



DESIGN + ACCESS STATEMENT

23a Hampton Road | Teddington | TW11 0JN

August 2023

A Doc (99) 01 Rev*

FLETCHER CRANE
ARCHITECTS

CONTENTS

	ANALYSIS
3	Introduction
4	Location plan, Section 01 process
5	Aerial map
6	Birds eye view
7	Site photographs
10	Opportunities + constraints
12	Planning appraisal
13	Previous planning application appraisal
14	Practice profile
15	Examples of contemporary architecture in close proximity
16	Site context appraisal
17	Context analysis
19	Existing survey
	DESIGN DEVELOPMENT
21	Sketch development - refurbishment
22	Sketch development - new build
23	Strategy diagrams
24	Section 02 principle, strategy, use
	THE PROPOSAL
25	Proposed floor plans
29	Section 03 amount
29	Proposed schedule of accommodation, section 04 layout
30	Overlooking diagram
31	Section 01
32	Section 05 scale and massing
34	Street context
35	Section 07 appearance
36	Views in context
41	Elevation composition
42	Precedent imagery
43	Section 08 sustainability, Section 09 flooding and drainage, Section 10 Fire, Section 11 Affordable housing, CIL
44	Landscape plan, Section 12 Landscape
45	Section 13 Access + transport, Section 14 Summary

ANALYSIS

INTRODUCTION

ANALYSIS

The following design and access statement sets out site analysis, sketch development and final design proposals at 23a Hampton Road, Teddington, TW11 0JN, prepared by Fletcher Crane Architects.

- new build replacement dwelling

This planning application is supported by:

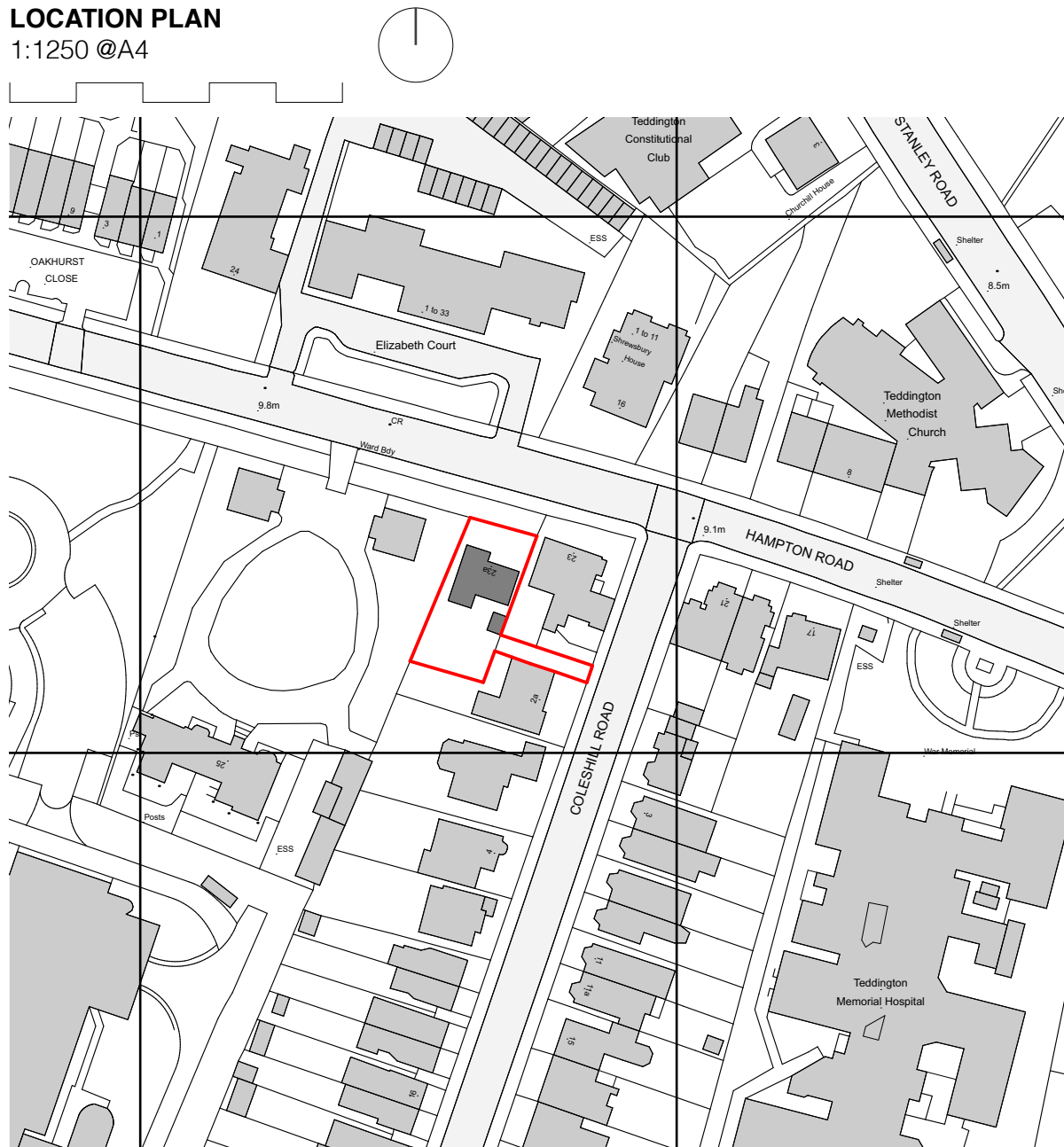
- Application form *by ET Planning*
- CIL form *by ET Planning*
- Planning statement *by ET Planning*
- Viability assessment for affordable housing contribution *by ET Planning*
- Residential Standards Compliance *by Fletcher Crane Architects*
- Flood risk assessment and SUDS strategy *by Geosmart*
- Tree survey *by Dryad*
- Tree protection plan *by Dryad*
- Arboricultural impact assessment *by Dryad*
- Energy planning statement *by MES Building Solutions*
- Carbon life cycle report *by MES Building Solutions*
- Sustainable construction checklist *by MES Building Solutions*
- Residential water standards statement *by MES Building Solutions*
- Fire safety strategy *by Pentrevion Fire*
- Basement impact assessment *by Croft Structural + Civil*
- Heritage statement *by Heritage Fusion*
- Transport report *by MEF Construction Services*
- PEA *by Wynchwood*



Street context showing application site, No23a, Hampton Road; a bungalow

LOCATION PLAN

1:1250 @A4



Site boundary

Site area = 446m²

SECTION 01 | THE PROCESS

ANALYSIS

SITE LOCATION

The site lies on Hampton Road; west of Broad Street/ Teddington High Street along the main arterial route between Teddington and Hampton Hill. The property fronts onto Hampton Road and also has access from Coleshill Road (a dog-leg shaped site). Within close proximity, there are plots with single dwellings, multi-storey apartments, public buildings, a BTM, a listed property and a hospital. The site itself contains a single bungalow dwelling with a large external shed.

The site is located approximately 500m from the main parade of shops in Teddington. There are regular bus routes with connections to Kingston, Hampton and the surrounding areas. Teddington has over ground railway station which lies approximately 1.8km to the south east with connections to London Waterloo. The site has a PTAL rating of 3.

