

DESIGN & ACCESS STATEMENT

137 Percy Road, Twickenham, TW2 6HU



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INTRODUCTION & ANALYSIS

PROPOSED & EXISTING

PROPOSED

This Design & Access Statement explores the possibility to redevelop the application site as per the description below:

Change of use for part of the ground floor from commercial [use class E] to a single residential dwelling[use class C3].

EXISTING

The existing site is 3 storey semi-detached building of mixed use on the corner of Percy Road and Jubilee Avenue. The ground floor is of commercial use, whilst the upper two levels are of residential use.

 Site location

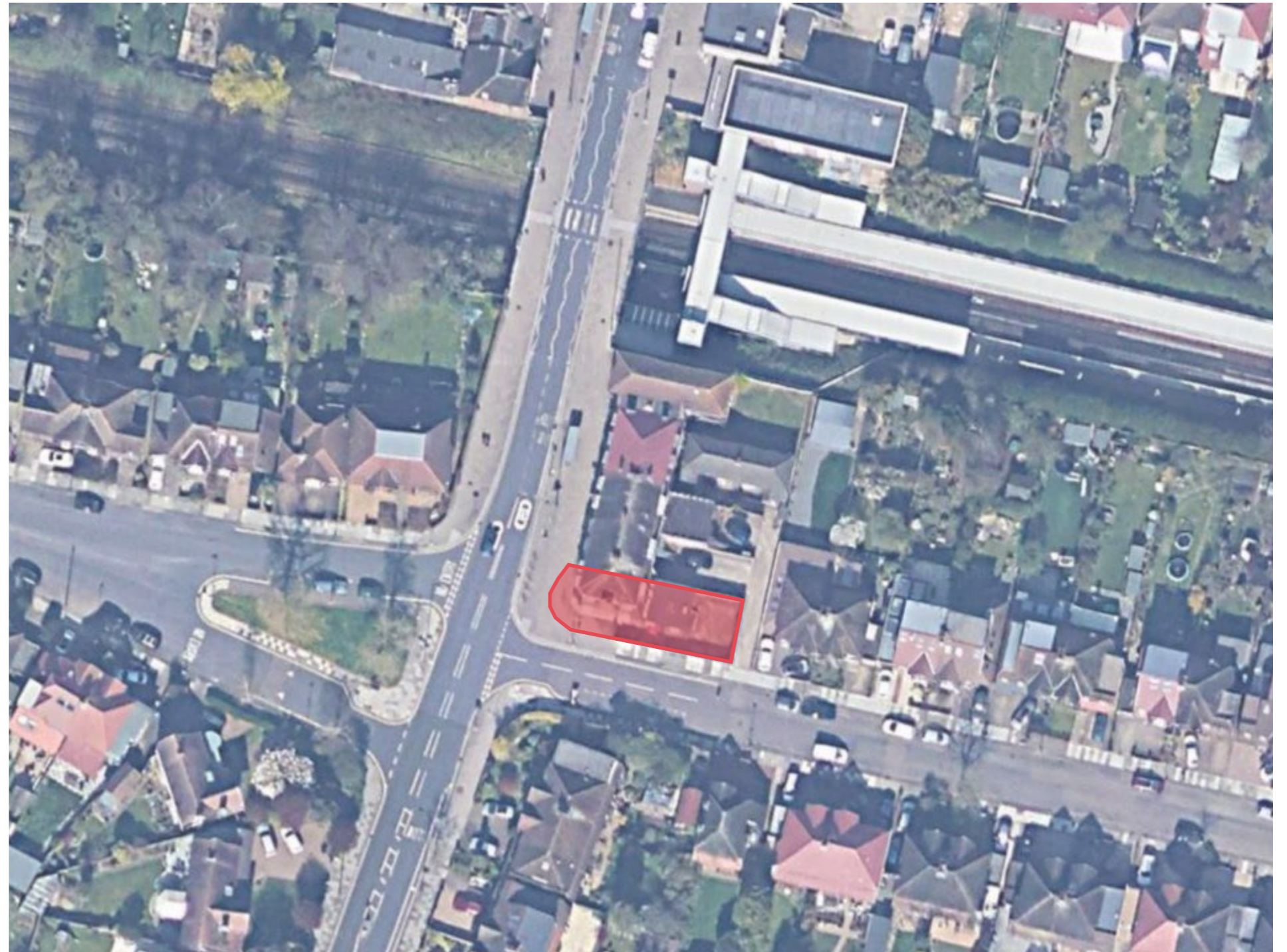


FIG 01: Satellite site plan

INTRODUCTION & ANALYSIS

LOCATION & BLOCK PLAN - SCALE AS INDICATED

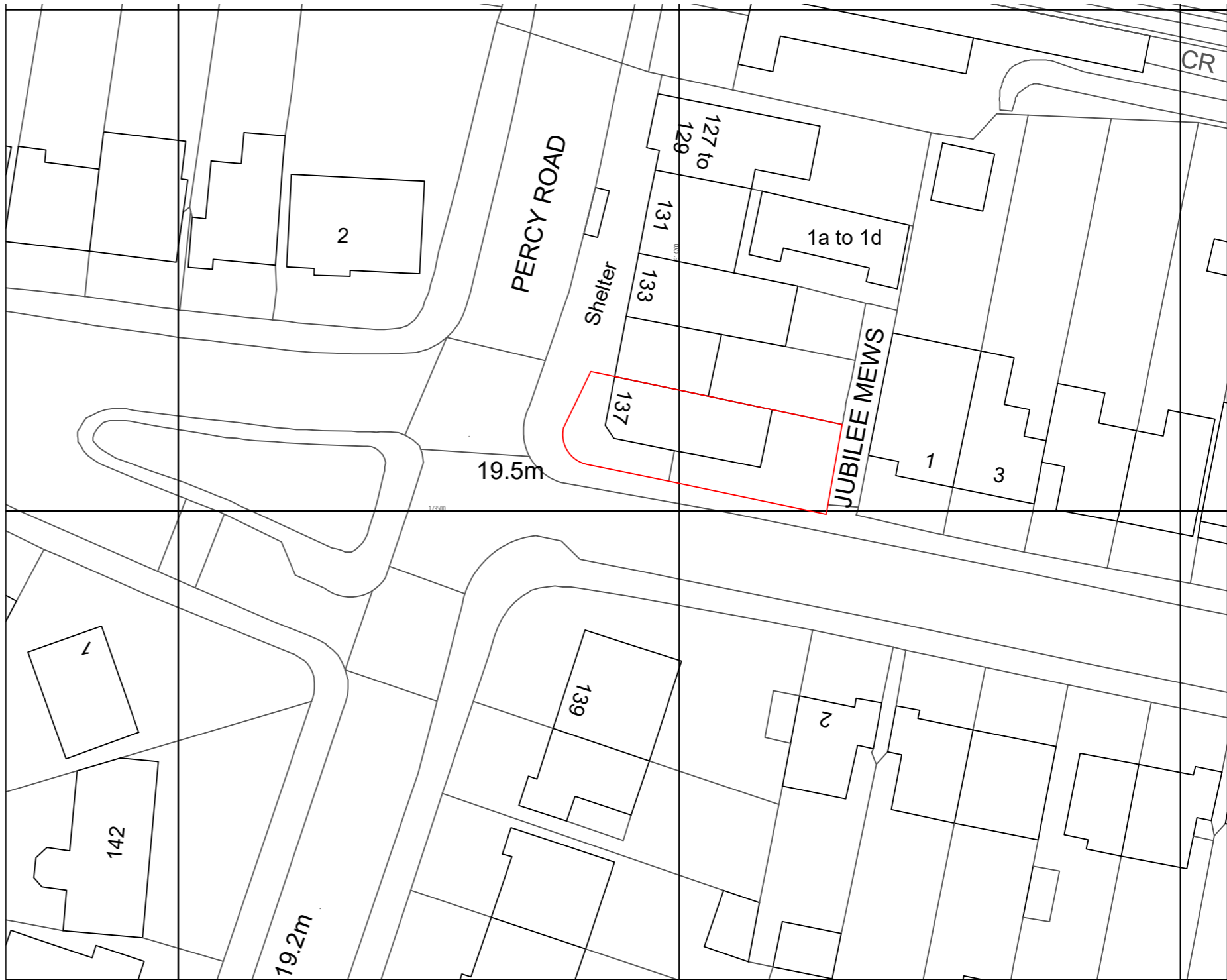


FIG 02: Location plan - scale 1:1250@A3

FIG 03: Block plan - scale 1:500@A3

INTRODUCTION & ANALYSIS

SITE PHOTOGRAPHS



FIG 04: Site Location



FIG 05: View 1 : Eastbound



FIG 06: View 2 : Westbound



FIG 07: View 3 : Northbound

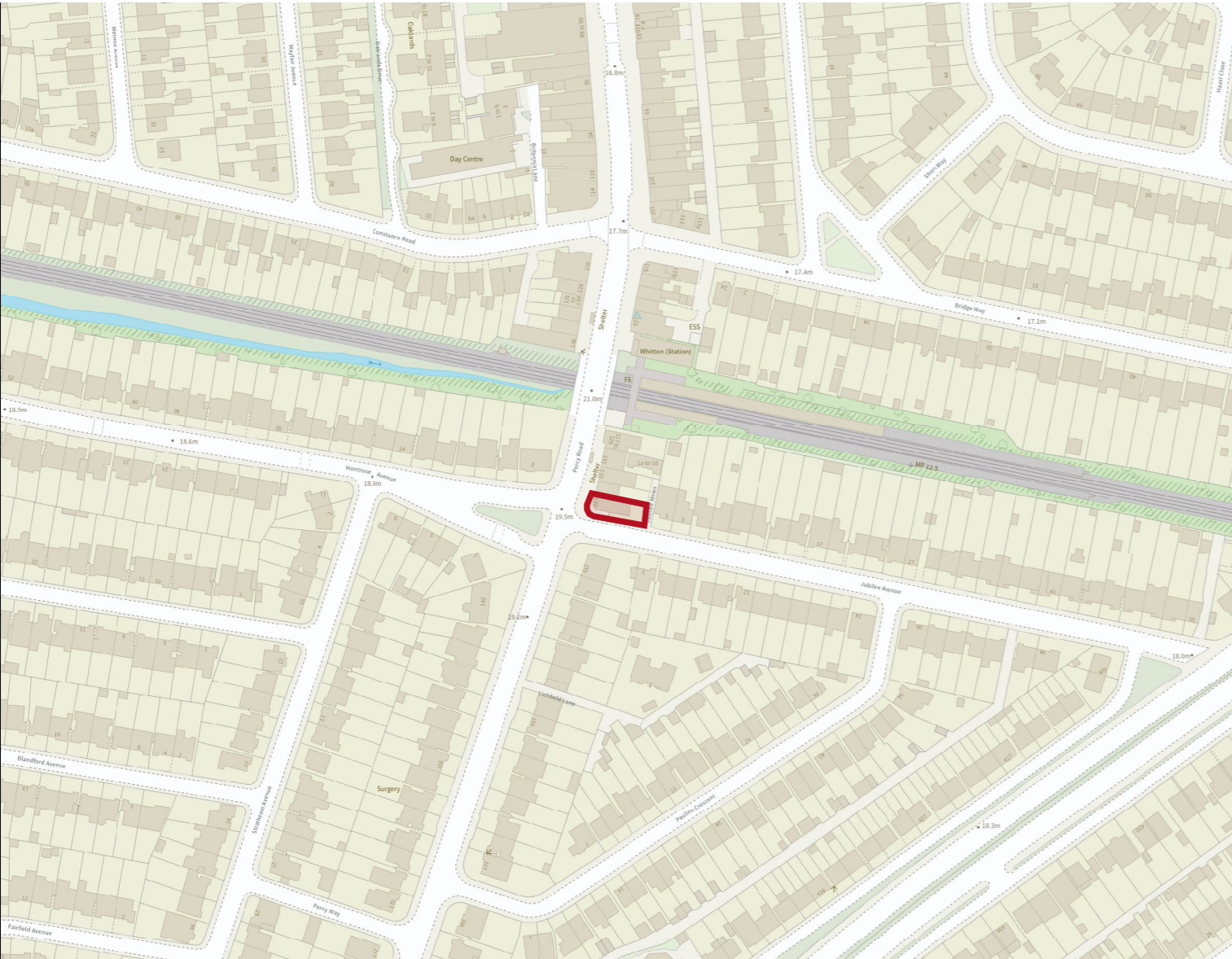


