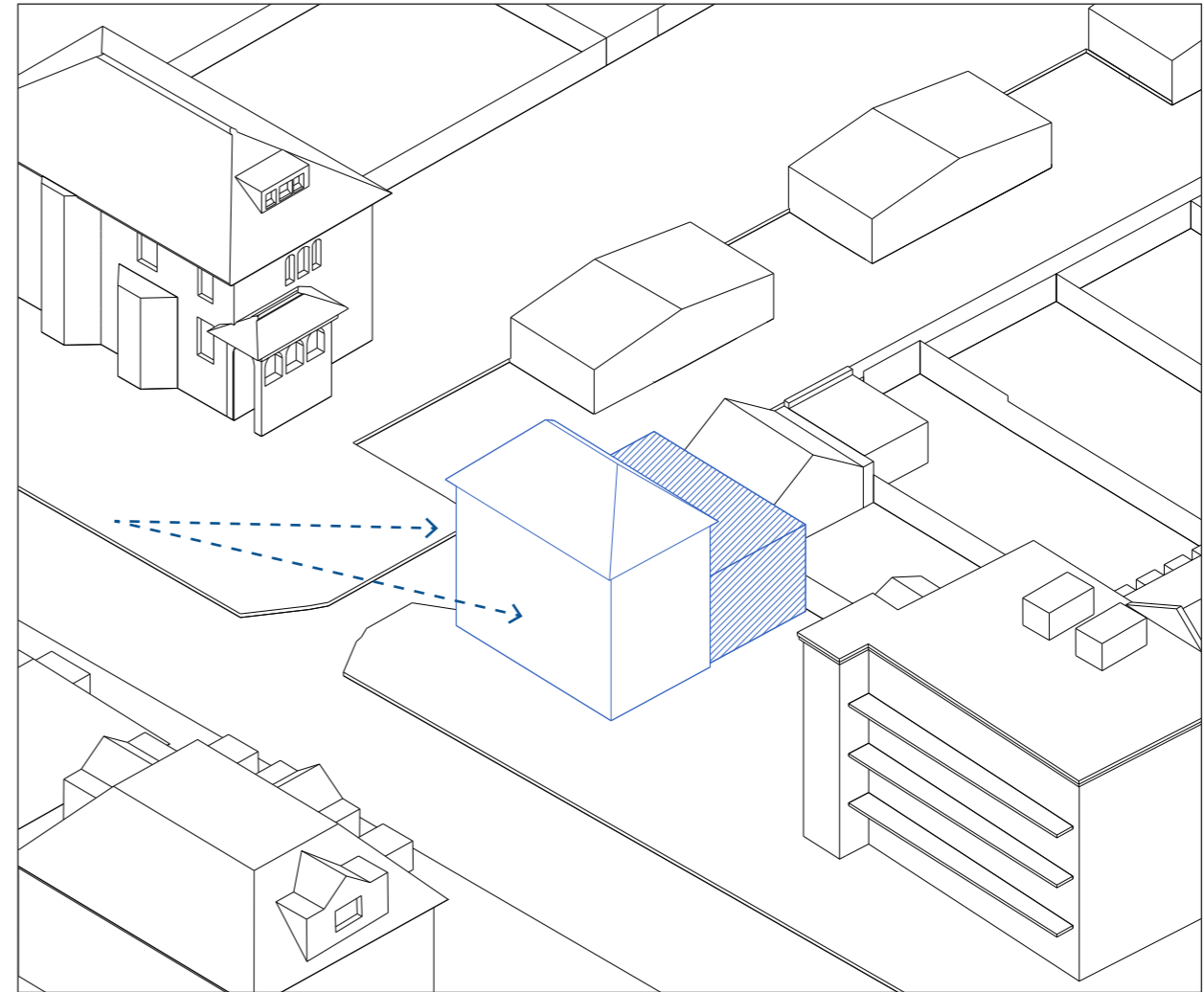
Fig.15  
Massing Development N.T.S



Active Permission (17\_0788\_FUL)

Fig.16

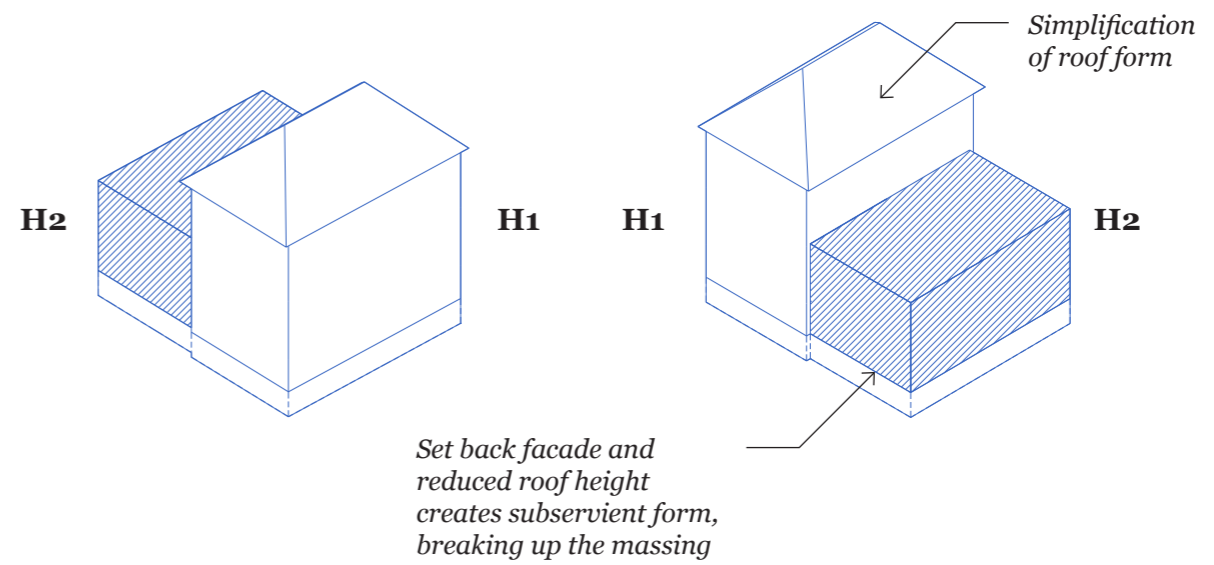
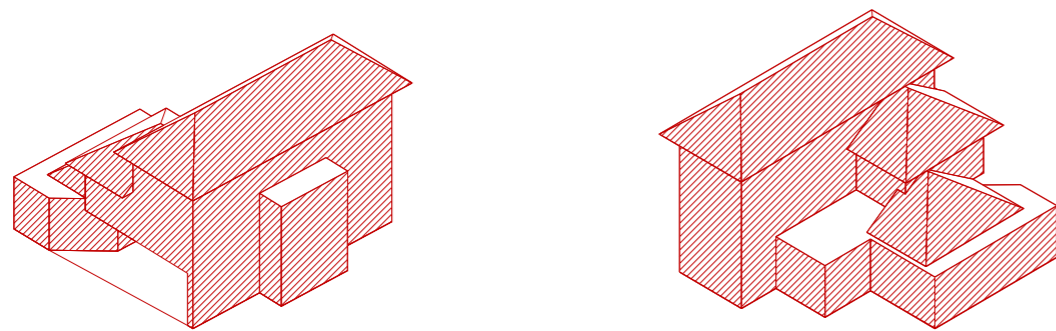
Active Scheme Diagrams



