10 Orleans Road

Design & Access Statement

March 2024

2C

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Cover image
Orleans House, Twickenham
by Joseph Nickolls (1689-1789)

1.0 Introduction

1.0 Introduction
1.1 Executive Summary

The purpose of this report is as an accompaniment to the application drawings. It illustrates the principles and concepts that have informed the proposals and sets out how the development meets the principles of good design.

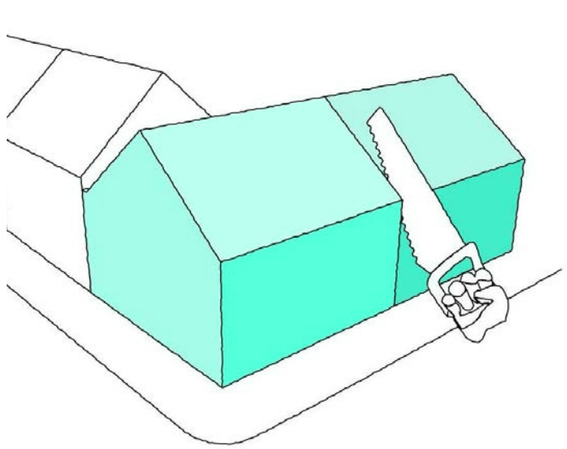
The proposal seeks to sensitively convert the property into 2 x two-bedroom homes. Key elements of the design approach have ensured that the proposed conversion and alterations are of highest quality for both future residents and the local community, and enhancing the character of the Twickenham Riverside Conservation Area.

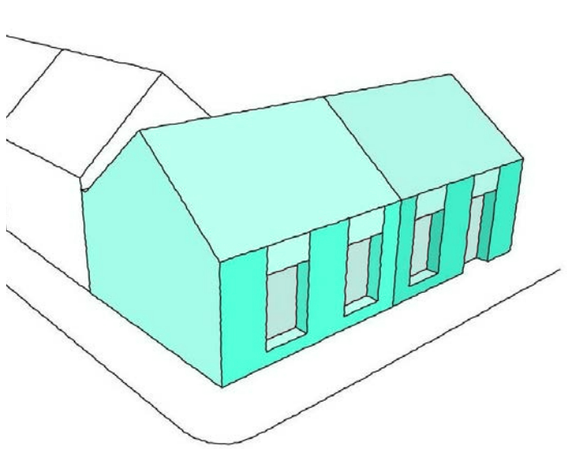
Alterations to the exterior of the building have been sensitively considered. The architectural language of the proposed detailing has been heavily influenced by the surrounding context, rich with texture.

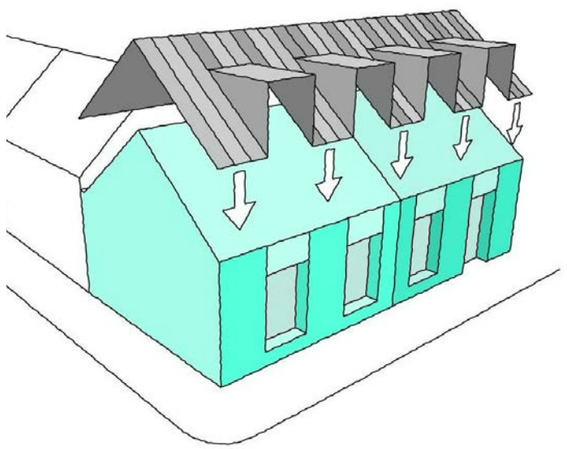
The design has been informed by pre-application consultation with the London Borough of Richmond as well as the input of a specialist consultant team including (but not limited to), fire engineering; sustainability; environmental and transport. Specialist reports are included in the application submission.