FIG 08: View 4 : Southbound

INTRODUCTION & ANALYSIS

FLOOD RISK

The site has been categorised as Flood Zone 1, meaning there is a low probability of the flooding in the area. As such, there is no need to conduct further research or commission any further reports to investigate the possibility of flooding at this point in time.



Flood map for planning

Your reference
23015
Location (easting/northing)
514203/173507
Scale
1:2500
Created
17 Nov 2023 12:18

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



FIG 09: Insert figure heading

INTRODUCTION & ANALYSIS

TRANSPORT

As shown by the PTAL map, the site has a forecast PTAL of 2, the same as the current PTAL output.

The closest train station, Whitton, is 90 metres north of the proposed site.

Address or co-ordinates

TW2 6HU

Access level (PTAL) Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

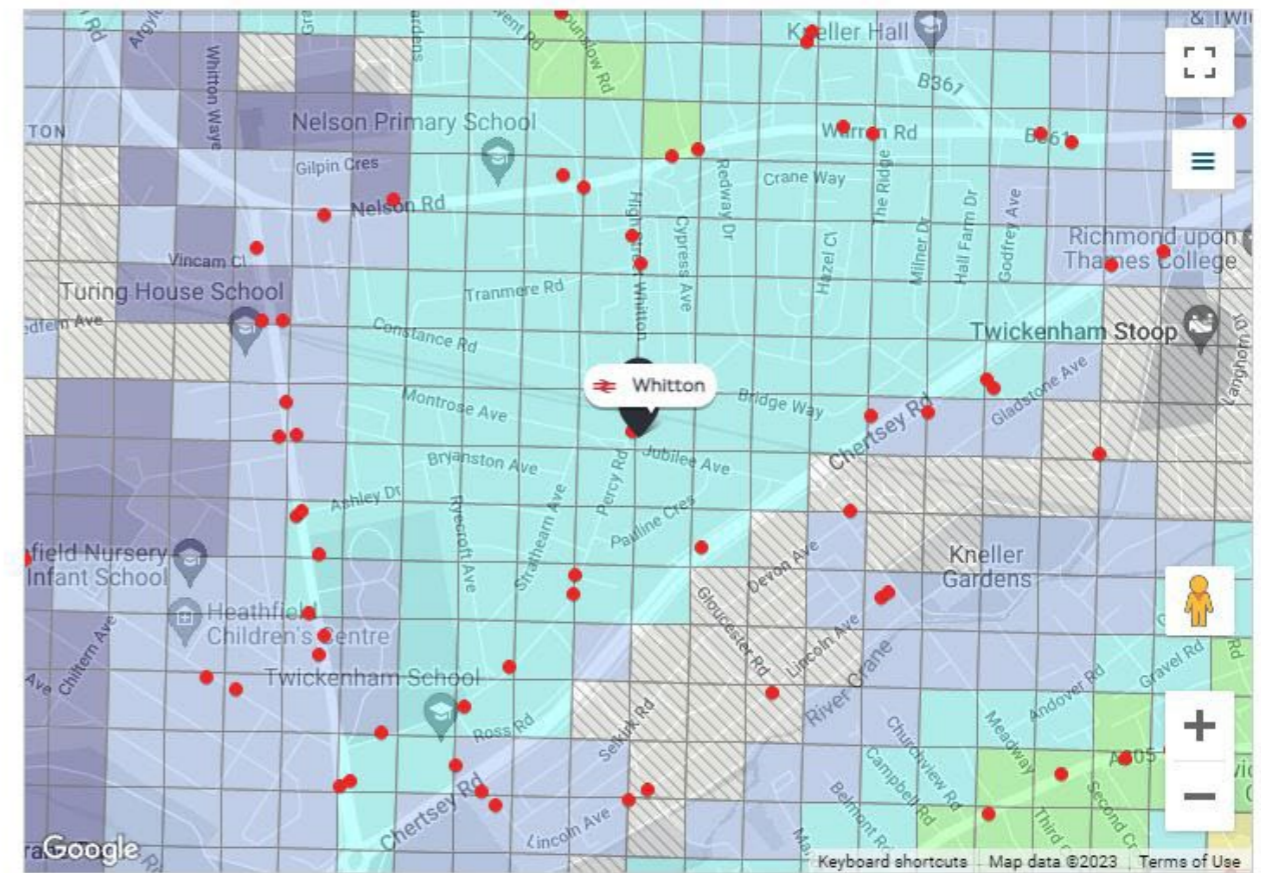
Map layers

PTAL (cell size: 100m)

Scenario

2031 (Forecast)

Highlight locations where PTALs have changed from Base Year



You can click anywhere on the map to change the selected location.