SITE CHARACTER

The existing house is a single storey bungalow (with accommodation at roof level). It is predominantly white painted brick with quoined brick features and concrete roof tiles. The age and architectural aesthetic is an anomaly in the streetscape in terms of scale, massing and materiality. Believed to be built in 1956, the property is in a state of disrepair, is out of character with the context and is need of development in a sympathetic and relevant architecture. The property is not listed, nor locally listed.

The bungalow sits west of No23 Hampton Road, which is a Building of Townscape Merit (BTM).

To the west is Teddington Hall. The main building is Grade II listed. The coach houses adjacent to the bungalow are not listed.

AERIAL MAP
ANALYSIS



BIRDS EYE VIEWS ANALYSIS



Northern view



Eastern view



Southern view

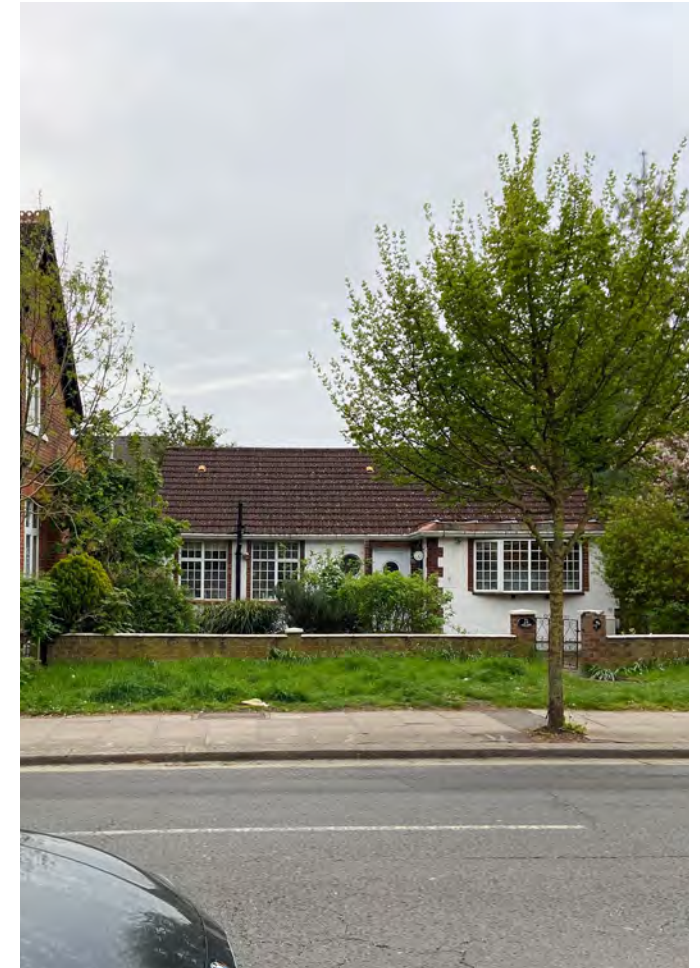


Western view

SITE PHOTOGRAPHS
ANALYSIS



View (looking south east) along Hampton Road towards No23a application site and neighbour, No23 (BTM).



Front elevation of the bungalow. The property appears as an anomaly in the overall streetscape and is in a state of disrepair.



Front boundary wall; LHS - no23a, RHS - no25
Arboreal feel to surroundings.



View from the vehicular entrance to No25. The application site is completely obscured because of the mature planting.



The western gable of the BTM (no23) is an important feature of the existing site condition and the proposal will seek to be subservient to this and protect long distant views.



Vehicular entry to application site (dog-leg shaped) along Coleshill Road. Whilst the BTM, No25, is a quality building, although the property has been poorly extended at the rear with several additions. No2a is of a contemporary feel with white render and timber cladding being utilised.



No23a
Hampton Road
(application site)

View looking west along Hampton Road with distinct gable.



No23a
Hampton Road
(application site)

Rear elevation of existing bungalow in a state of disrepair.

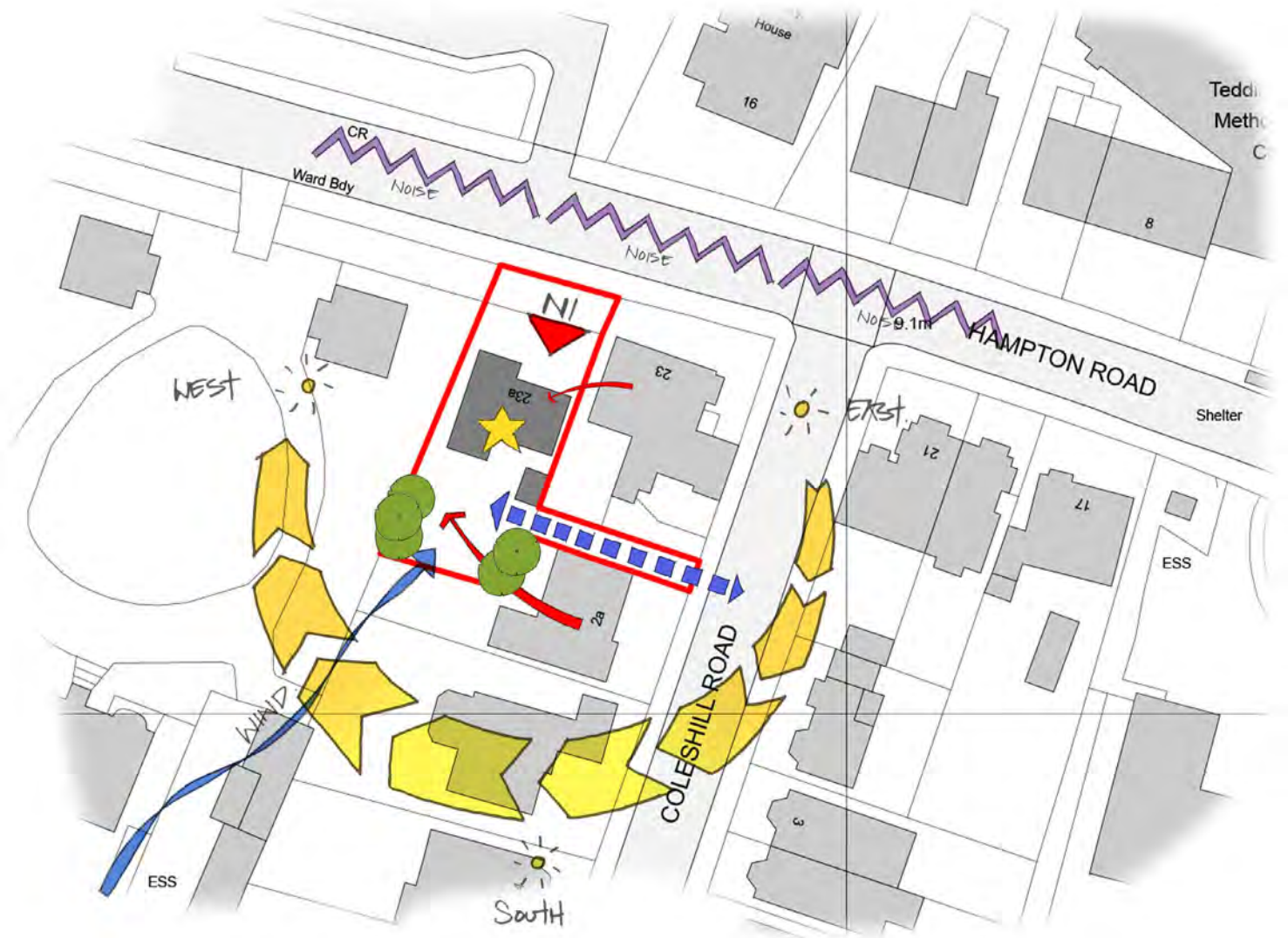
OPPORTUNITIES + CONSTRAINTS ANALYSIS

OPPORTUNITIES

- **Great site location**, located along the main arterial road between Hampton Hill and Teddington.
- Useful amenities in Teddington and the station is located to the south west.
- The **existing property is out of character** with the vicinity whilst also being adjacent to a GII listed and BTM.
- Create a new **single family dwelling** with associated parking and landscaping.
- Careful understanding of the **sun path** as the property is south directly south facing.
- Consider the architectural form and materiality of the proposal to ensure that a relevant architecture is developed.