Proposed Scheme

Fig.17

Proposed Scheme Diagrams



PROPOSED PLAN LAYOUTS

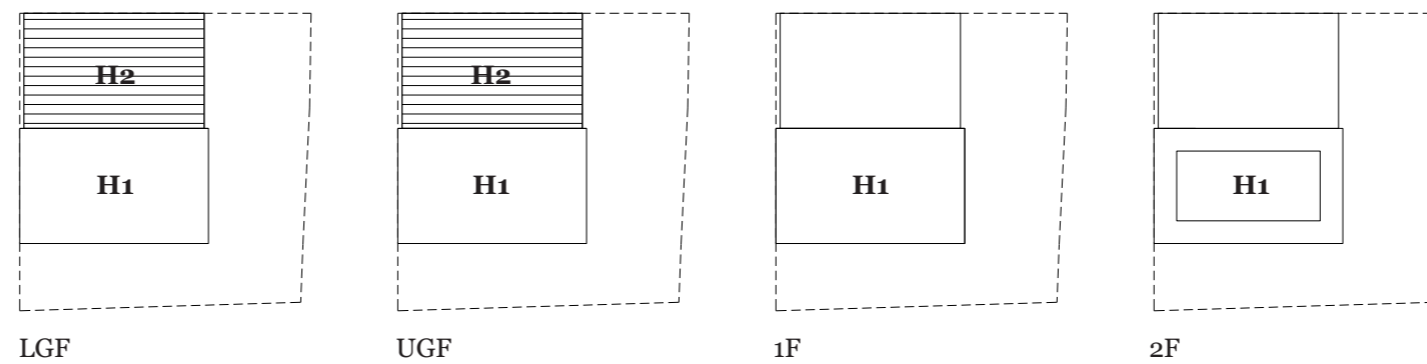
**Area Schedule**

The following section demonstrates indicative layouts and lists the area schedules for all spaces of the proposed scheme. House 01 is a 4 bedroom 5 person house (4b8p). House 02 is a 3 bedroom 4 person house (3b4p).

As well as the areas of the proposal itself, we have noted those required under Nationally Described Space Standards (NDSS) and London Plan (LP), to display compliance with this key policy areas. Bin and bicycle storage provision is also listed.

<b>Total Scheme</b>	<b>LP 3B4P</b>	<b>LP 4B8P</b>	<b>Proposal</b>
<b>House 01</b>			
<b>GIA</b>	N/A	<b>130</b>	<b>187</b>
<b>GEA</b>	N/A	N/A	<b>82</b>
Total External Amenity	N/A	11.0	43
Total Built-in Storage	N/A	3.0	7.3
<b>House 02</b>			
<b>GIA</b>	<b>84</b>	N/A	<b>91</b>
<b>GEA</b>	N/A	N/A	<b>47</b>
Total External Amenity	7.0	N/A	36
Total Built-in Storage	2.5	N/A	9.4
Secure bin storage:	House 01: 310L refuse; two 55L recycling; 22L food waste box; 240L garden waste.		
	House 02: 240L refuse; two 55L recycling; 22L food waste; 240L garden waste.		

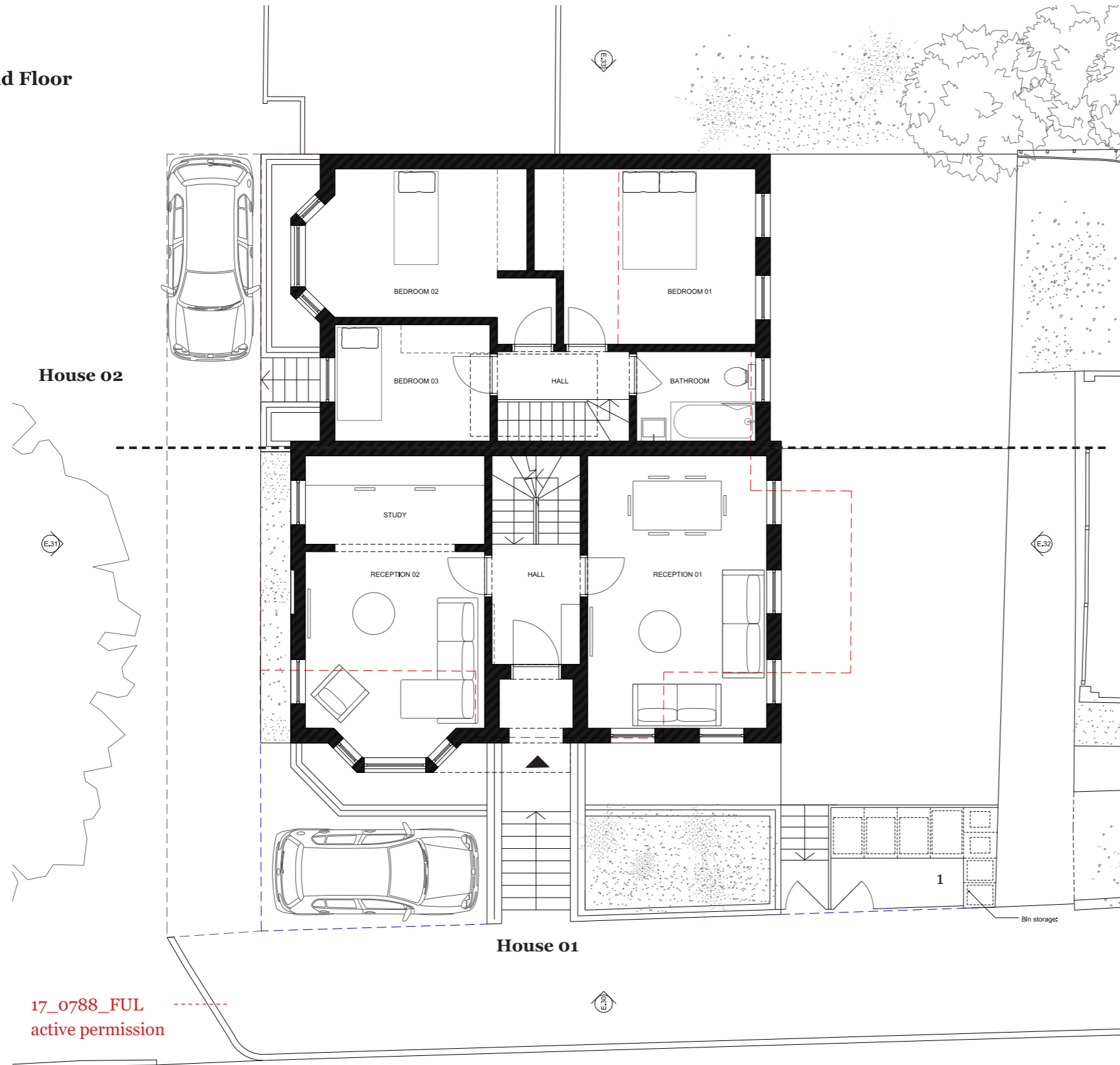
Secure Bicycle storage: 2 spaces, as per the London Plan.