PTAL output for 2031 (Forecast)

2

TW2 6HU

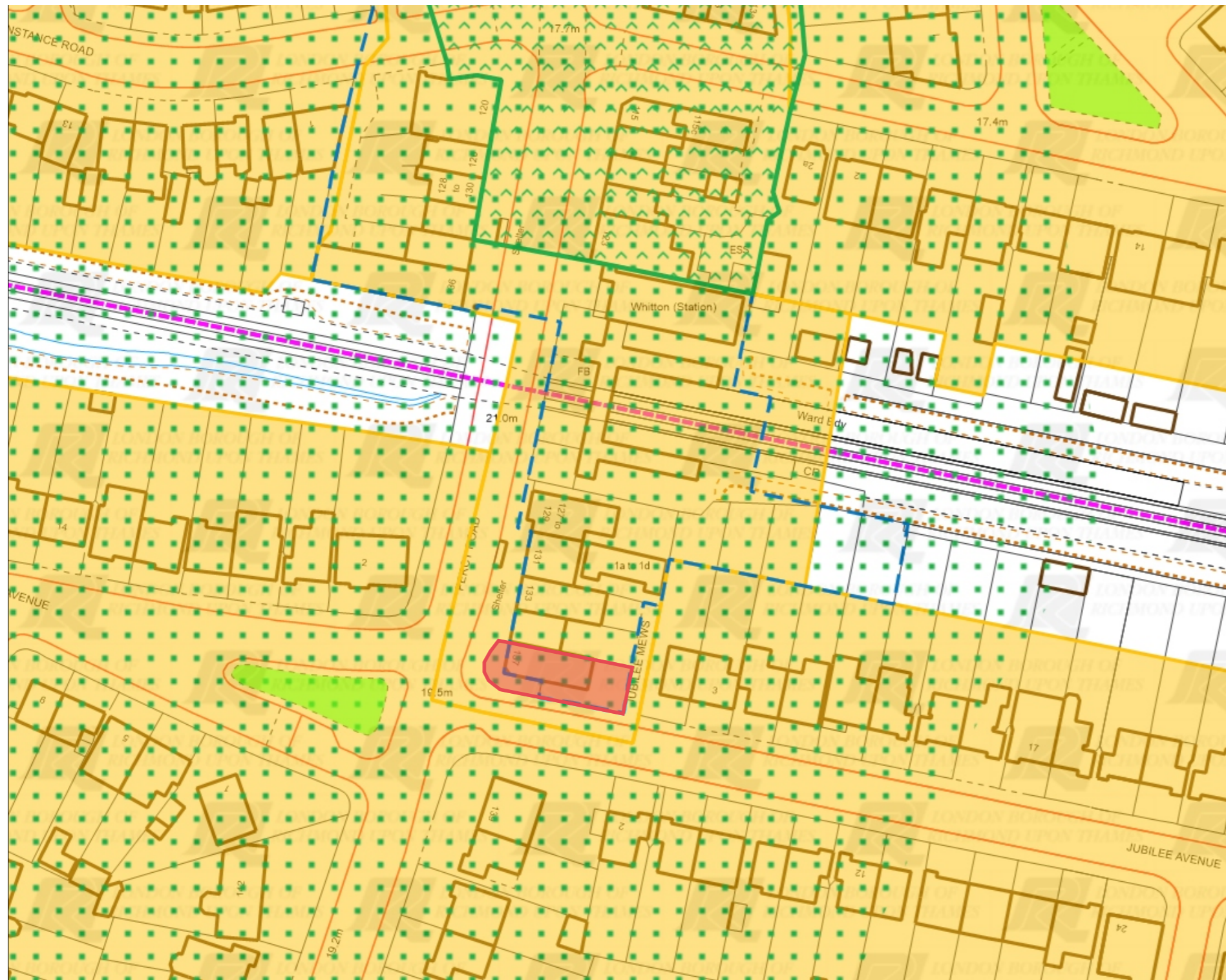
Twickenham TW2 6HU, UK

Easting: 514201, Northing: 173509

FIG 10: PTAL Map

DESIGN DEVELOPMENT

PLANNING - POLICIES



The local planning policy maps reveals that the site is within the Main Centre Boundary, an area poorly provided with public open spaces, and within a Village Character Area..

The site is near areas identified as key shopping frontage and open land of townscape importance.

LP 14 Other Open Land of Townscape Importance

Other Open Land of Townscape Importance (OOLTI)

LP 16 Trees, Woodlands and Landscape

Proposed Area for Tree Planting

LP 25 Development in Centres

Main Centre Boundary

Area poorly provided with Public Open Space

Village Character Area

Site location

FIG 19: Richmond Upon Thames policy map

DESIGN DEVELOPMENT

PLANNING - HISTORY

Planning application number: 47/0471

The erection of a W.C. and lavatory for use of male staff.

Granted Permission

Decision Issued: 10/03/1949

Planning application number: 47/8206

Use of ground floor as solicitors office.

Granted Permission

Decision Issued: 21/06/1957

Planning application number: 80/1361/ADV

For Advertisements.

Granted Permission

Decision Issued: 28/01/1981

Planning application number: 86/1043/ADV

One fascia sign and one double sided projecting sign.

Granted Permission

Decision Issued: 29/08/1986

Planning application number: 87/1158

Single storey rear extension.

Granted Permission

Decision Issued: 05/08/1987

Planning application number: 87/1158/DD01

Single storey rear extension.

Granted Permission

Decision Issued: 22/02/1988

Planning application number: 87/1158/DD02

Single storey rear extension (Details pursuant to condition 5).

Granted Permission

Decision Issued: 13/04/1988

Planning application number: 95/1429/ADV

Provision Of Internally Illuminated Fascia And Projecting Sign.

Granted Permission

Decision Issued: 06/06/1995

Planning application number: 97/2105

Installation Of Automatic Teller Machine Into Shopfront.

Granted Permission

Decision Issued: 30/10/1997

Planning application number: 97/2106

Internally Illuminated Automatic Teller Machine Signage.

Granted Permission

Decision Issued: 30/10/1997

Planning application number: 03/1148/ADV

Erection Of New Signage.

Granted Permission

Decision Issued: 01/05/2003

Planning application number: 03/1899/FUL

New Disabled Entrance Ramp And Steps Into Entrance Of Building.

Decided as No Further Action be Taken

13/08/2003

Planning application number: 03/2610/FUL

New Disabled Entrance Ramp And Step Into Branch

Granted Permission

Decision Issued: 10/10/2003

Planning application number: 13/0765/ADV

Erection of various signage incorporating 2 No.externally illuminated fascia signs, 1 No. externally illuminated projecting sign, 1 No.external ATM header and non-illuminated internal marketing poster units (amended).

Granted Permission

Decision Issued: 01/05/2013

DESIGN DEVELOPMENT

EXISTING

The ground floor is currently entirely of Class E commercial use.

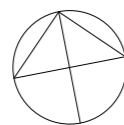
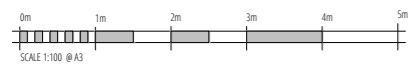
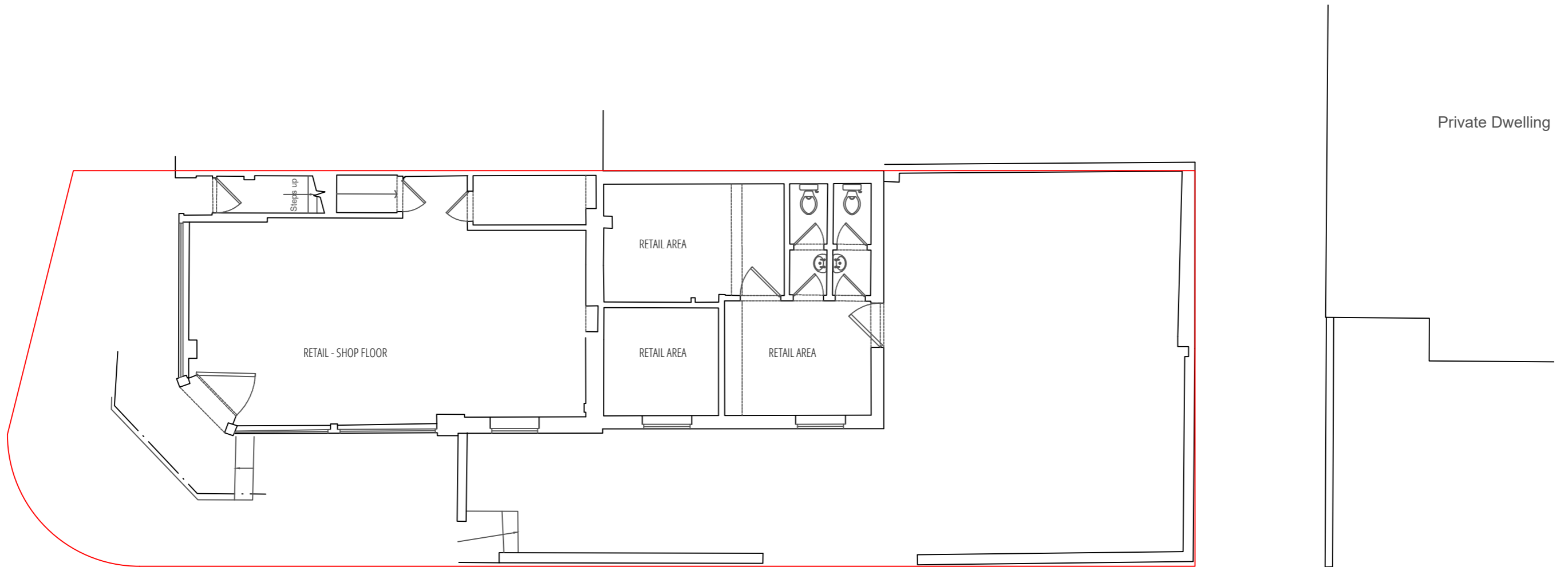