CONSTRAINTS

- **Historic buildings to adjacency.**
- **Parking and access must remain as per existing condition.**
- Off street access to Hampton Road is pedestrian only.
- Consider **views** from and to the proposals.
- Consider massings of the proposal to ensure commensurate relationship to neighbouring properties in terms of overlooking.



PLANNING APPRAISAL ANALYSIS

CLASSIFIED AREAS/LISTINGS

The application property is not listed, nor locally listed. The neighbouring property, 23 Hampton Road, is a Building of Townscape Merit (BTM) and the main Hall at 25 Hampton Road is Grade II listed (the coach houses and front wall are not listed).

FLOOD RISK

The site lies in the lowest flood risk zone (1) - low risk. A BIA accompanies this application.

PLANNING HISTORY

17/3078/FUL	2no semi-detached houses
16/3736/FUL	7no flats
16/4385/FUL	7no flats
00/2899	2no semi detached houses

PARKING

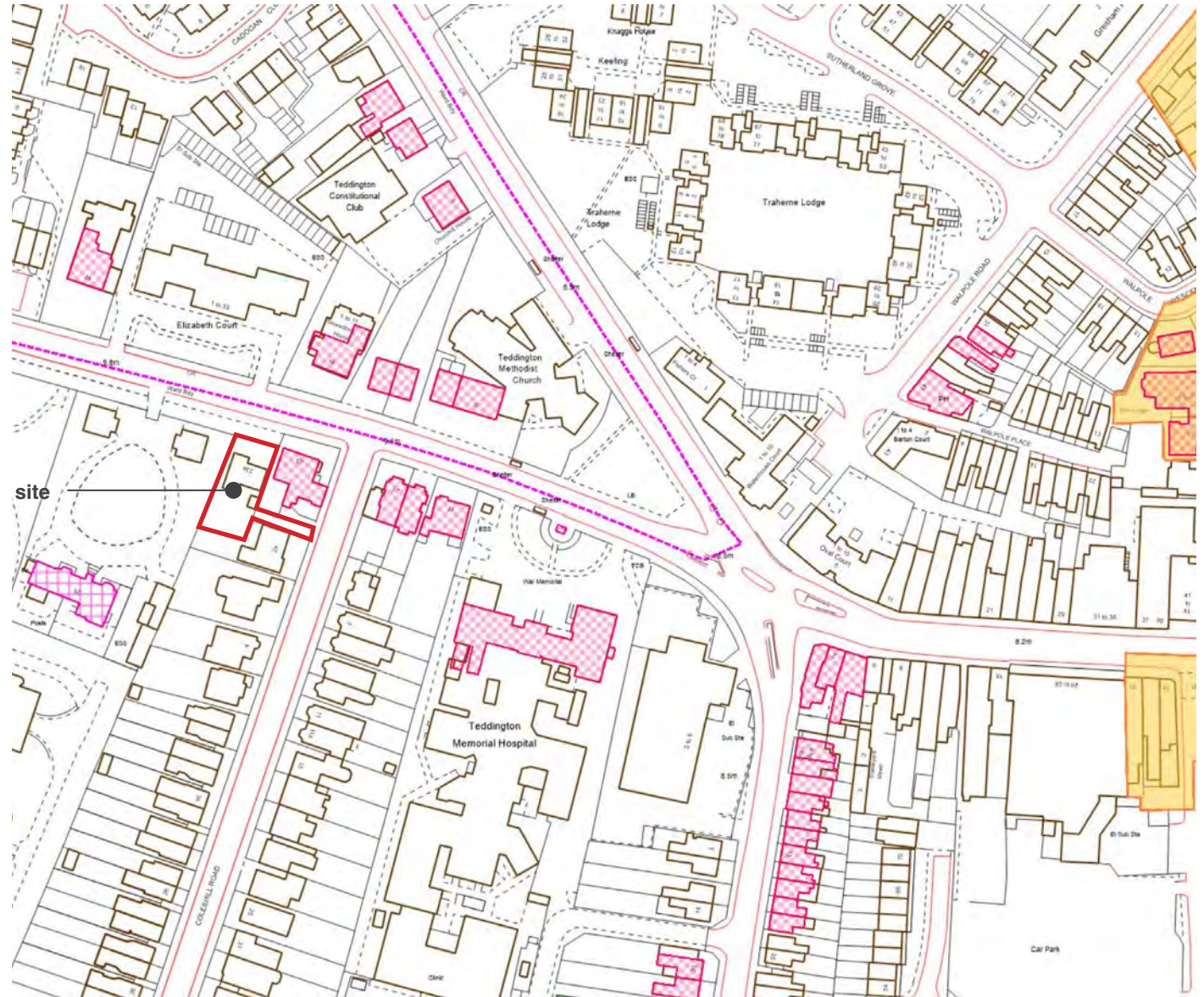
The site has a PTAL rating of 3.

ARCHAEOLOGY

There is no designation within the boundary or nearby the site boundary.

TREES

This application is accompanied by a tree report.