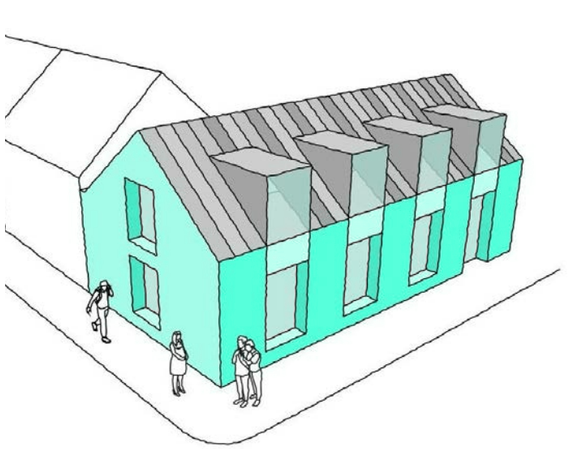
The building has been in the ownership of the clients family for over 50 years. It has been vacant for the last 4 years. The proposed application has been driven by the families desire to breathe new life into a vacant warehouse, restore a cherished building to active use and ultimately create a building that far better suits the prevailing residential character of the area.

1.0 Introduction
1.2 The Brief









1. Re-purpose into high quality homes

The re-purposing of the existing warehouse building into residential use. Consider the scale of proposals to ensure the size of new homes are commensurate with the surrounding residential properties. i.e. not overly grand or undersized and small. New homes to be high quality meeting best practice for residential design and all local and national space standards.

2. Preserve the original character of the building

Restore and cherish the original character of the building. Retain the existing openings along Orleans Road and use sensitive detailing to celebrate and enhance the original features. i.e. decorative red brick banding, corner quoins & window heads. Use an architectural language influenced by the surrounding context.

3. Replace poor quality elements

Replace older windows and roof covering with new high quality products to meet current building performance requirements. Form new dormers windows along Orleans Road to provide ample daylight into first floor spaces.

4. Enhance & activate gable ends

Improve the relationship along Chapel Road with enlarged openings. Consider the scope to provide a new entrance to Chapel road to align with the neighbouring properties with front doors onto the street. Help to create a cohesive residential street scene.

2.0 The Site

2.0 The Site
2.1 Site Location

The proposed development is located in the southwest of London in the Borough of Richmond. The site sits roughly within the centre of the borough and is located in a Twickenham riverside ward.

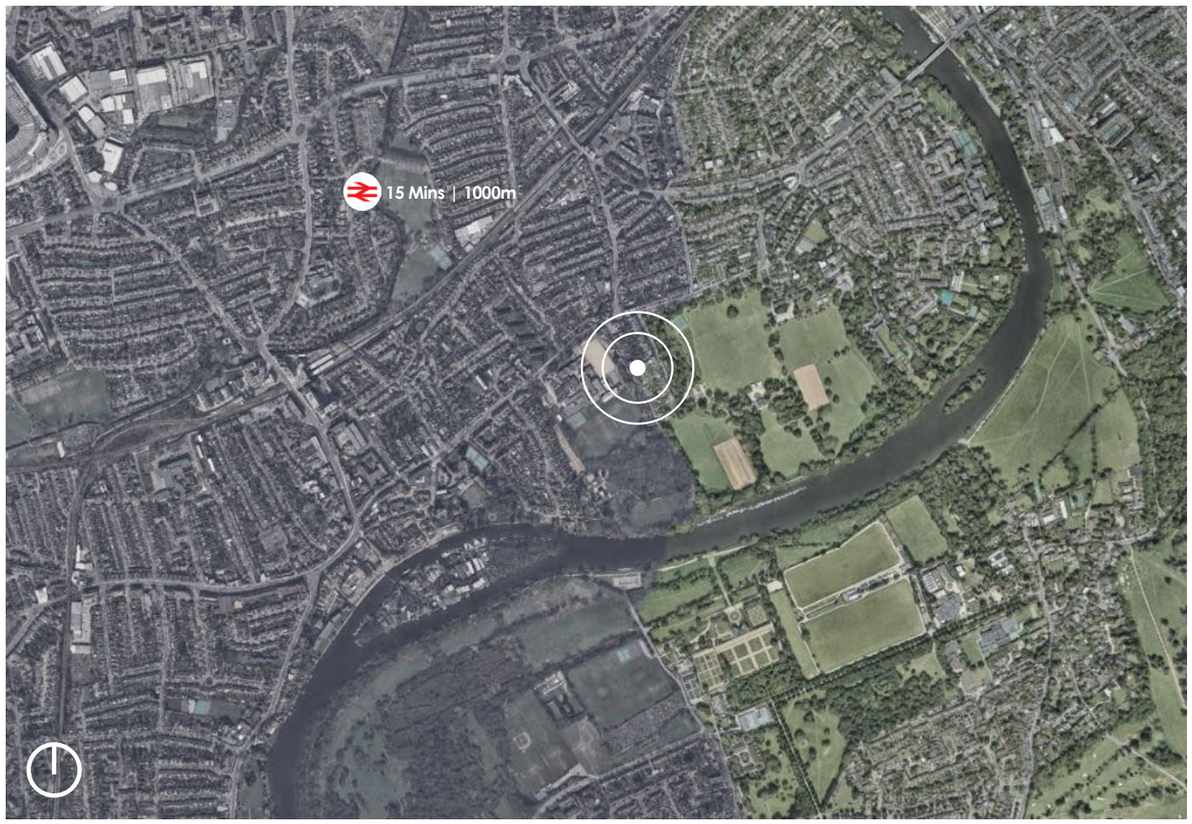
It sits within the CA8 Twickenham Riverside conservation area discussed in further detail in section *2.5 Surrounding Context*.