FIG 11 : Existing Ground Floor Plan 1:100 @ A3

DESIGN DEVELOPMENT

EXISTING

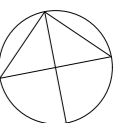
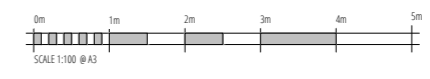
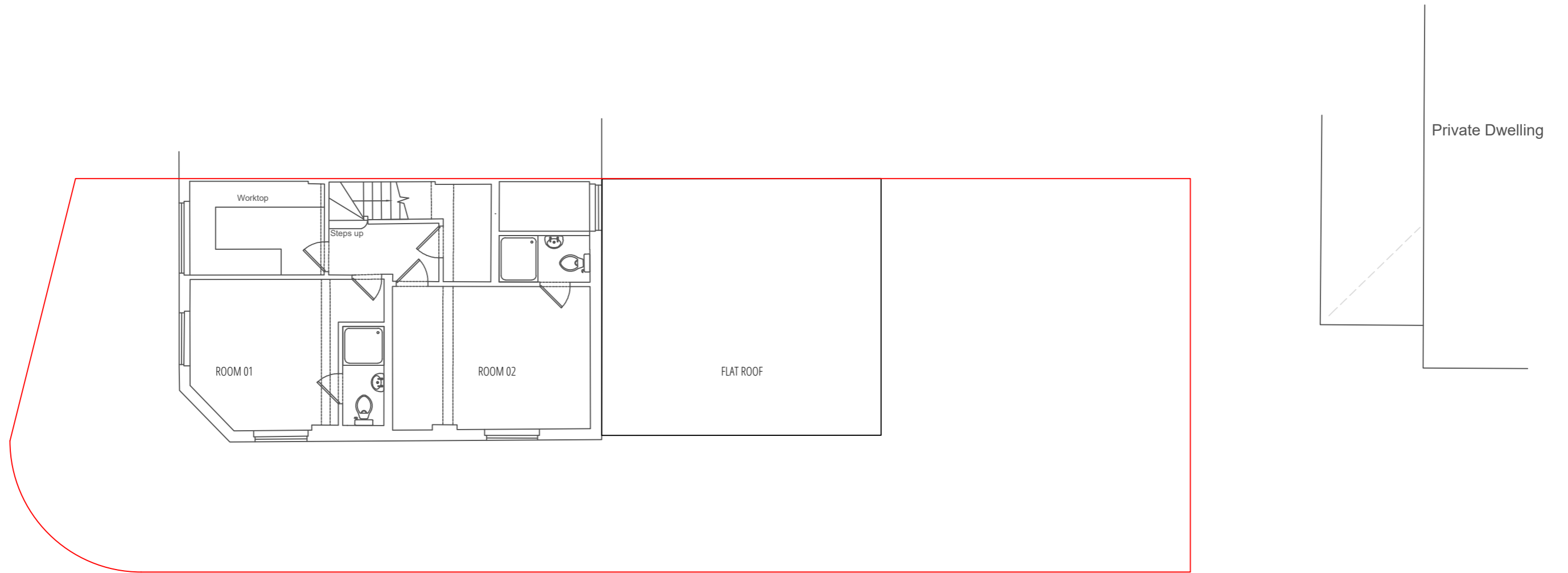


FIG 12: Existing First Floor Plan 1:100 @ A3

DESIGN DEVELOPMENT

EXISTING

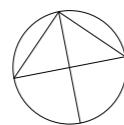
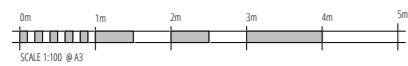
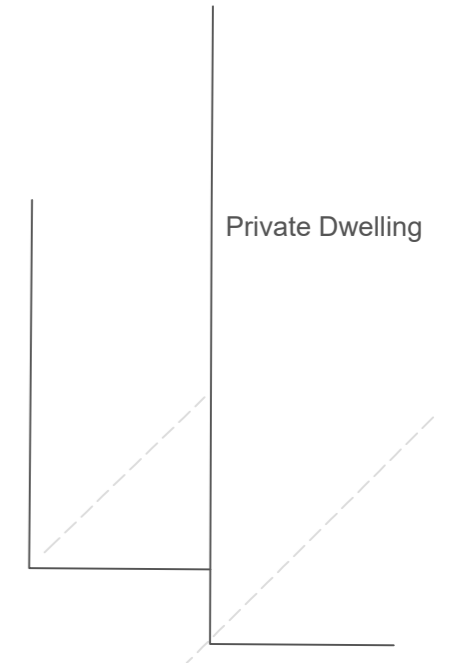
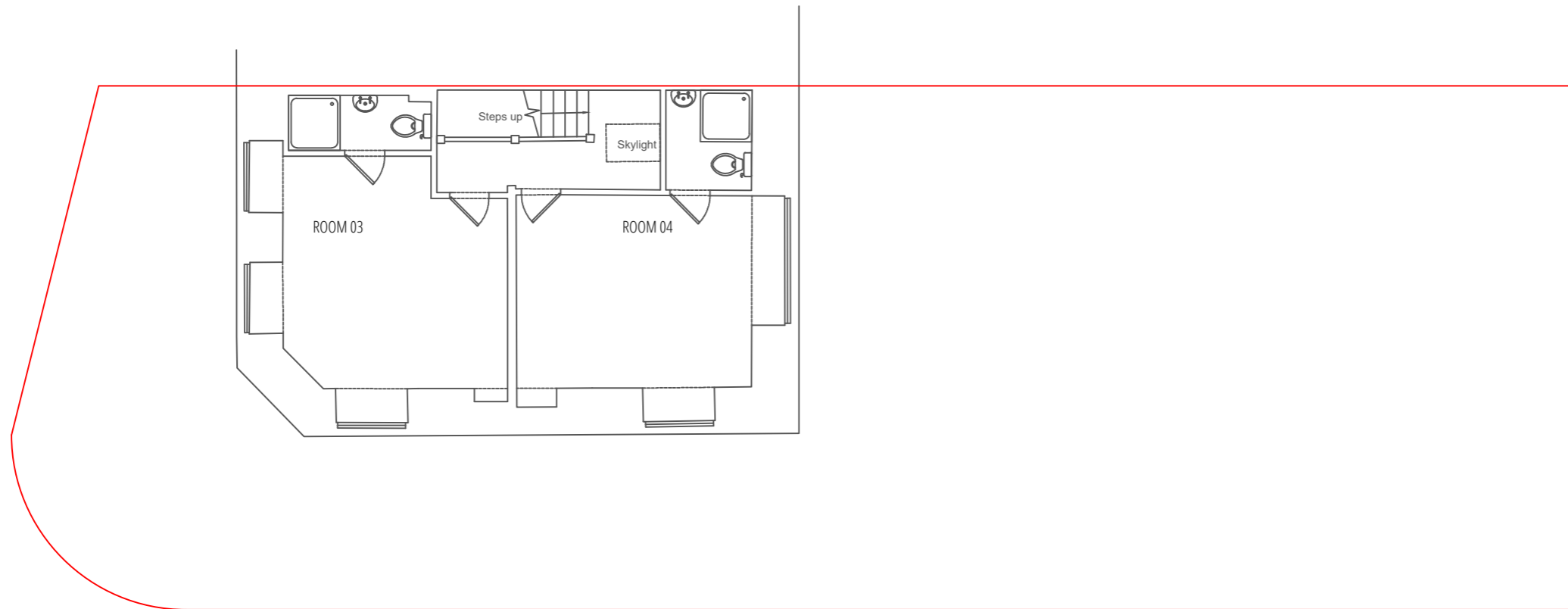
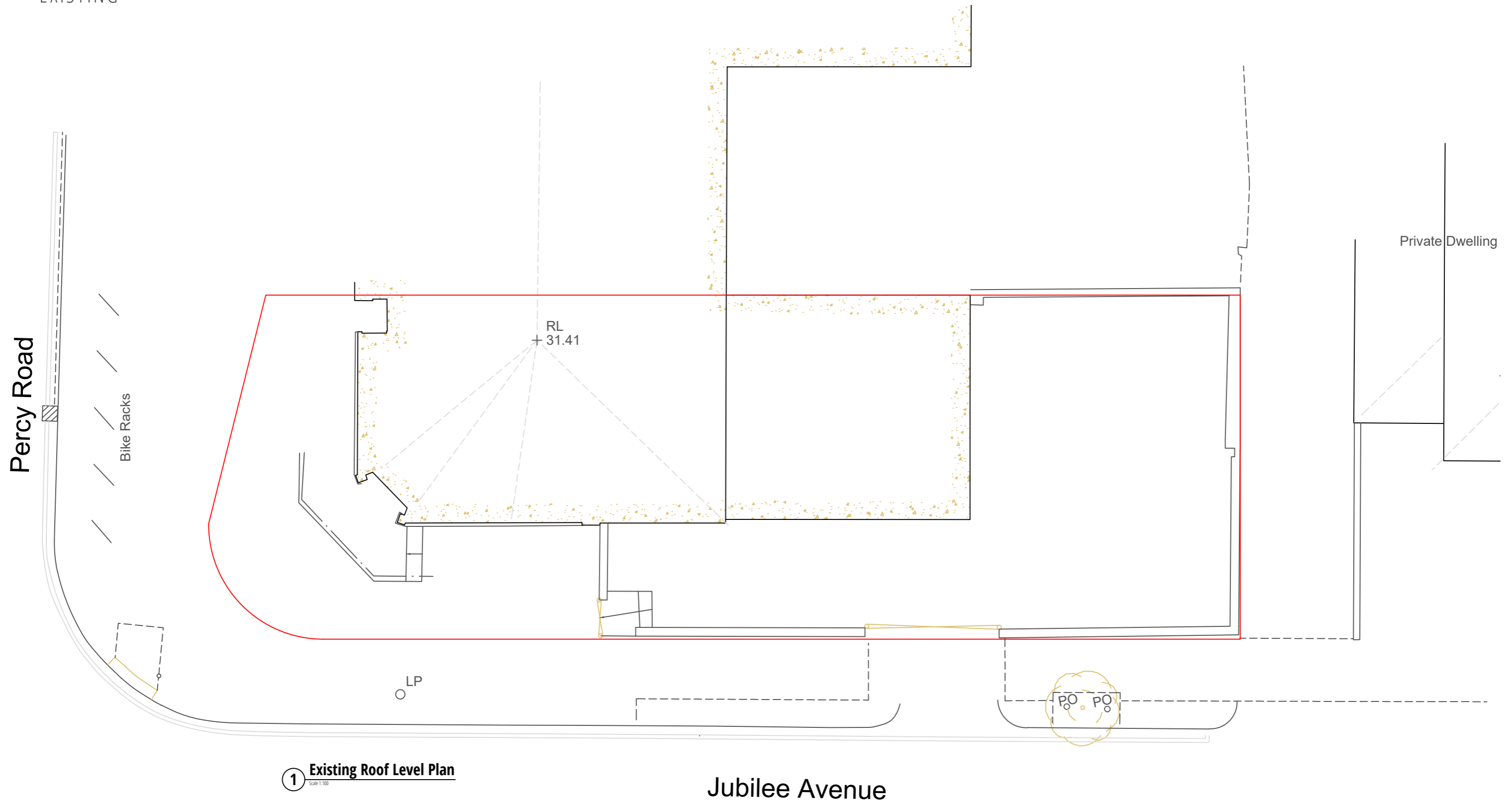