Planning map from Richmond planning search

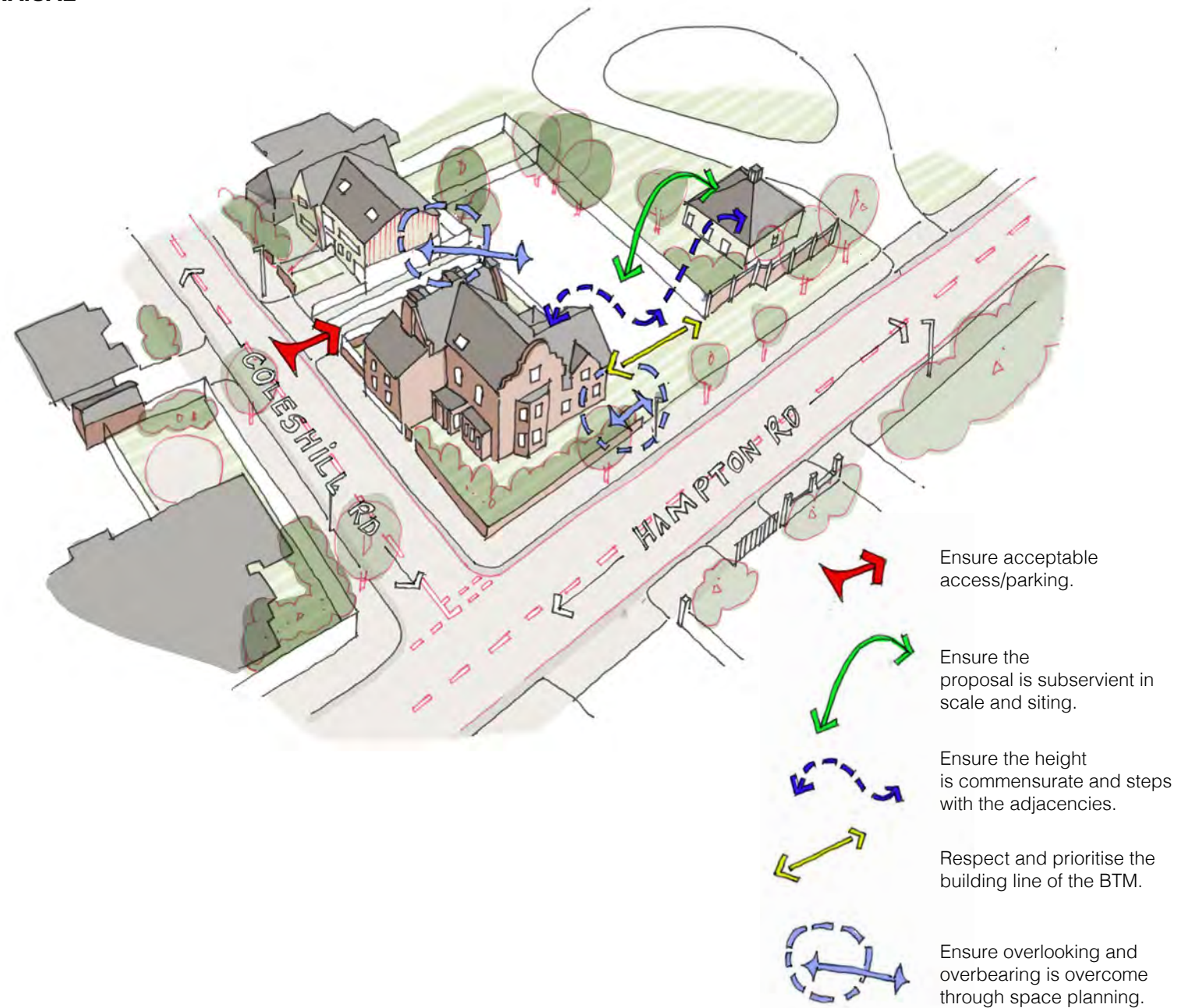
PREVIOUS PLANNING APPLICATIONS APPRAISAL ANALYSIS

We have reviewed in detail the two previous applications on the site in 2016 and 2017 for:

- 16/3736/FUL - 7no unit scheme
- 17/3078/FUL - 2no unit scheme

In the proposed application we seek to satisfy each of the points raised by the Case Officer in the decision notices from six/seven years ago, including:

- Ensure the mass, bulk and height is commensurate with the adjacencies.
- Provide excellent soft landscaping proposal to front and rear gardens.
- Ensure the proposal is subservient and respects the given urban condition.
- Enhance and respect the character given by the adjacent listed and BTM properties in a relevant architecture and massing.
- Ensure acceptable parking accommodation and access.
- Ensure privacy is maintained and overlooking is avoided.
- Ensure the basement design is carefully thought through and evidenced with a basement impact assessment.
- Demonstrate compliance with further reports as noted on the first page.



PRACTICE PROFILE | FLETCHER CRANE ARCHITECTS ANALYSIS

PRACTICE PROFILE

We are a RIBA award winning practice; passionate about innovative, crafted and thoughtful architecture. We design for delight and longevity, implementing an architecture that is not rooted to a particular moment but one that transcends fashions. We adopt an open, engaging and collaborative approach to the design and construction process.

Tree House | RIBA Award (left)
Kingston Villa | AYA'22 (right)

NOTABLE AWARDS

Following successful planning permissions, the implementation of numerous local schemes over the years have been fortunate to be nominated for various awards. This includes RIBA Awards and long listing for RIBA House of the Year; the pinnacle award for residential architectural design in the United Kingdom.

BD ARCHITECT OF THE YEAR FINALISTS
2020, 2021, 2022

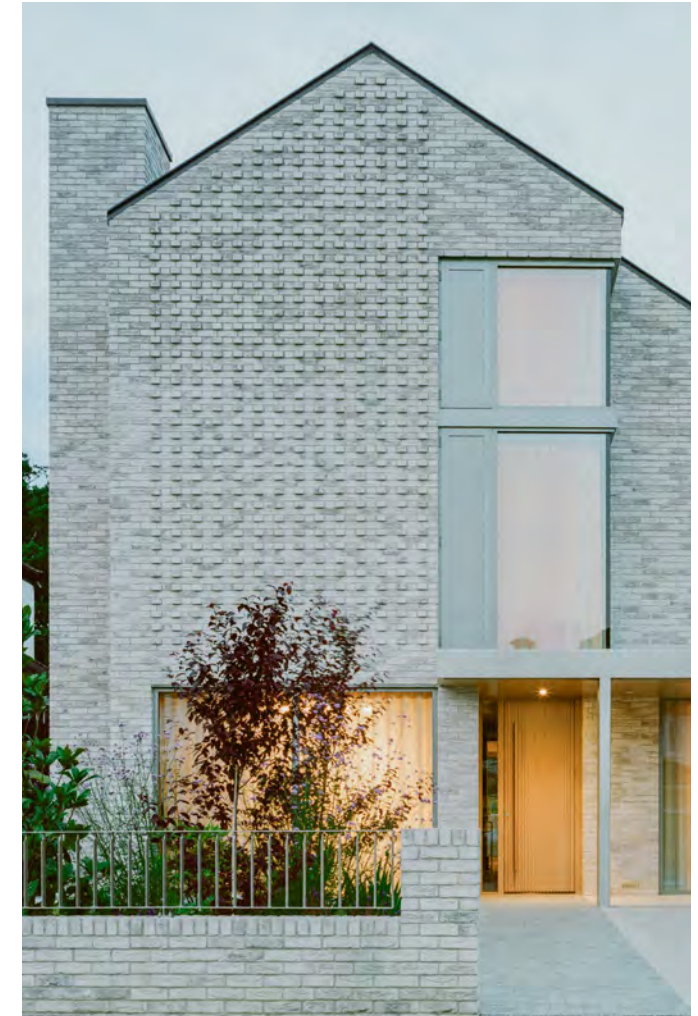
RIBA AWARD
2014, 2020/21, 2022

RIBA HOUSE OF THE YEAR LONGLIST
2022



Tree House, Ealing
by Fletcher Crane Architects

- Longlisted for RIBA House of the Year 2022
- RIBA Award 22
- Conservation Area



Kingston Villa, Kingston Upon Thames
by Fletcher Crane Architects

- Architect of Year; Individual House 22
- Local Area of Special Character

EXAMPLES OF CONTEMPORARY ARCHITECTURE IN CLOSE PROXIMITY ANALYSIS



12 Church Lane, Church Lane, Teddington
by Knox Bhaven Architects

- Longlisted for RIBA House of the Year 2023
- Located ~400m from application site.



St Peter's and St Paul's Church, Broad Street, Teddington
by John Deal Practice

- Located ~400m from application site.