*Fig.18  
Plan Diagram*

Existing information provided by Client.  
 All works to be in accordance with current Building Regulations and to be read and constructed in conjunction with a Schedule of Works document and Structural Engineer's information.  
 All demolition to be approved by Structural Engineer prior to commencement.  
 All dimensions, existing levels, drain runs and site conditions to be verified on site by contractor prior to construction and any discrepancies known.  
 Re-routing of existing and running of new drainage to be to contractor's design.  
 Drawings are for planning purposes only and are not issued for construction.  
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**Raised Ground Floor**



**Area Schedule**

Level/ Room	NDSS	LP	Proposal
<b>House 01</b>			
<b>Raised Ground Floor</b>			
Entrance Hallway	N/A	N/A	7.6
Reception 01	N/A	N/A	20.3
Reception 02	N/A	N/A	14.2
Study	N/A	N/A	6.6
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>51</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>38</b>

<b>House 02</b>			
<b>Raised Ground Floor</b>			
Hallway	N/A	N/A	2.6
Bedroom 01	11.5	11.5	15.2
Bedroom 02	7.5	7.5	14
Bedroom 03	7.5	7.5	7.5
Bathroom	N/A	N/A	4.4
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>46</b>

Total Scheme	LP 3B4P	LP 4B8P	Proposal
<b>House 01</b>			
<b>GIA</b>	N/A	<b>130</b>	<b>187</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>89</b>
<b>House 02</b>			
<b>GIA</b>	<b>84</b>	<b>N/A</b>	<b>91</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>46</b>

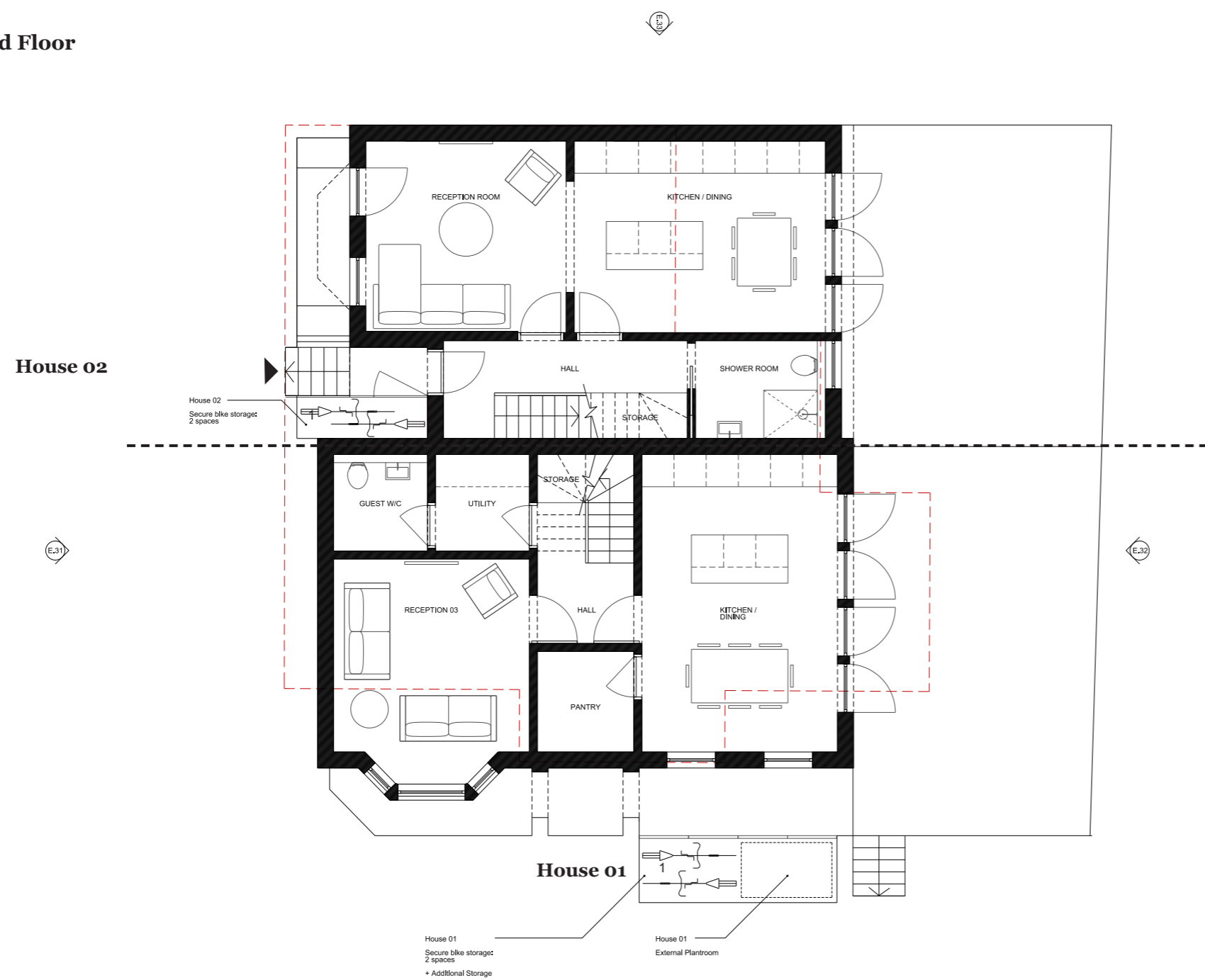
Secure communal bin storage (1):

As Richmond policy dictates, per household of 4+ bedrooms: 310L refuse; two 55L recycling; 22L food waste box; 240L garden waste.