FIG 13: Existing Second Floor Plan 1:100 @ A3

DESIGN DEVELOPMENT

EXISTING



1 Existing Roof Level Plan
Scale 1:100

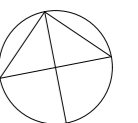
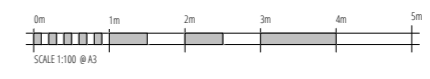


FIG 14: Existing Roof Plan 1:100 @ A3

DESIGN DEVELOPMENT

EXISTING

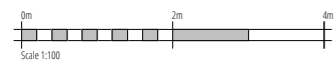


FIG 15: Existing North Elevation 1:100 @ A3



FIG 16: Existing East Elevation 1:100 @ A3

DESIGN DEVELOPMENT

EXISTING

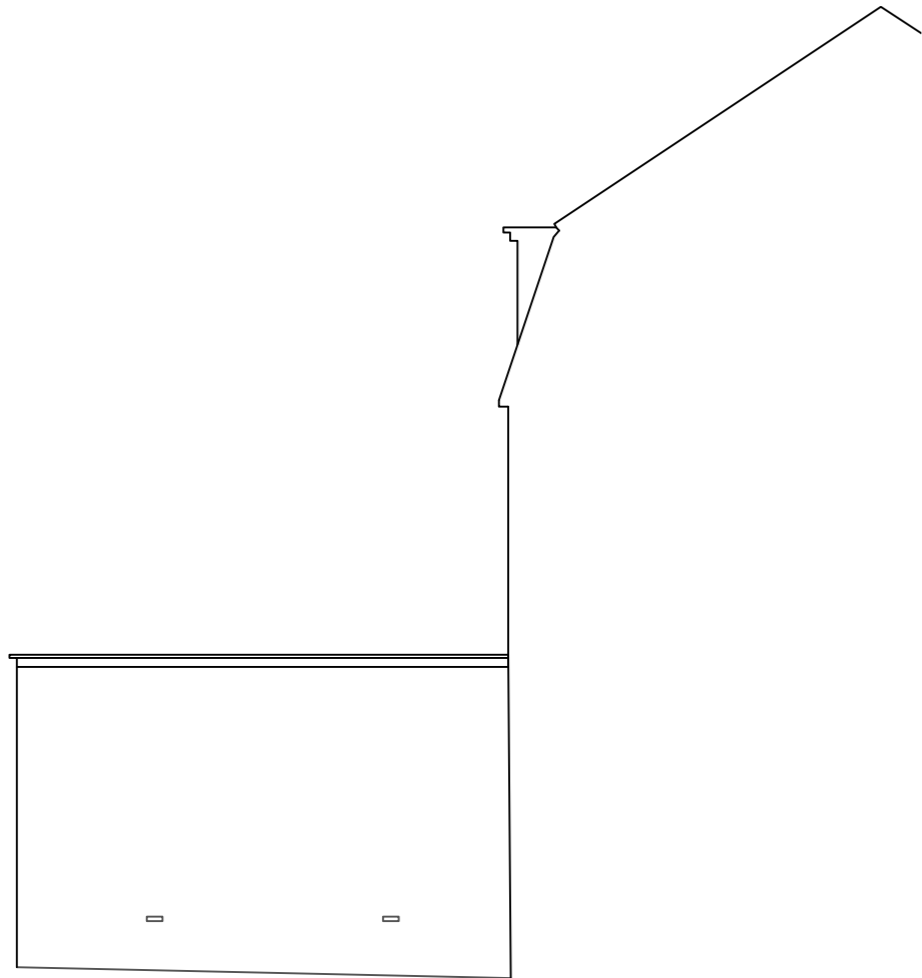


FIG 17: Existing South Elevation 1:100 @ A3