SITE CONTEXT APPRAISAL ANALYSIS



National Physical Laboratory, Hampton Road



Typical historic property, Hampton/Coleshill Road



Teddington Memorial Hospital, Hampton Road



Multi storey apartments, Elizabeth Court, Hampton Road

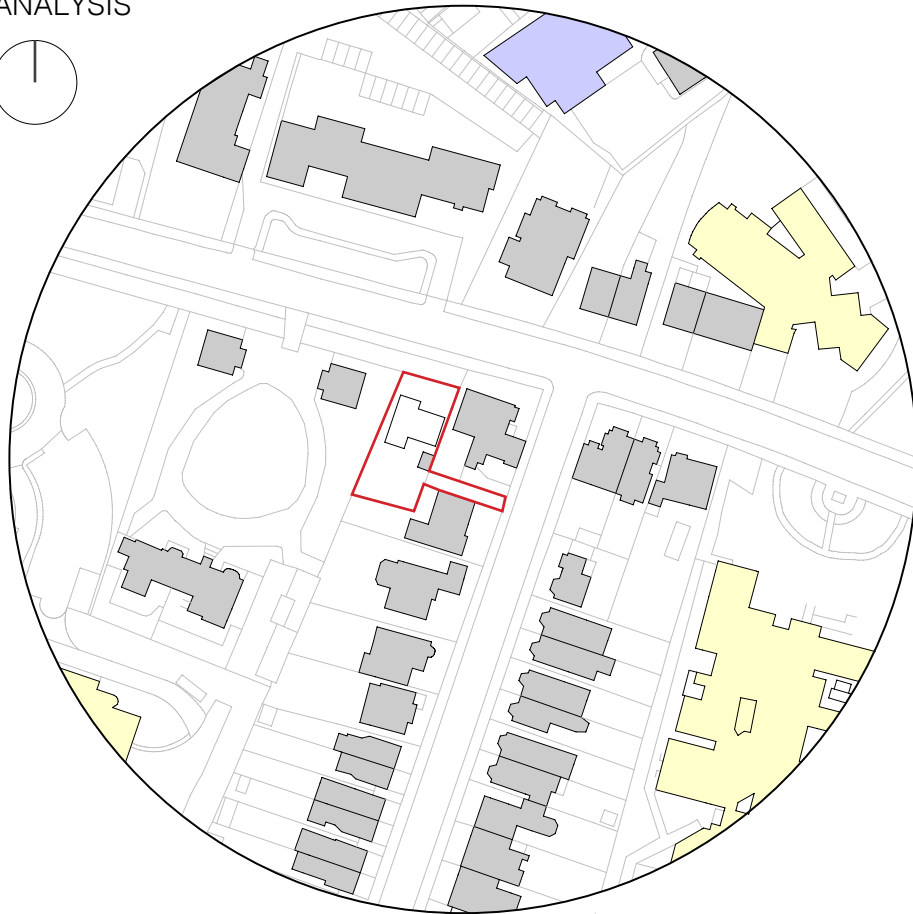
The adjacent houses along Hampton Road and Broad Street - the immediate and relevant context - are varied in both architecture and use. Similarly, buildings are composed of a variety of materials, forms and massings.

This includes:

- (west to east)
- National Physical Laboratory; a multi storey institutional building.
- Teddington Hall; a grade II listed residential flatted property in significant grounds.
- Typical historic housing - generally at the turn of the 20th century - Coleshill Road and impressive constructions along Hampton Road (including a BTM).
- Elizabeth Court, a three storey apartment building in brick and tile hanging constructed in the 70/80s.
- No 23 Hampton Road; a BTM - an impressive flatted building occupying the corner of Hampton Road/Coleshill Road with distinctive front facade.
- No 2a Coleshill Road; a new build house clad in timber.
- No 2 Coleshill Road; a new build brick house (in a pastiche style).
- Teddington Memorial Hospital; a public building late century construction.
- Teddington Methodist Church; a public building with in modern aesthetic.

CONTEXT ANALYSIS

ANALYSIS



- Public
- Commercial
- Residential

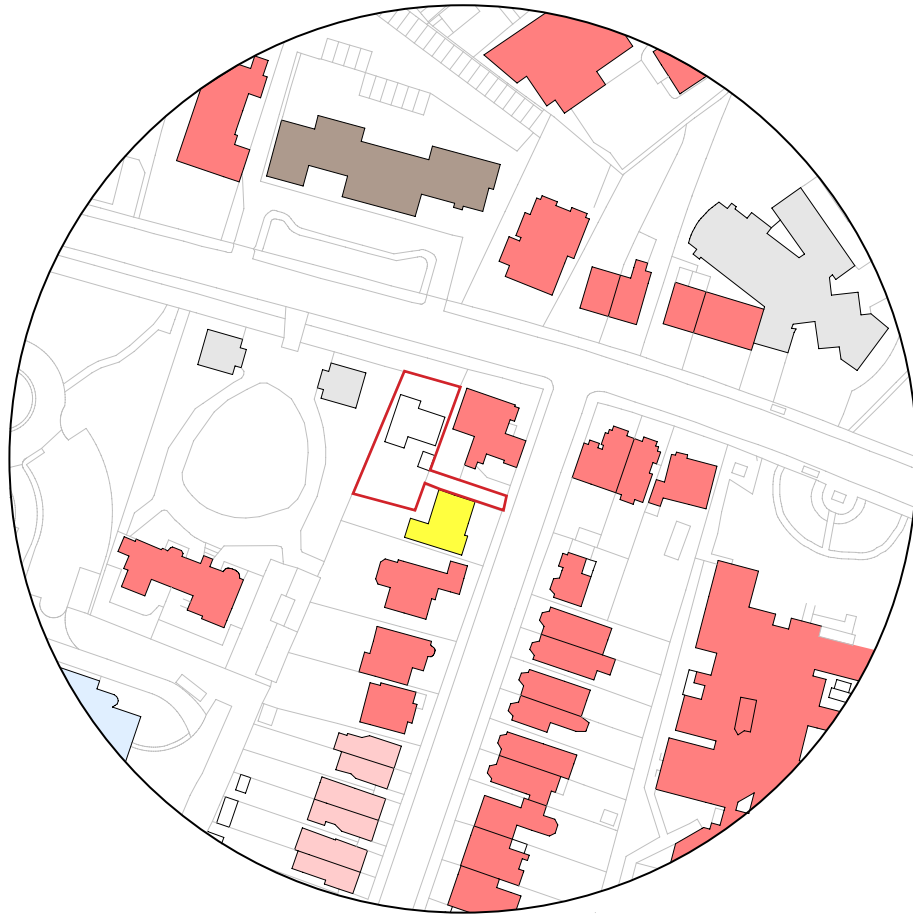
USE

The current bungalow - and proposal - sit amongst a series of residential developments including single dwellings as well as flatted apartments. The proposal will follow the urban grain.

- Historic
- Modern/new build (2000 onwards)
- 1970s-90s

AGE

This shows that within the vicinity that there are a variety of ages of properties from the historic villas, mid century development and significant contemporary refurbishments and modern constructions (including one off houses). This shows that the urban aesthetic is varied and the appropriateness of development - a replacement dwelling - has precedent, particularly on this corner.