Per household of 3+ bedrooms: 240L refuse; two 55L recycling; 22L food waste; 240L garden waste.

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**Lower Ground Floor**



**Area Schedule**

<b>Level/ Room</b>	<b>NDSS</b>	<b>LP</b>	<b>Proposal</b>
<b>House 01</b>			
<b>Lower Ground Floor</b>			
Hallway	N/A	N/A	6.3
Reception 03	11.5	11.5	14.2
Kitchen/ Dining	N/A	N/A	20.2
Pantry	N/A	N/A	3.4
Utility	N/A	N/A	3.1
W.C.	N/A	N/A	3.1
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>53</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>51</b>
<b>House 02</b>			
<b>Lower Ground Floor</b>			
Entrance Hallway	N/A	N/A	8.3
Reception Room	N/A	N/A	13.3
Kitchen/ Dining	N/A	N/A	16.8
Shower Room	N/A	N/A	4.4
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>45</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>46</b>
<b>Total Scheme</b>			
	<b>LP</b>	<b>LP</b>	<b>Proposal</b>
	<b>3B4P</b>	<b>4B8P</b>	
<b>House 01</b>			
<b>GIA</b>	<b>N/A</b>	<b>130</b>	<b>187</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>82</b>
<b>House 02</b>			
<b>GIA</b>	<b>84</b>	<b>N/A</b>	<b>91</b>
<b>GEA</b>	<b>N/A</b>	<b>N/A</b>	<b>47</b>

Secure Bicycle storage (1): 2 spaces, as per London Plan.

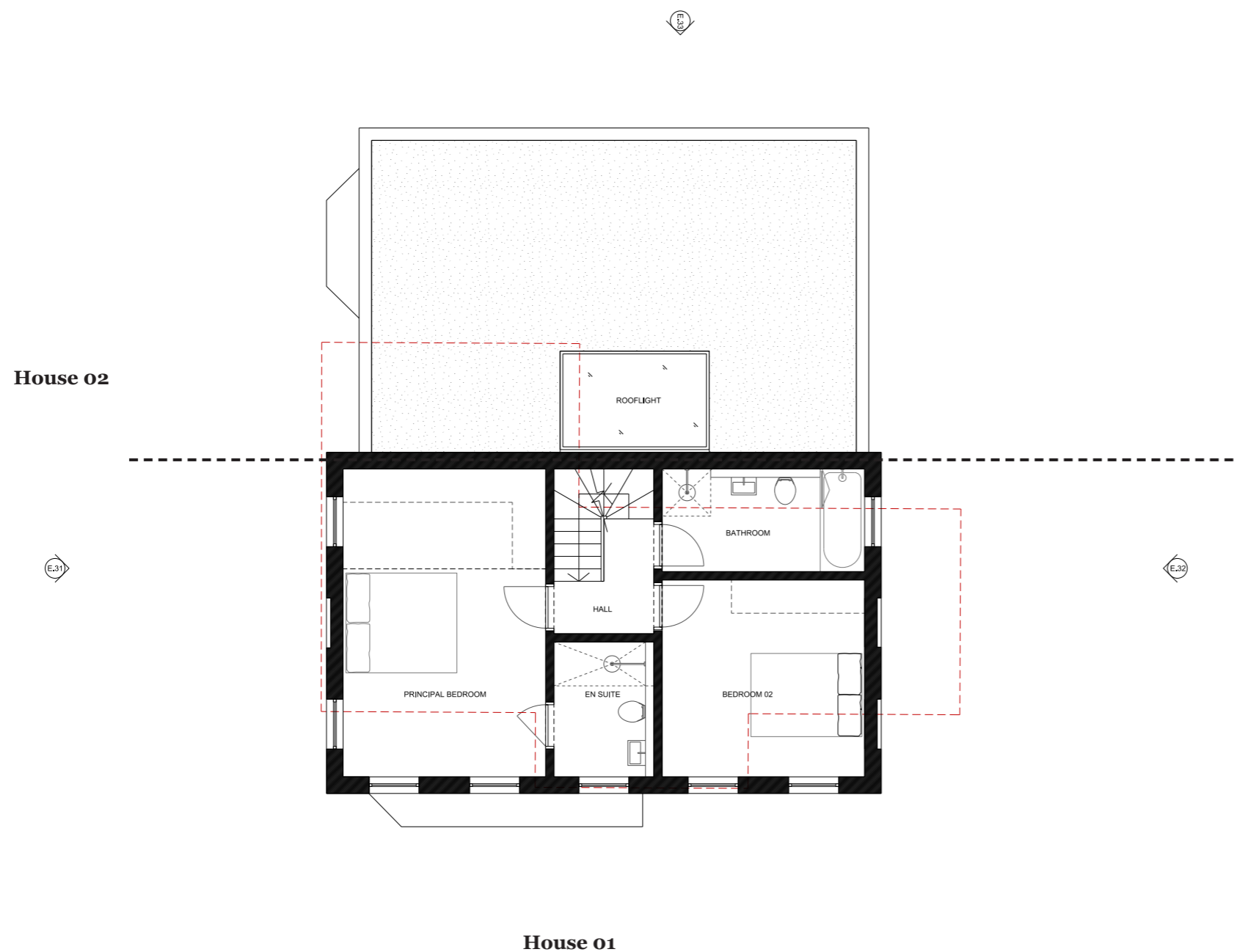
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 active permission

Existing information provided by Client.  
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**First Floor**

**Area Schedule**

<u>Level/ Room</u>	<u>NDSS</u>	<u>LP</u>	<u>Proposal</u>
<b>House 01</b>			
<b>First Floor</b>			
Hallway	N/A	N/A	5.3
Principal Bedroom	11.5	11.5	20.3
Ensuite	N/A	N/A	4.4
Bedroom 02	11.5	11.5	13.0
Bathroom	N/A	N/A	6.8
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>52</b>