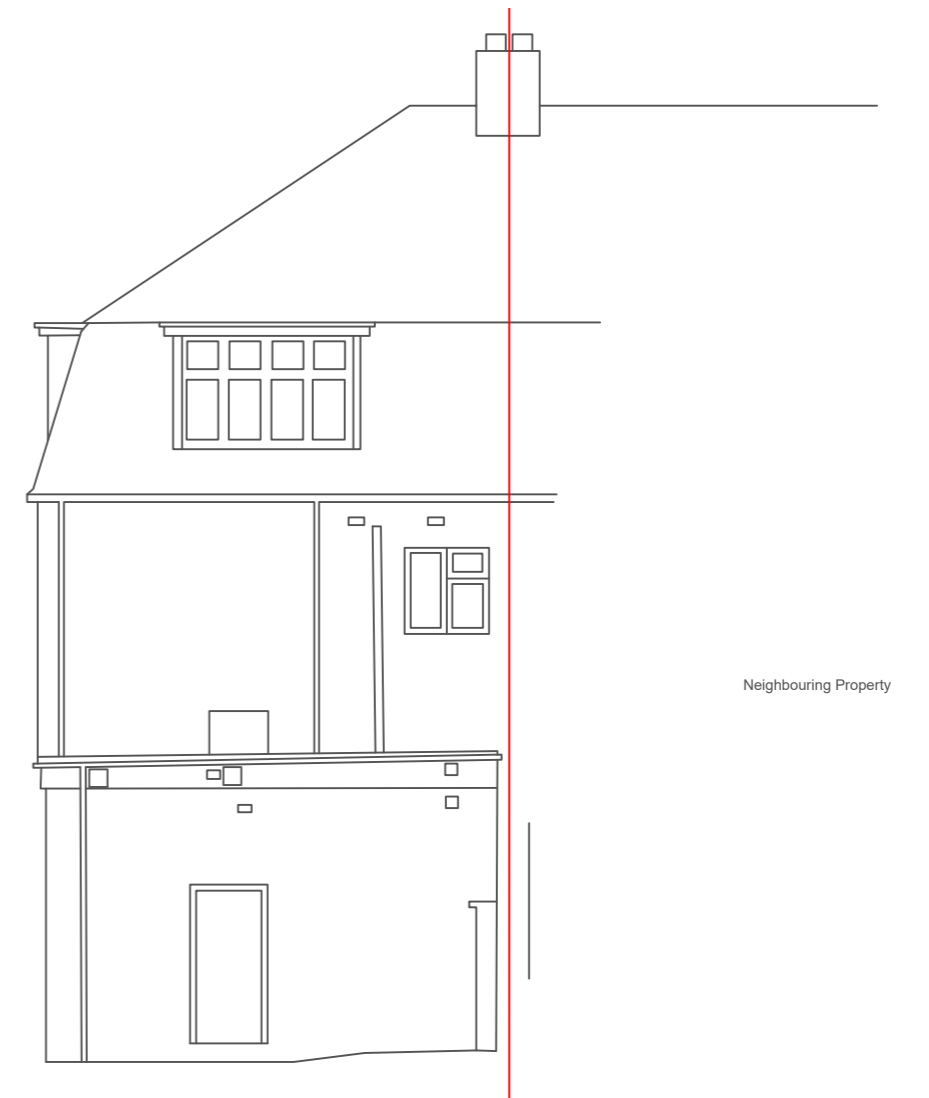
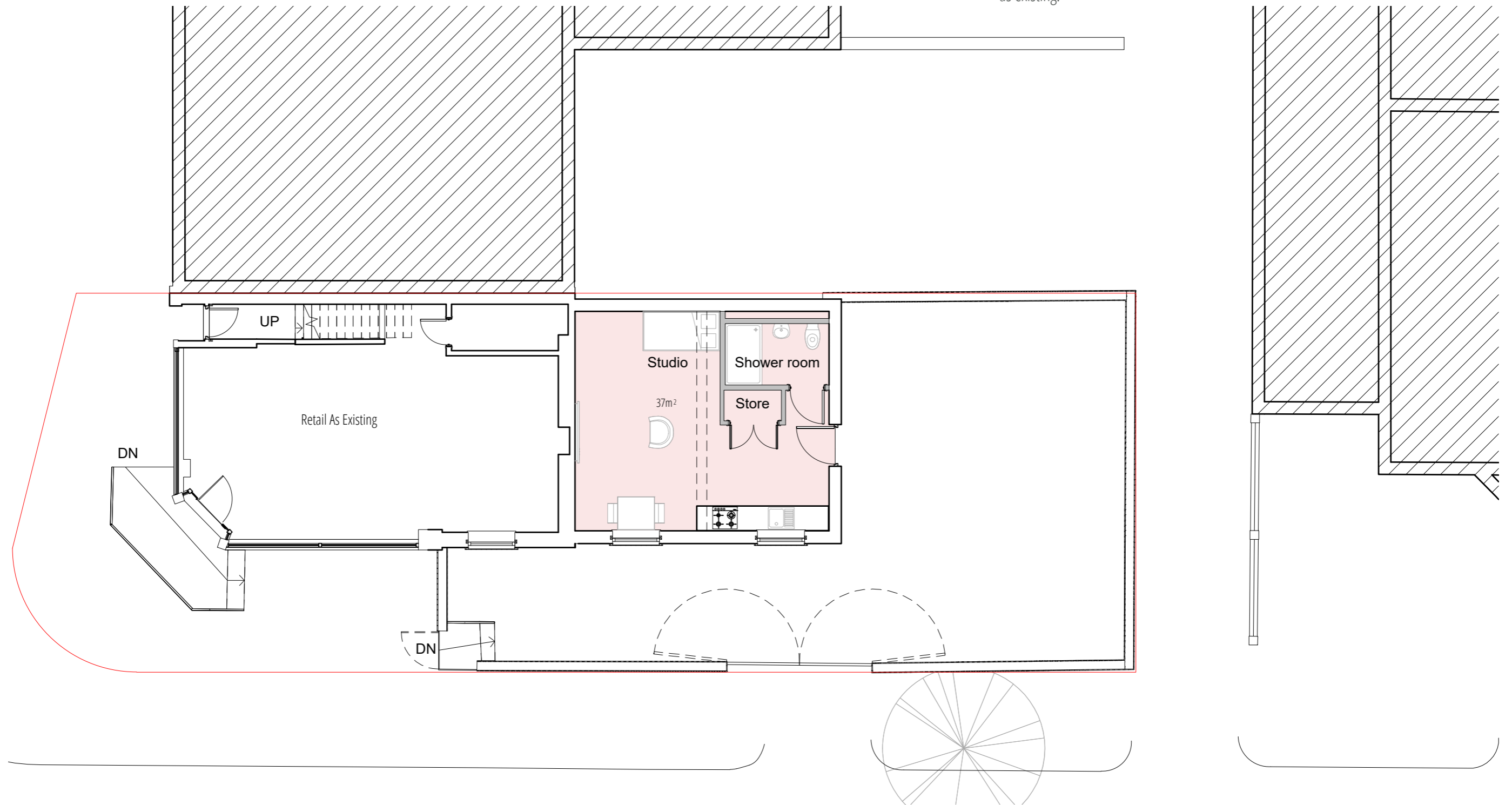


FIG 18: Existing West Elevation 1:100 @ A3

DESIGN PROPOSAL

PLANS

The rear ground floor is to be converted into a studio flat, whilst the shop front is retained as existing.



0m 1m 2m 3m 4m 5m
SCALE 1:100 @ A3

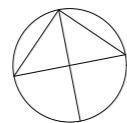


FIG 20: Proposed Ground Floor Plan 1:100 @ A3

DESIGN PROPOSAL

PLANS

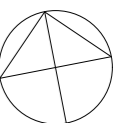
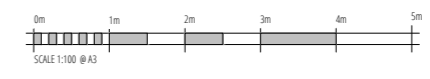
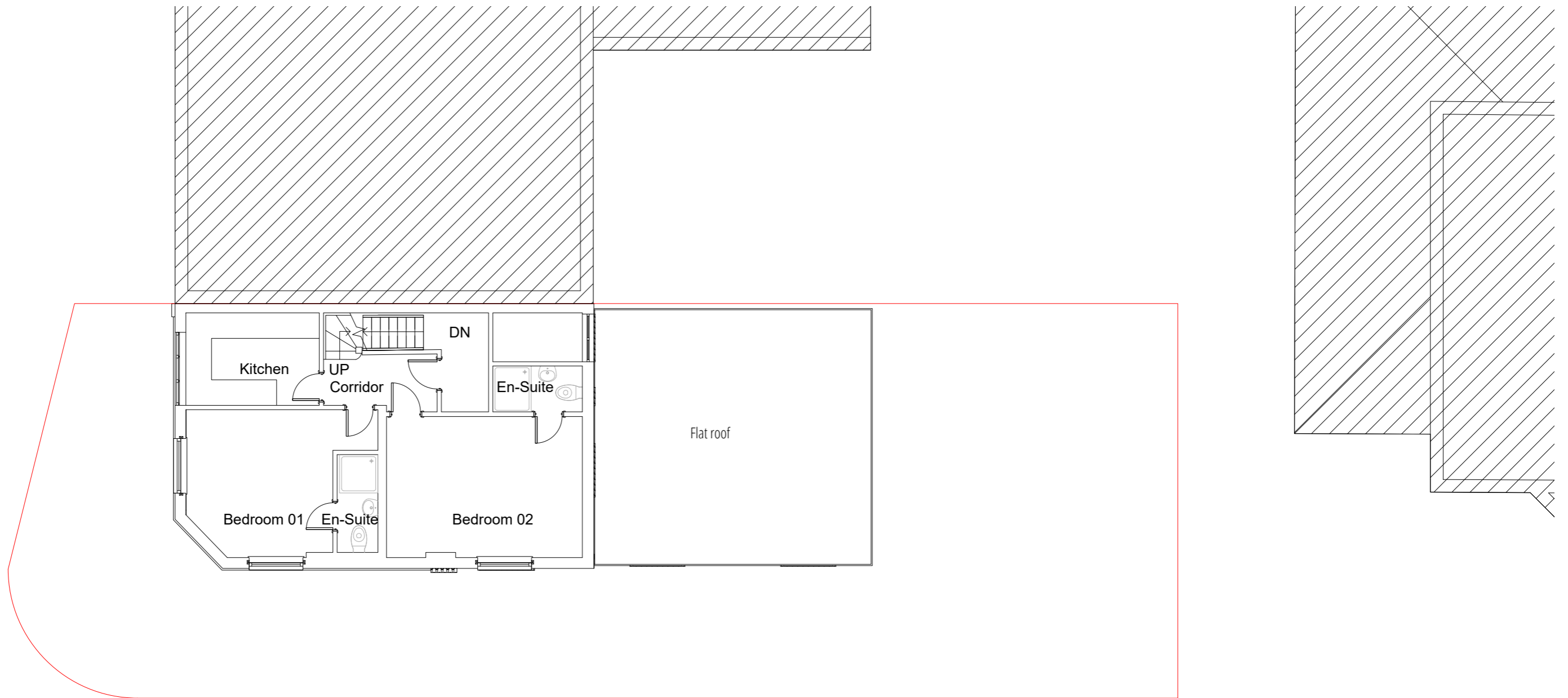