- | | | | |
|---|----------------------|---|----------------|
|  | Brick |  | Brick + render |
|  | Brick + tile hanging |  | Other |
|  | Timber cladding | | |
|  | Render | | |

MATERIAL

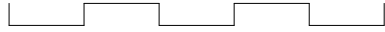
Similarly, there is a natural variation in the use of materials along the streets. Brick is prevalent on historic and new build properties, in-dispersed with a variety of render and timber cladding. The new home would aim to align itself with the weighty and enduring brick quality architecture/constructions to adjacencies which will ensure longevity in the street.

- | | |
|---|------------|
|  | 1 storey |
|  | 2 storey |
|  | 3 storey |
|  | 4 storey + |

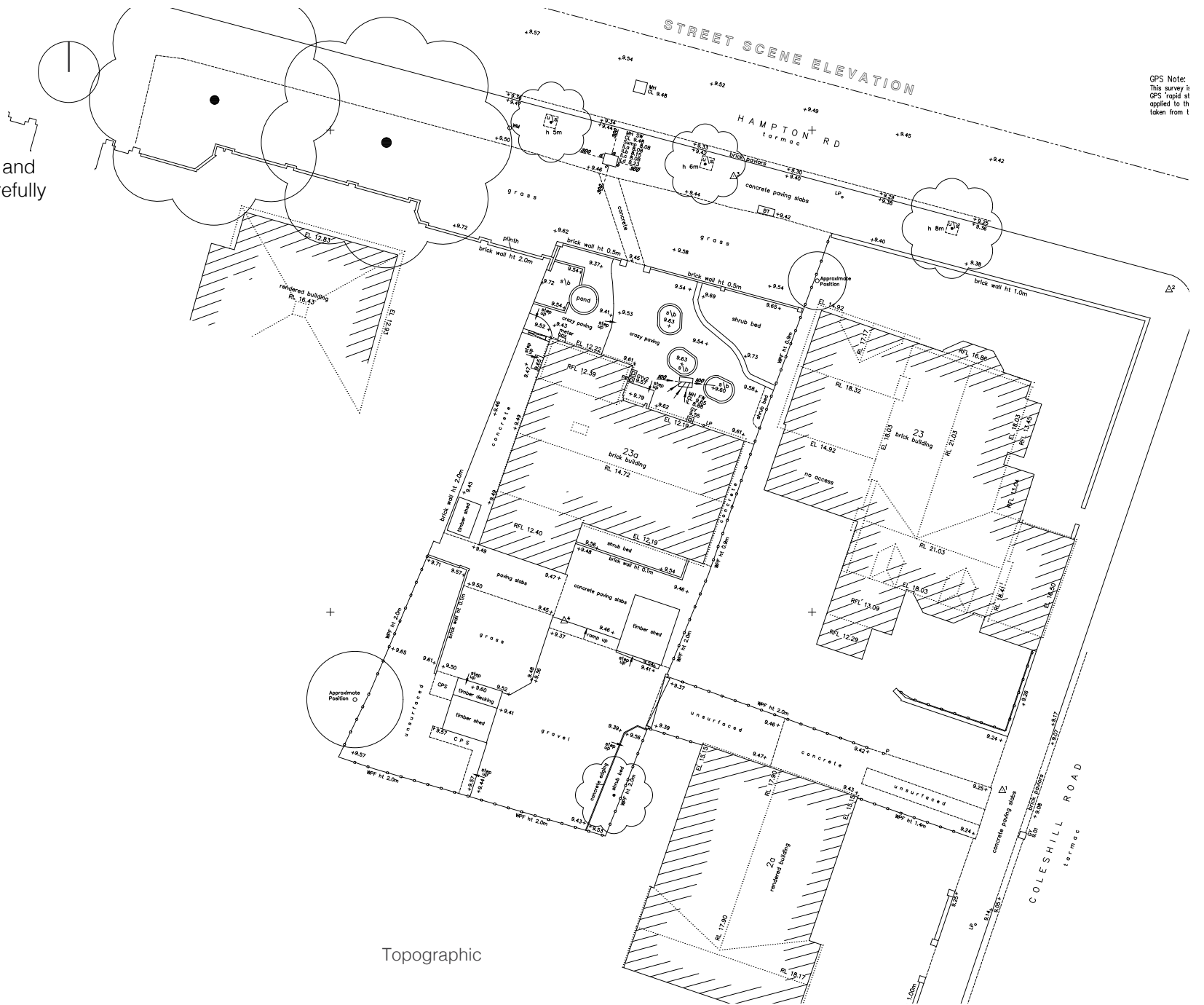
HEIGHT

Typically as shown on the diagram, the area generally accommodates 2/3 storey properties. This includes loft extensions. New build properties have gained planning permissions for three storeys. It is viewed that a three storey development - carefully implemented - would be appropriate.

EXISTING SURVEY NTS



The site has been surveyed by GPS and lazer and the proposal has been carefully conceived to fit into this context.



GPS Note:
This survey is
GPS rapid at
applied to th
taken from 1

Topographic

EXISTING SURVEY

NTS

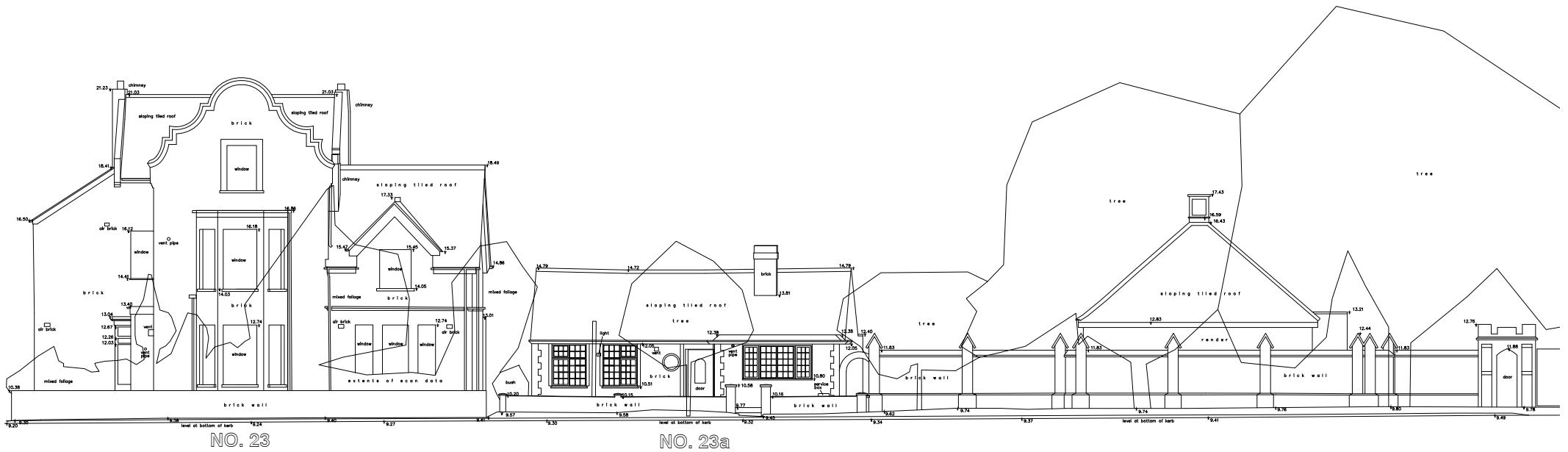


EXISTING SCHEDULE OF ACCOMMODATION

ANALYSIS

Existing Accommodation	Area
00 Ground	
GIA Subtotal	85.4m ²
01 First (roofspace)	
GIA Subtotal	30.8m ²
GIA Total	116.2 m²

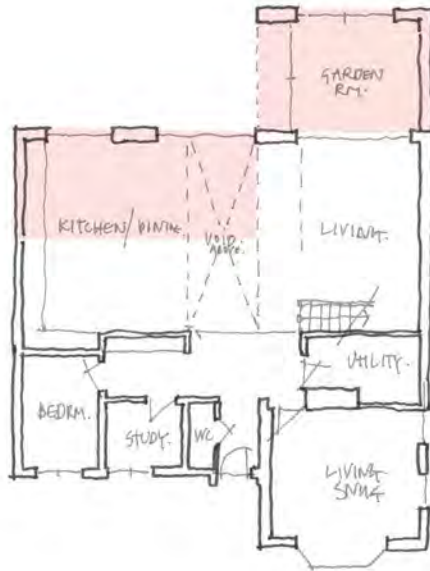
GIA totals include circulation spaces and are approximate only.