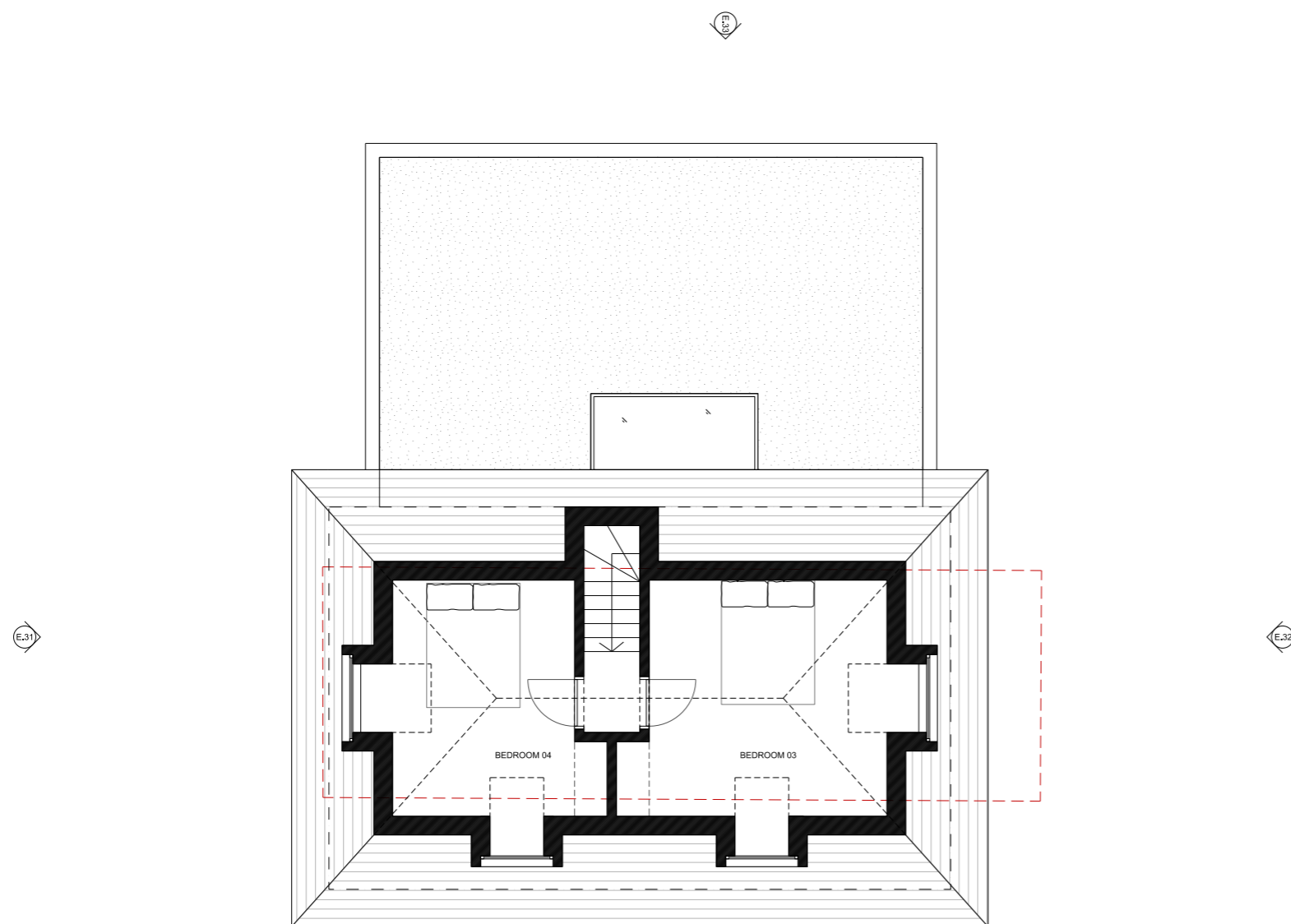
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 17\_0788\_FUL active permission

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**Mansard Roof**

**Area Schedule**

<u>Level/ Room</u>	<u>NDSS</u>	<u>LP</u>	<u>Proposal</u>
<b>House 01</b>			
<b>Second Floor</b>			
Hallway	N/A	N/A	1.2
Bedroom 03	11.5	11.5	16.3
Bedroom 04	11.5	11.5	12.9
<b>GIA</b>	<b>N/A</b>	<b>N/A</b>	<b>31</b>



**House 01**

N ↑  
 proposed 1:100@A3  
 17\_0788\_FUL  
 active permission



## DESIGN STATEMENT

### Historical Context

The area surrounding the land to the rear of 35 Twickenham Road contains a rich mixture of architectural styles to draw from when formulating a design.

Of particular pertinence are the neighbouring semi-detached properties of 28 & 30 Manor Road; a fine example of an Italianate inspired Victorian villa.

The design of the neighbouring villa has inspired the form, proportions, mass and arrangement of our proposal, whilst a contemporary use of material, detailing and spatial design has been implemented so as to not imitate the period architecture.

There are some key elemental features of these villas, including:

- Hipped roof
- Exaggerated eaves and corbelling
- Varied language of openings
- Strong horizontal datums
- Simplified protruding bays
- Elevated entrance level