FIG 21: Proposed First Floor Plan 1:100 @ A3

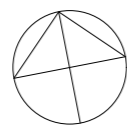
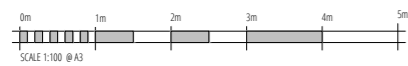
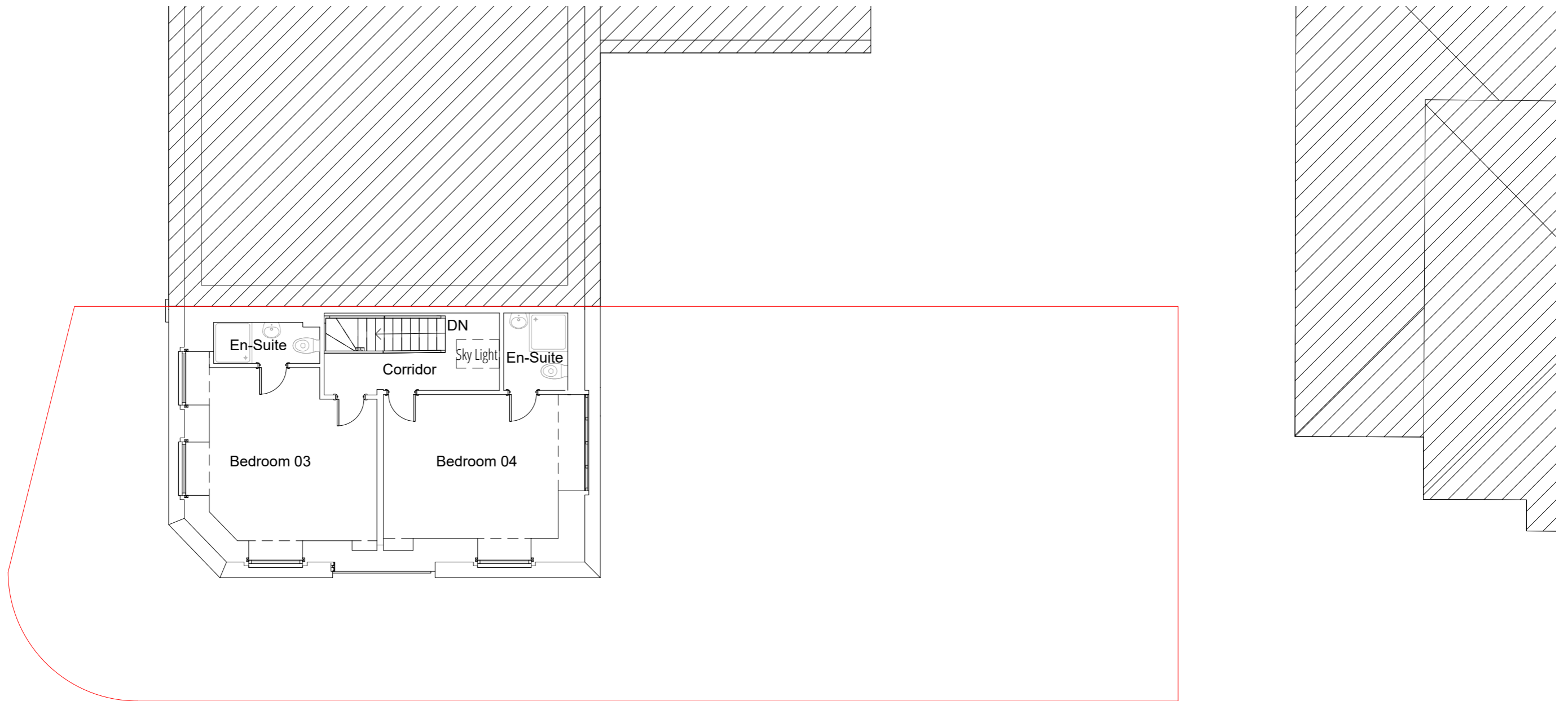


FIG 22: Proposed Second Floor Plan 1:100 @ A3

DESIGN PROPOSAL

PLANS

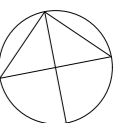
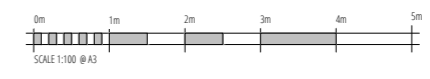
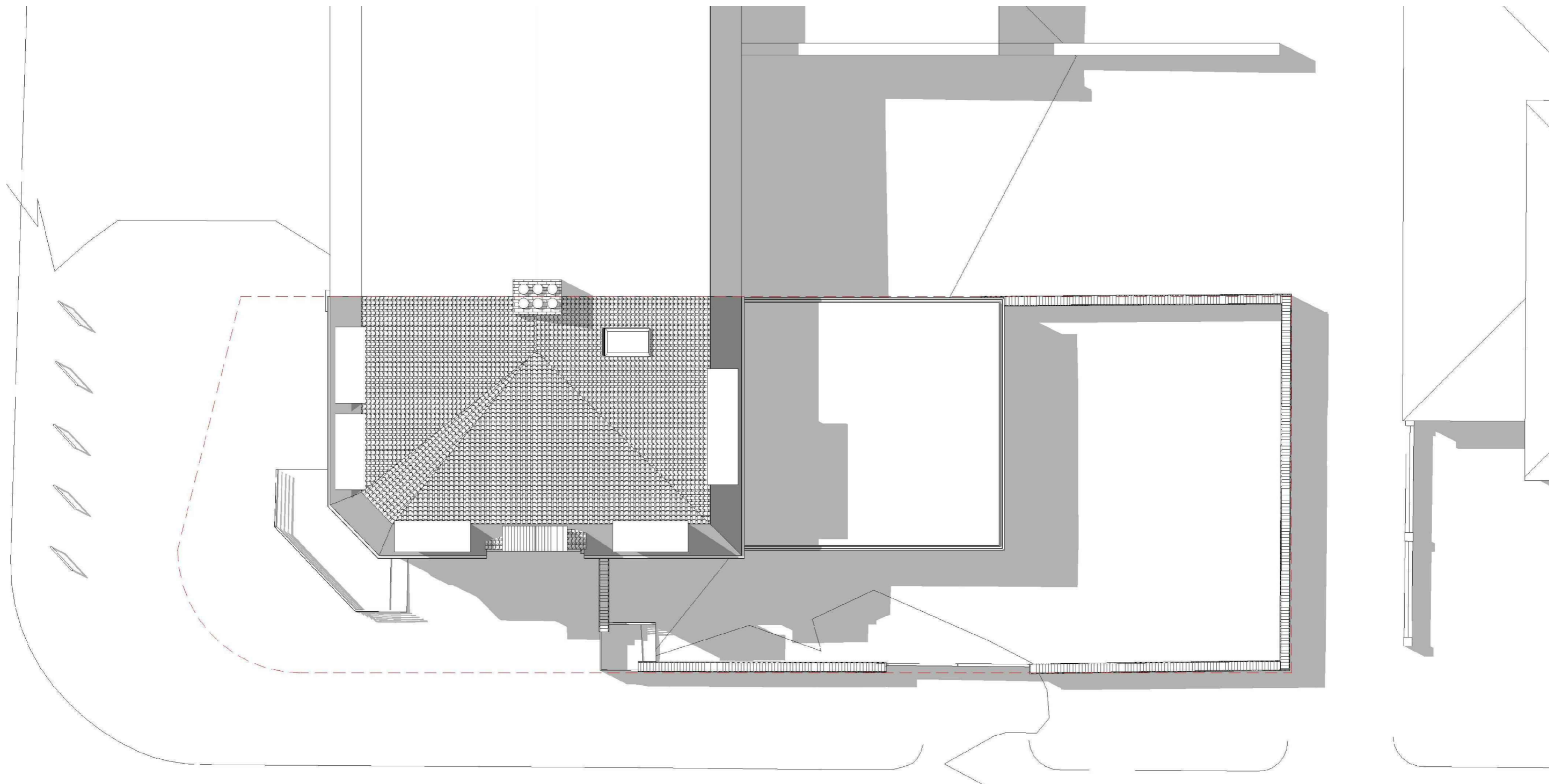