Street elevation

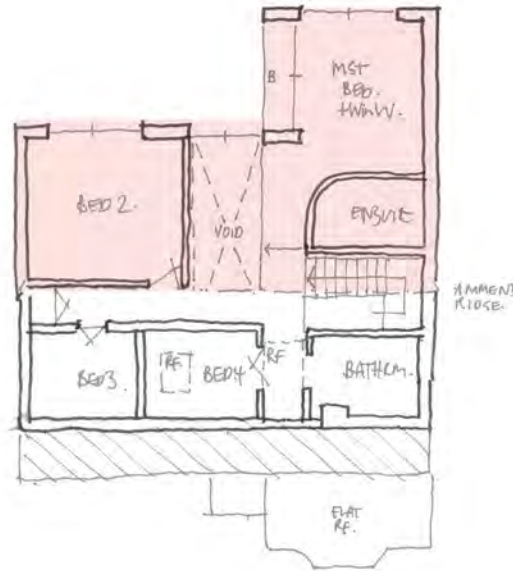
DESIGN DEVELOPMENT

SKETCH DEVELOPMENT - REFURBISHMENT OF EXISTING DESIGN DEVELOPMENT



GROUND FLOOR


At ground floor, to create the desired accommodation, the renovation of the existing property was intrusive and would have involved extending further into the rear of the garden and demolishing the existing roof line and incorporating roof lights on the front elevation.



FIRST FLOOR

By raising the ridge line, replacing and widening the roof structure, this allowed for the creation of usable accommodation within the second floor.

- At the outset of the project, we undertook a process to assess the viability of keeping and extending the bungalow (shown in red).
- The existing property is compromised in terms of ceiling heights and accommodation within the first floor.
- The house may have been added to with minor changes over time with and cannot be considered to be a high quality piece of architecture in the streetscape.
- The first floor in particular provides limited family space when compared to typical neighbouring properties.
- In order to meet the brief, the scheme which was devised extended at ground floor in several directions and proposed lifting the existing roof off to ensure adequate accommodation was achieved at first floor.
- As a result, it was felt that because the design would be very intrusive on the existing structure, it would benefit the overall architecture, thermal and sustainable aspects of building if a new build approach was undertaken.
- The existing host property is believed to have no insulation in floors/walls.
- As described in the energy statement, a new build option, would provide a significant betterment upon the existing.
- Subsequently, we then began to undertake design development of a new build option. This exercise illustrates that we have satisfied Policy LP38 of the Local Plan; *"it has been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme..."*
- Ultimately, any moderate to large extension and remodel of the existing building is complex and would require effective majority demolition, whilst retaining the buildings challenges but not delivering the benefits that a new build delivers.

 extension elements

SKETCH DEVELOPMENT - NEW BUILD

DESIGN DEVELOPMENT



Street facing composition respecting the prevalent building line and maintaining gaps between properties.

- Significantly improve the existing found condition on site with a 1 for 1 replacement dwelling.
- A design that celebrates space and light and the orientation.
- A house that steps with the adjacency and respects the context.
- A house plan that interacts with the garden setting and enhances the feeling of seclusion and privacy at the rear of the site.
- Ensure the proposal follows the notional building line and respects elevational pointers such as the boundary wall to No25 and the patterned brickwork to No23 to inform composition and heights.
- Utilise appropriate hard and soft landscaping to ensure, in combination, that replacement dwelling is a significant improvement upon the existing condition and becomes an example of how contemporary design can blend into the historic adjacencies successfully.



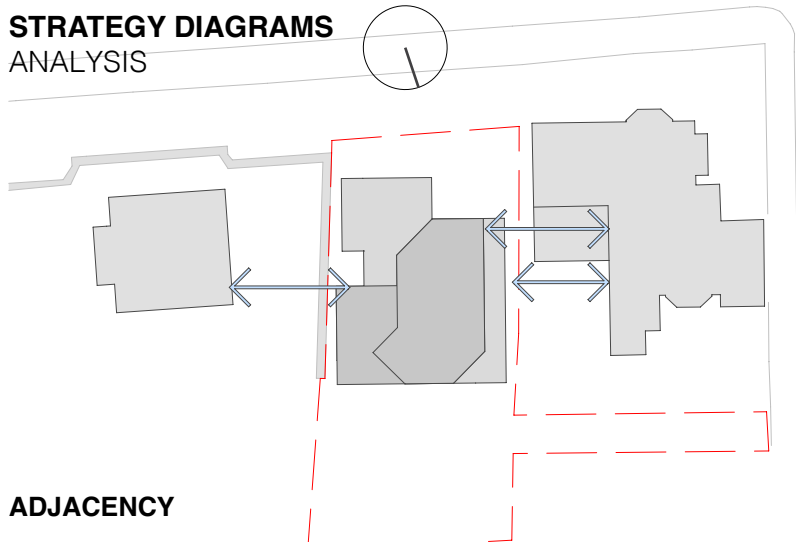
Respect the BTM.
Push the form back, retain the building line given by the distinctive wall to No25.