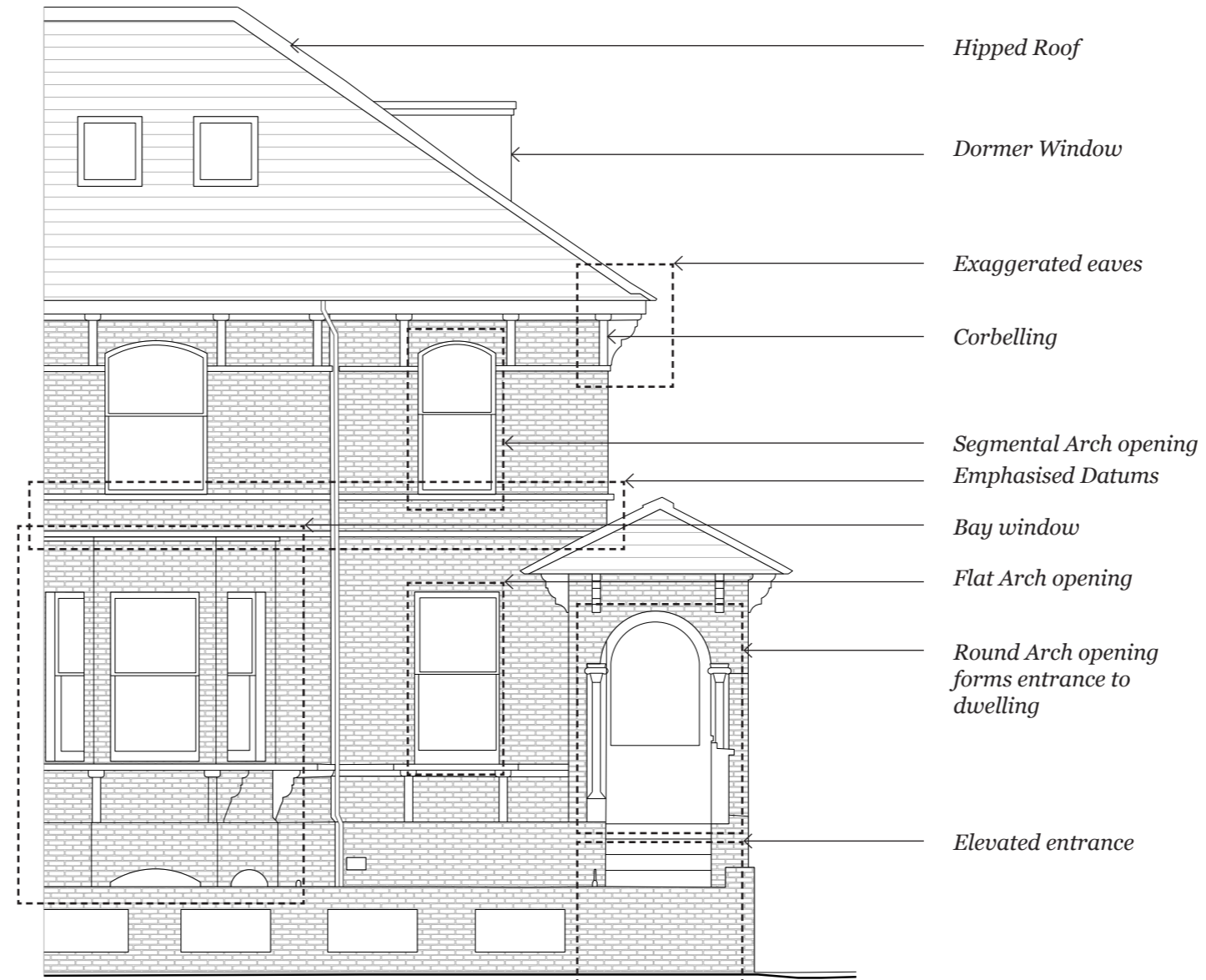
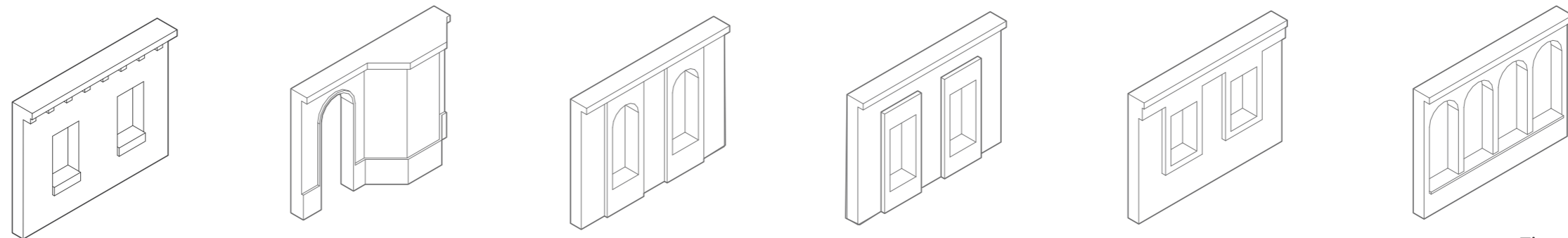


Fig.19  
Front Elevation of 28 Manor Road

**Contextual Design Cues**



*Neighbouring properties*



*Fig.20  
Contextual Detailing*

## Mass and Form

### Mass

House 02 has a smaller massing than House 01 so as to not be dominant in the street scene. To create a hierarchy in the dwellings, House 02 has also been set back from the facade of House 01, this gives identity to each of the dwellings.

### Levels

The mass of the scheme has been determined from the levels established by its context. Entry to House 01 is elevated to a raised ground floor aligned with that of the neighbouring nos. 28 & 30 Manor Road. The levels are then set three metres from this point, with a lower ground floor being formed three metres below to match no. 28. The ridge height of roof on House 01 is determined by no. 35 Twickenham Road so as to not appear dominant in the street scene.

### Roof

The form of the roof has been chosen as a traditional hipped roof design inspired by the neighbouring nos. 28 & 30. The pitch allows for a mansard roof construction containing two habitable bedrooms with dormer windows. The dormer is a common feature at both the front and side of the dwellings lining Twickenham and Manor Road. House 02 has been designed with a flat roof to reduce the mass of the building and allow for an extensive green roof to increase biodiversity.

### Walls & Openings

The dwelling features a variety of opening styles inspired by the details of its context. The openings follow the hierarchy established in period properties, with larger windows being utilised on primary floors.