The building occupies a small corner plot where Chapel Road meets Orleans Road. The address of the existing building is 10 Orleans Road, Twickenham, TW1 3BL.

The site is well connected and is well served by moderate levels of public transport. It is within walking distance of key railway stations that provide a frequent direct link into central London. The nearest being St Margaret's Station a 15min walk to the Northwest of the site.

Therefore, public transport connectivity is such that occupiers of the proposed dwellings would not necessarily be dependent on private cars to meet their transport requirements.

The site is well served by local amenities and green space with easy access to Orleans Gardens (including the playground), Orleans House Gallery, Marble Hill Park, and the riverside. Hammerton's Ferry, a pedestrian and cycle ferry service, is located nearby offering a connection across the river to Ham and the south of the borough.

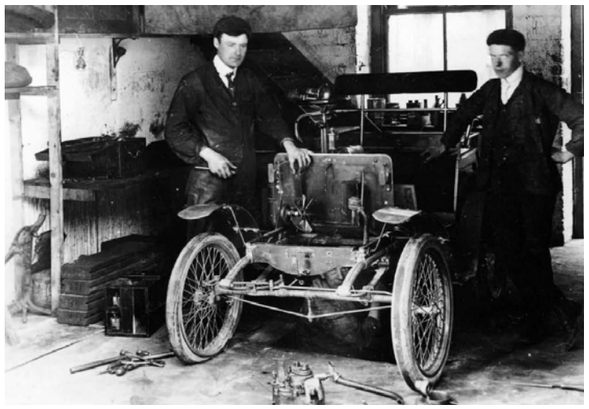


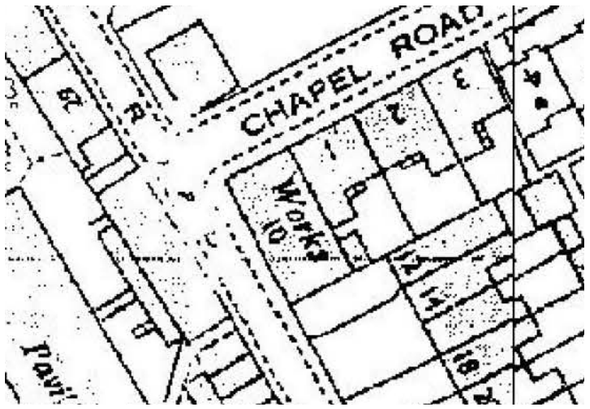
2.0 The Site
2.2 Site History

This single storey building with its simple architectural features dates from the latter part of the 19th century which is supported by its presence on historical maps from this period. See adjacent.