Stepping forms, respecting the adjacency, respecting the existing roofscapes

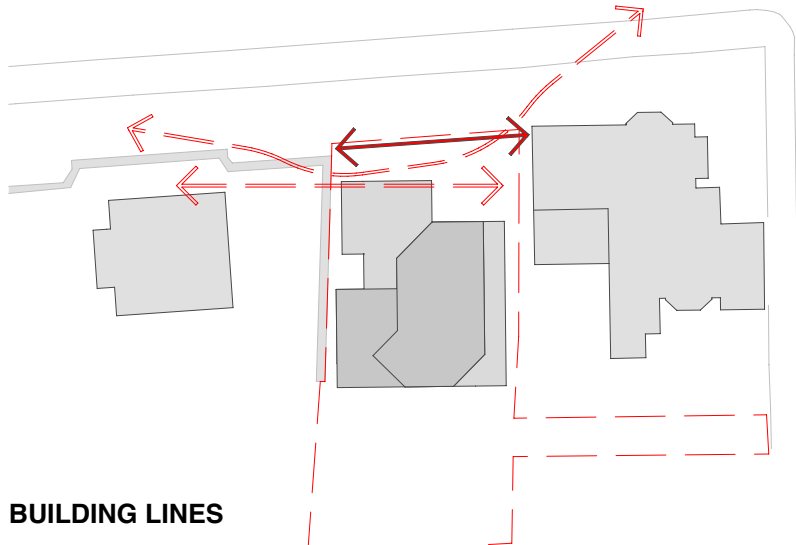
STRATEGY DIAGRAMS

ANALYSIS



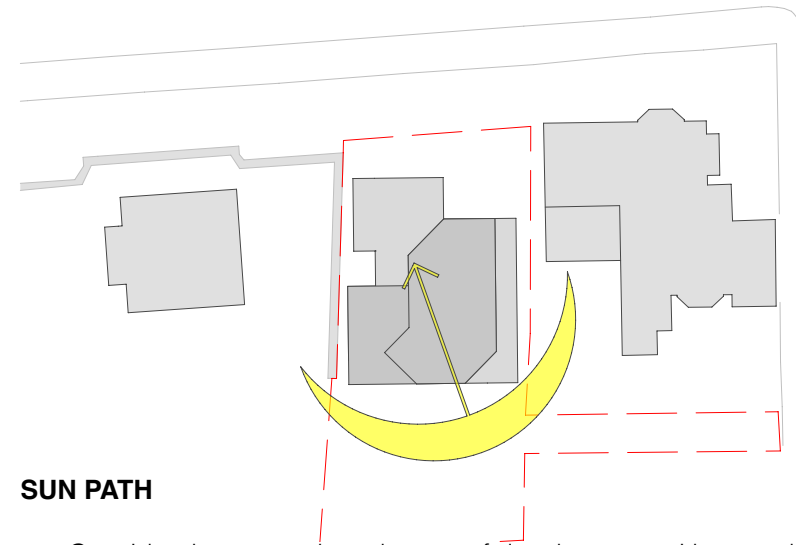
ADJACENCY

- Consider position of secondary windows along neighbouring flank walls.
- Ensure significant gaps are maintained between the properties which is prevalent in the area.



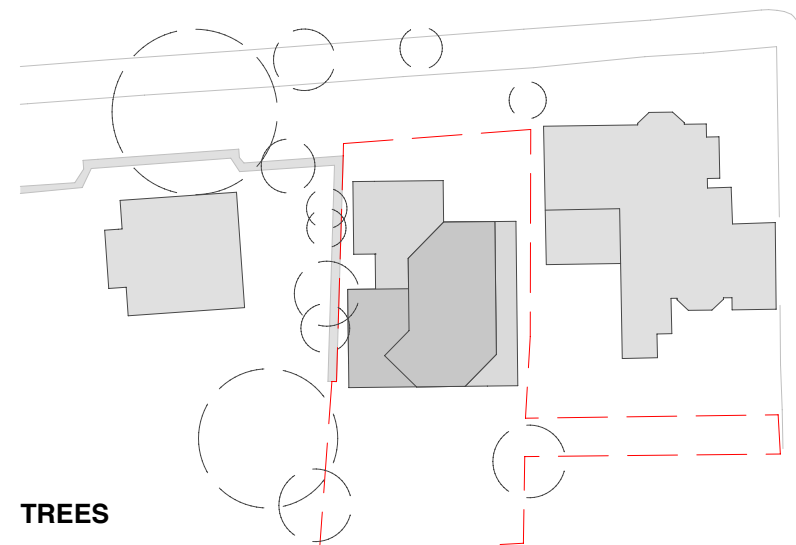
BUILDING LINES

- Maintain the prevalent building line between properties (23-23a-25).



SUN PATH

- Consider the sun path and areas of development with regard to a passive architecture which mitigates overheating.



TREES

- The application is supplemented by an arboricultural survey.
- The aim is to retain mature and decorative planting which contributes to the arboreal feel.

SECTION 02 | PRINCIPLE, STRATEGY + USE ANALYSIS

EXISTING USE, SITE AND SURROUNDING

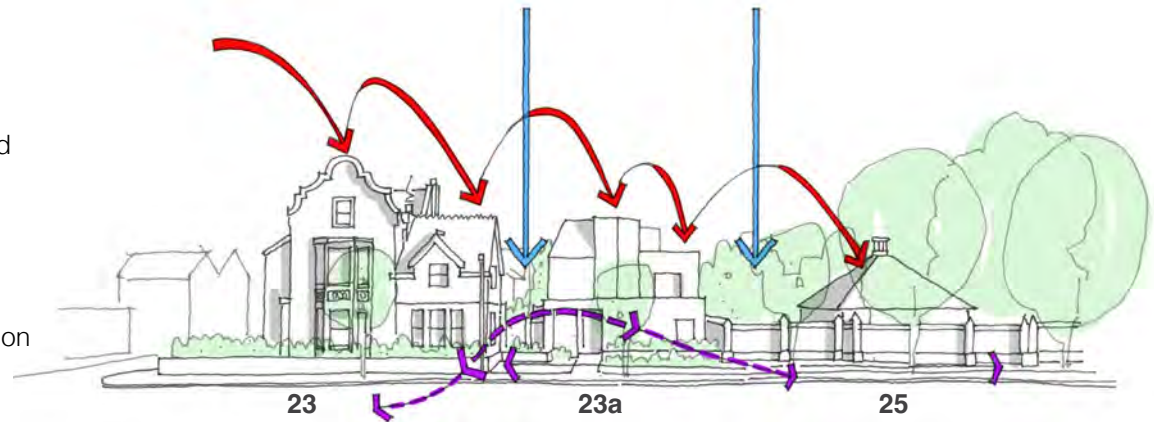
- The existing site contains one house and a couple of large sheds.

PROPOSED USE

- The scheme seeks to provide 1 no replacement, high quality detached dwelling, with landscaped gardens.
- The proposal seeks to retain the existing use of the site.
- The proposed home will be three storeys above ground level with a basement. Single storey elements will extend when closer to the boundary.
- The architectural form, roofscape and building lines will seek inspiration from the rich and historic influence of the neighbouring properties.

A summary of the key considerations with regards to the principal of this development are:

- A building form and scale that is sensitive to the existing adjacent buildings to the site.
- Provide a massing and form that steps sensitively to the immediate adjacencies creating a sense of subservience. The main facade is set well back to ensure the BTM remains the primary building form when approaching in an easterly and westerly direction along Hampton Road - primarily to satisfy LP1.
- Ensure that the proposed development follows the notional building line given by the garden wall to No25.
- Provide a building that relates to the quality prevailing architecture and seeks to evolve and enhance the quality historic architecture in a responsible manner. This refers to building heights which is reflected in the elevational composition.
- Develop a language to the proposals that is reflective of the setting in line with Policy D3 of the London Plan which states that building should positively respond to local distinctiveness.
- Provide a material palette that utilises local materials and detailing.
- Utilise landscaping at the front and rear of the new dwelling and ensure that quality planting is maintained and intensified.
- Ensure a good standard of internal accommodation is achieved as per LP35.



- Reinforcing/respecting a building line*
The massing and siting of the scheme helps to maintain the existing notional building line. The boundary wall informs the front garden with the main house being set well back from the road ensuring No23 remains the prominent building with clear views retained to its western elevation.
- Respecting and stepping scale*
The massing of the proposal fits into the overall street-scape scale and rhythm. The proposal mediates clearly between No23 to No25. The proposal is therefore in keeping with its surroundings.
- Prominence/gaps between properties*
There is a consistent prominence of properties and the scheme maintains gaps between the adjacent properties.