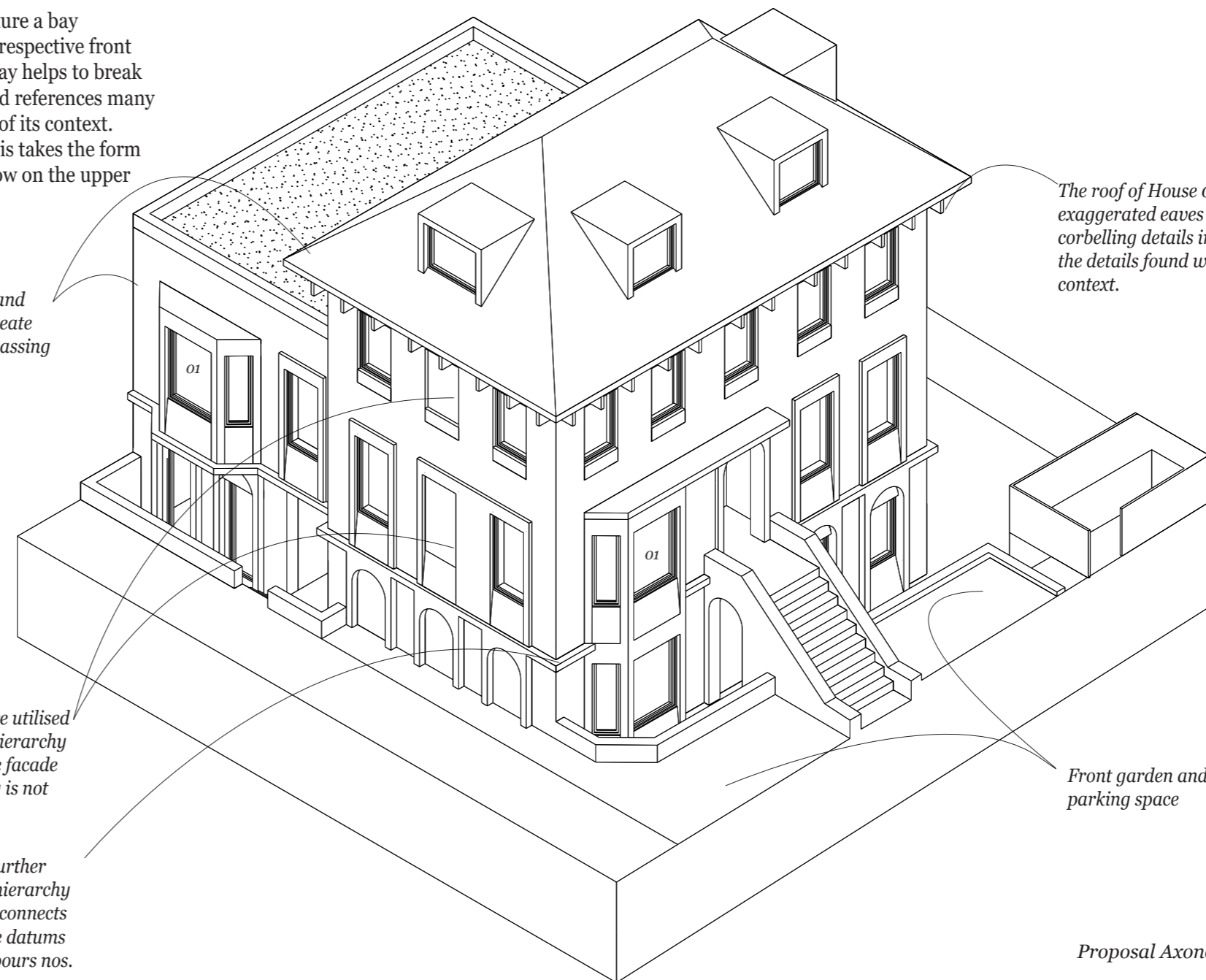
### Bays (01)

Both houses feature a bay window to their respective front elevations, the bay helps to break up the facade and references many of the dwellings of its context. On House 02, this takes the form of an oriel window on the upper ground floor.

*Lower roof form and set back facade create subservience in massing form*

*Blind windows are utilised to maintain this hierarchy and rhythm of the facade where an opening is not required.*

*Datum lines are further used to establish hierarchy in the facade and connects the building to the datums used in the neighbours nos. 28 & 30.*



*The roof of House 01 features exaggerated eaves and corbelling details inspired by the details found within the context.*

*Front garden and parking space*

*Fig.21  
Proposal Axonometric*

**Form & Materiality:  
Precedents of the Corner**

The 'dual aspect' or corner property is a historic typology seen throughout London. Often marking the end of a terrace, they have traditionally treated the corner in a significant and ingenious way so as to appear attractive from both aspects.

The key design qualities we have drawn from enable the proposed dwellings to share the dual aspects provided by the site whilst appearing as a homogeneous design.

On the right are examples of a traditional corner treatment (1) and two contemporary precedents (2,3).

The material choice and form of the contemporary precedents are fine examples of modern but sensitive additions to the streetscape.

- Fig.*  
24. *Victorian Terrace*  
25. *Corner House - 31/44 Architects*  
26. *Wapping Pierhead - Chris Dyson Architects*



24.



25.



26.

## Materiality

The scheme utilises brick in a Flemish Bond to provide a contextual tie to the surrounding Victorian architecture.

There is precedent for both red and yellow stock bricks within the context. A contemporary pale brick can reference the lightness of the yellow stock of nos. 28 & 30 Manor Road, whilst avoiding a pastiche replication.

A stone detailing to the lower ground floor creates a key datum line typical to period properties of this typology. This stone detailing then continues around key features of the rest of the building inspired by the stucco datum lines and corbelling of nos. 28 & 30 Manor Road.



*Fig.27  
Material Precedent: Private  
House David Chipperfield*



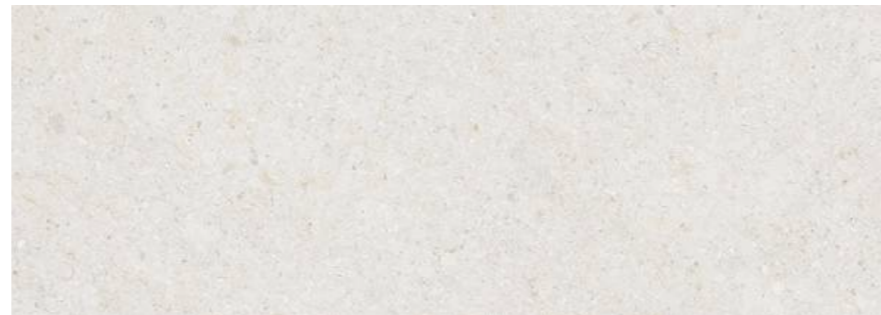
*Dark clay tile roof*



*Dark windows/ detailing*



*Pale Flemish bond brick walls*



*Stone walls detailing*

*Fig.28  
Indicative Material Palette*

## Landscaping

The proposal will contain private front and rear gardens at lower ground level for each dwelling. The front gardens will be separated from the street using a brick garden wall and planting; as is used throughout the street.

Secure bike storage is concealed from public and private view at lower ground level. Shared refuse storage is at ground level and will be aesthetically coordinated with the overall design.

Urban Greening Factor requirements have been considered from the outset of the design process. Bee, Bird and Bat bricks will be incorporated into the design in order to improve biodiversity on site. Permeable paving will be used in the parking areas to the front.