It is marked on both current & historical maps as a works building (formerly a garage) but may have originally been a school (as indicated on the 1895-98 county survey).

The team understands that the garage was used by the 19th century car manufacturer of the same name. The Orleans Motor Car Company is believed to have manufactured early versions of their car from the premises. An Orleans Motor Company brochure shows a 1907 35 hp six-cylinder car, built at The Orleans Works.



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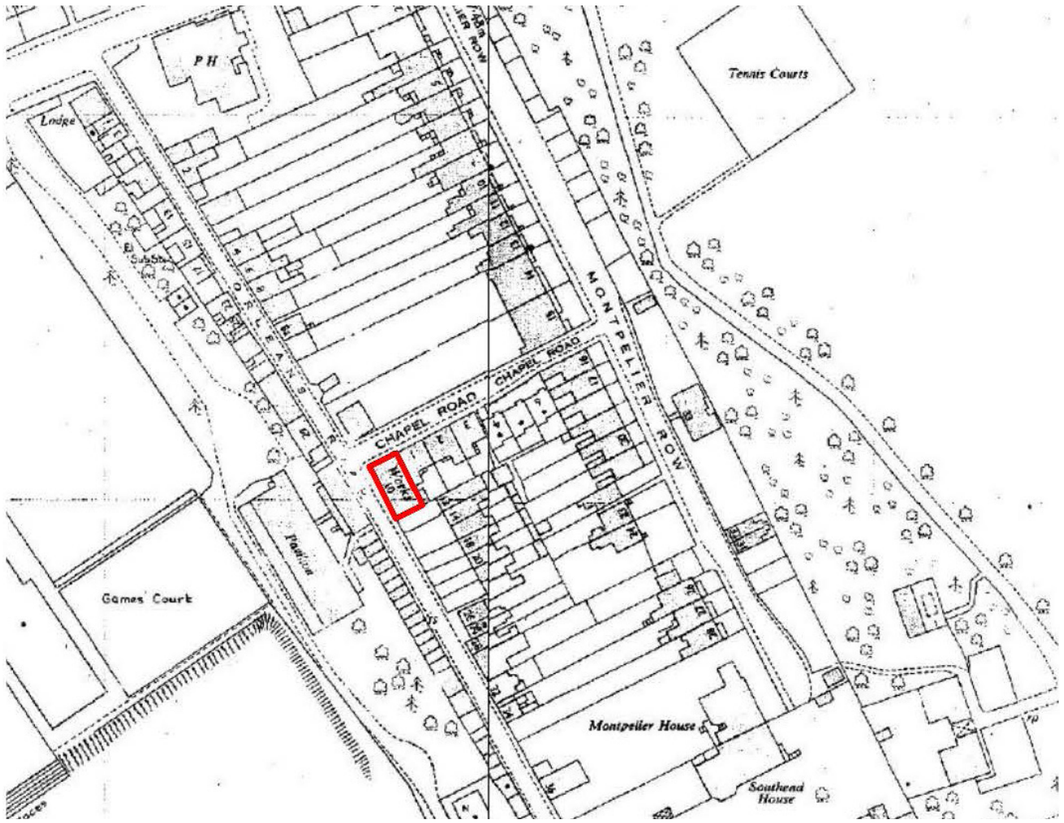


2.0 The Site
2.3 Existing Building

The existing building comprises a single storey brick built structure from the 19th Century.