FIG 23: Proposed Roof Plan 1:100 @ A3

DESIGN PROPOSAL

ELEVATIONS

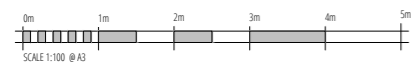


FIG 24: Proposed North Elevation 1:100 @ A3

DESIGN PROPOSAL

ELEVATIONS



FIG 25: Proposed East Elevation 1:100 @ A3

DESIGN PROPOSAL

ELEVATIONS

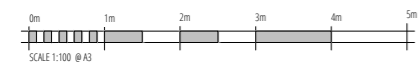


FIG 26: Proposed South Elevation 1:100 @ A3

DESIGN PROPOSAL

ELEVATIONS

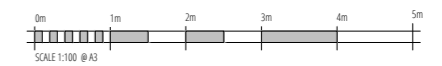


FIG 27: Proposed West Elevation 1:100 @ A3

DESIGN PROPOSAL

SECTIONS

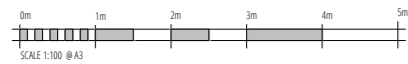


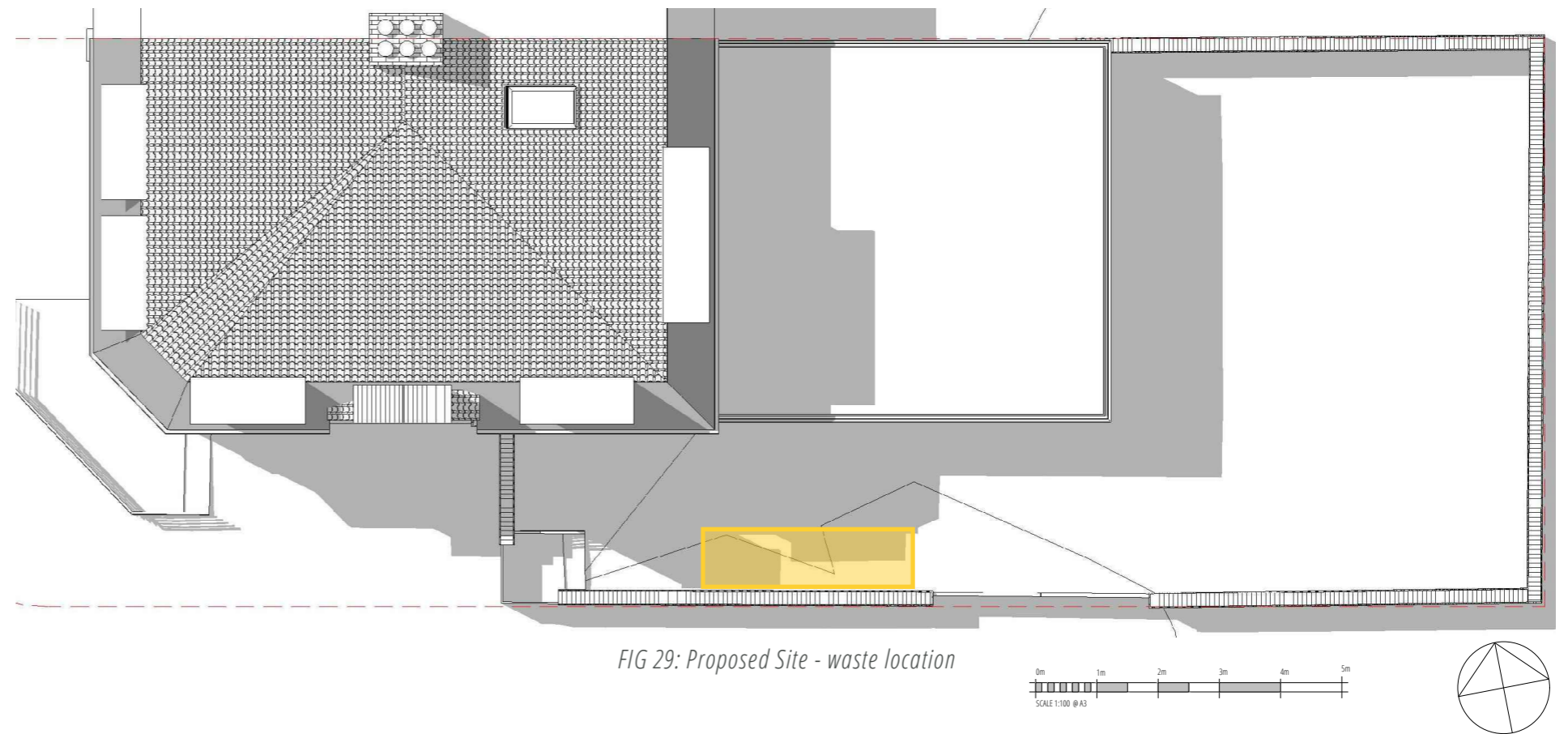
FIG 28: Proposed Section 1:100 @ A3

EVALUATION

REFUSE STORAGE

As per the Borough of Richmond Upon Thames waste and recycling strategy, the proposed flat will utilise a blue recycling box for mixed paper, a black recycling box for mixed containers, and a wheeled bin for general waste.

The waste containers will be stored at the rear of the property within the garden wall alongside the waste containers of the retail unit.



 Refuse storage location



FIG 30: Wheeled Bin for Waste



FIG 31: Black Recycling Box



FIG 32: Blue Recycling Box

EVALUATION

PARKING

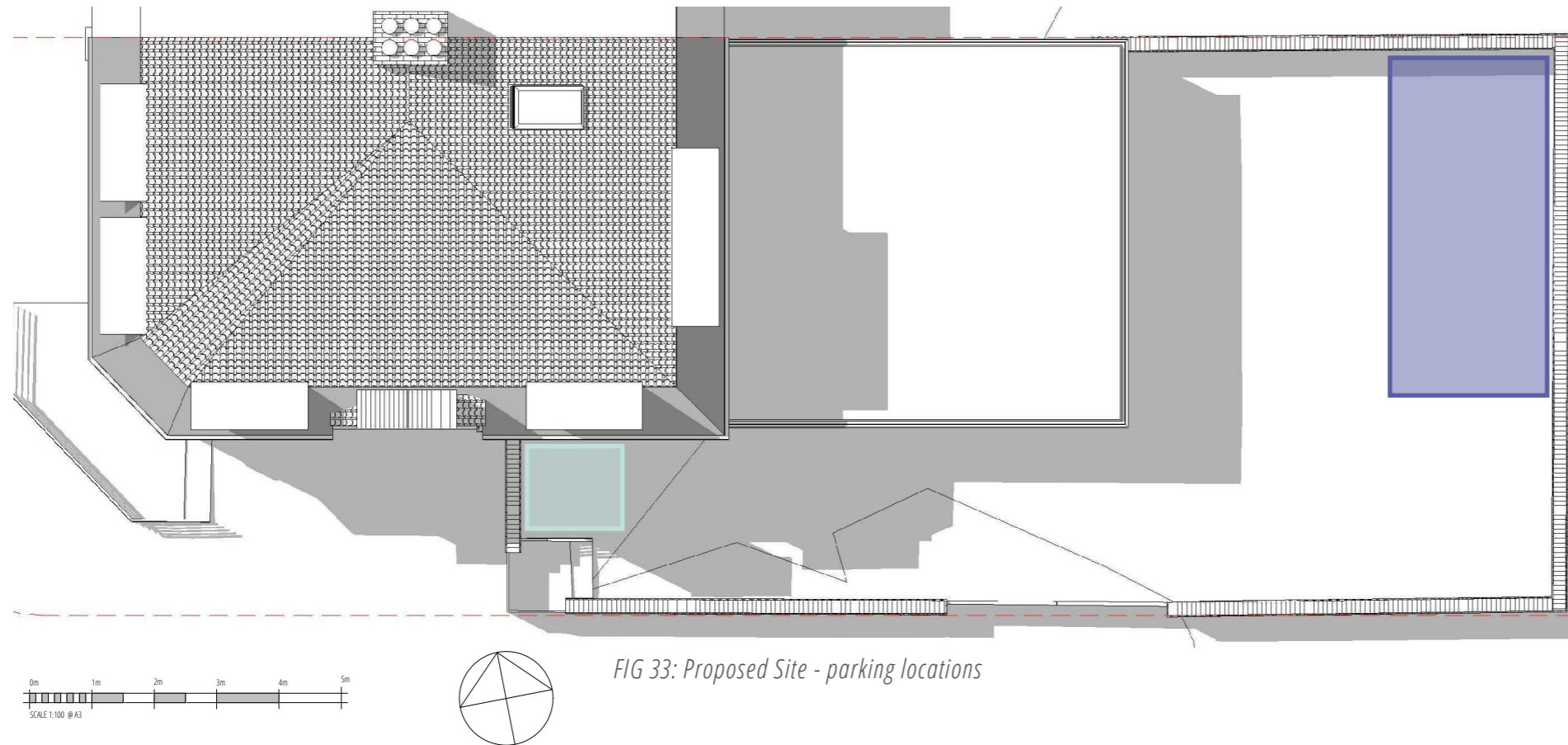


FIG 33: Proposed Site - parking locations

The proposal has a PTAL rating of 2. As per The London Plan the proposal includes the provision of 1 car parking space.

Cycle parking space is also provided for as per The London Plan. A sheffield Stand will provide a secure cycle parking space at the rear of the property.



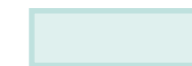
FIG 34: Sheffield Bike Stand

PTAL 2 to 4	
150–250 hr/ha	Parking provision
35–65 u/ha	Up to 1.5 spaces per unit
40–80 u/ha	
50–95 u/ha	

FIG 35: London Plan parking provision table



Car Park



Cycling Parking Location

CONCLUSION

In conclusion, our proposal will look to create 1 studio flat with no external changes to the existing building.

We hope the information in the above document has been successful in providing an indepth analysis of our proposal.



DESIGNING RESIDENTIAL COMMUNITIES