## Soft landscaping

In the rear gardens a mixture of the following plants are proposed due to their ability to thrive in east-facing aspects and partial shade, alongside their low maintenance qualities (other plants with similar qualities can be used):

- *Myosotis sylvatica* 'Bluesylva'
- *Helichrysum petiolare*
- *Lathyrus odoratus* 'Aphrodite'
- *Lathyrus odoratus* 'Wisley'
- *Calendula officinalis* 'Indian Prince'
- *Nicotiana* 'Lime Green'

## Sustainability

Sustainability is integral to our office culture and design approach. Where possible we look to produce designs which are efficient in its use of local and renewable materials, in the energy required to build them, and the energy generated while in use.

The proposal volume is compact, minimising any unnecessary heat loss. The proposed external materials are brick and stone, which aid in the storage and release of solar gain.

Natural ventilation through the property is optimised through openable doors to the rear and windows throughout.

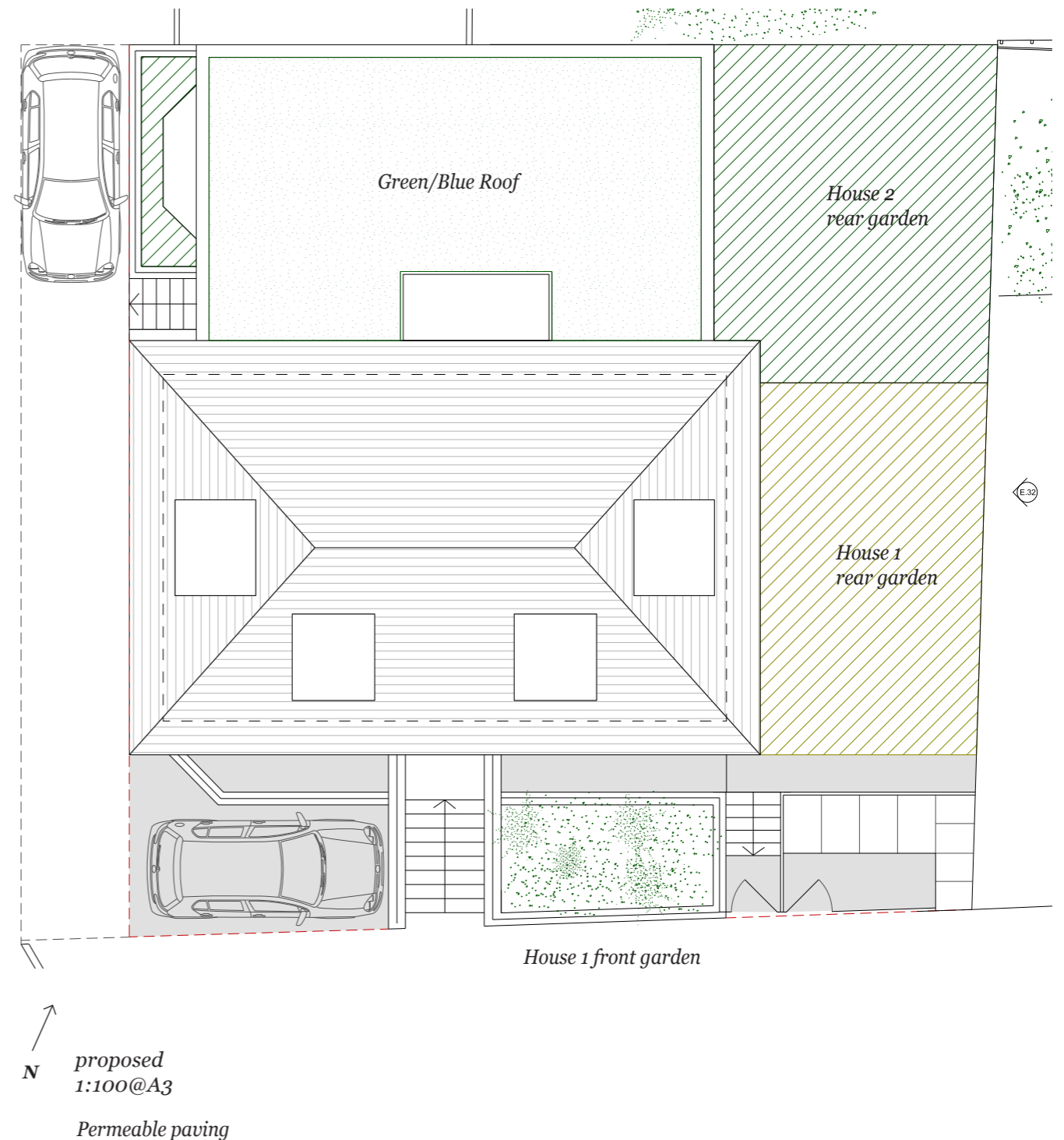
The glazing limits the use of artificial lighting as well as increasing the user's well-being through visual apertures to natural light, green amenity spaces and planting.

All carbon emissions will be reduced through a combination of passive design and energy efficiency. Efficient services will be implemented throughout, which will be as efficient as the minimum standards required by current Building Regulations.

Insulation will be specified to surpass Building Regulations, noting the type to promote an affordable and healthy environment.

Recycled materials and sustainably sourced materials will be used where possible, with low embodied energy. Non-toxic paints and natural materials with minimal finishing involved will be used where possible.

## Roof Plan



## **Use**

It is proposed to build a single villa with two semi-detached properties. House 01 will have 4-bedrooms, 3-storeys; with a habitable mansard roof. House 02 will have 3-bedrooms, 2-storeys. Each dwelling is designed to provide much needed high quality family accommodation.

## **Amount**

The dwelling will conform to the London Plan residential design standards both in area and ceiling height. All bedrooms provide storage and ample natural light.

## **Access**

Access to House 01 will be situated on Manor Road, the access will be elevated to mirror its neighbours at nos. 28 & 30 Manor Road, there will be provision for accessibility via the stairs to the lower ground floor living areas and gardens.

Access to House 02 will be situated on the existing driveway access to the garages of the Victorian terraces 37-49 Twickenham Road, the drive will be repaved as part of the proposal to make it suitable for access. The access is situated at the lower ground floor living level.

There is provision for parking of one car per property.

No public access routes are affected by the proposal.

## **Summary**

Great care has been taken in researching current policy, reviewing past planning applications as well as analysing the site and its context to develop the submitted proposal.

As a result, the developed proposal recognises and responds to the site and the surrounding context; featuring appropriate massing and scale to the neighbouring buildings. The consideration of material choice and detailing in particular ensures that the proposed construction retains the character of the typology whilst offering a contemporary aesthetic without pastiche.

We look forward to receiving your comments, and please do contact us should you wish to discuss.