Green painted timber casement windows to the ground floor are positioned along the principle elevations fronting Orleans and Chapel Road. These windows are split horizontally into smaller panes with the lower two panels formed as solid green painted infill. The roof is clad with brown weathered concrete pantiles and set lower to the main gable end. A concrete coping sits on the northern end whereas the southern end is finished crudely with cement and mortar used to infill up to the roof tiles.

Decorative brick details adorn the two main elevations. Corners are identified with a soft red brick in contrast to the buff / brown coloured brick for the rest of the building. Window heads are celebrated with the red bricks laid on end (soldier course). Further decorative detail is provided with a red brick banding above the ground floor windows.

Current access is through a single entrance door to the southern end of the Orleans Road elevation.

Darker buff coloured brick to window reveals. Green painted timber windows.

Pantile roof tiles with poor quality plastic rainwater downpipes and gutters.

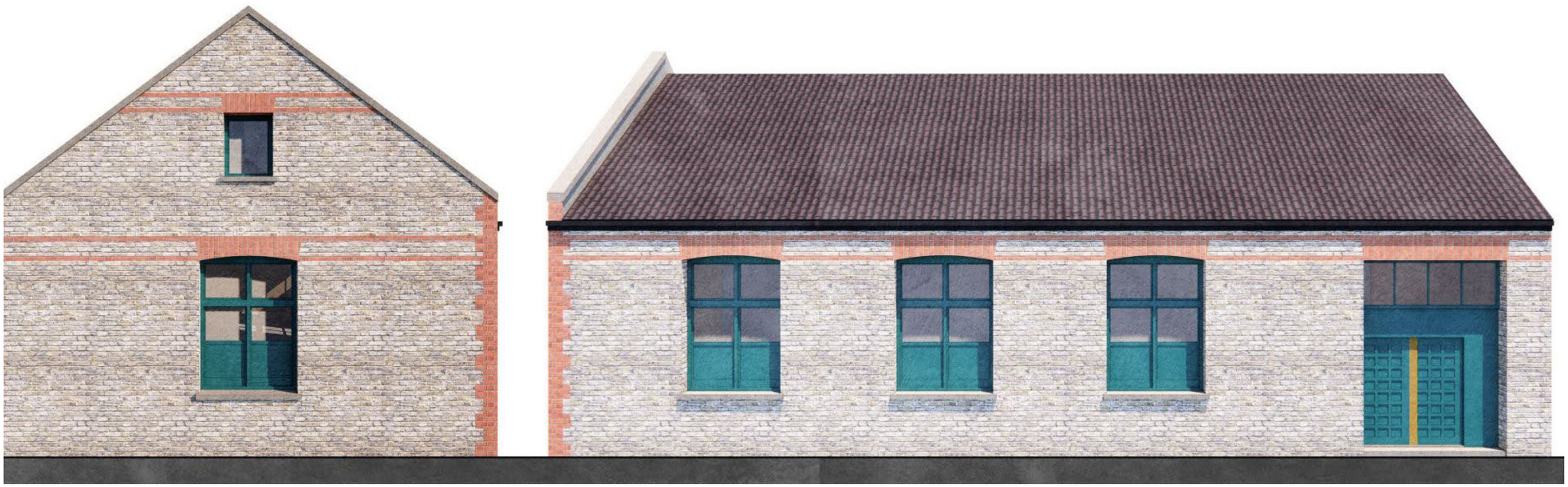
Unattractive cement infill between existing roof tiles and brickwork to southern gable end .

Decorative corner quoin details formed from soft red brick.

Soldier course to window heads formed in matching red brick

Poor quality modern UPVC windows to southern gable end.

Decorative banding and brick bonds highlighted with soft red brick.



2.0 The Site
2.4 Street views

Street view of the existing building looking south

This view is looking south down Orleans Road at the corner junction with Chapel Road. To the right is the two storey converted chapel building and single storey garages beyond.

2.0 The Site
2.4 Street views

Streetview of the existing building looking west

This view is looking west along Chapel Road with the existing building on the left and the converted chapel building at the end of the road fronting onto Orleans Road.

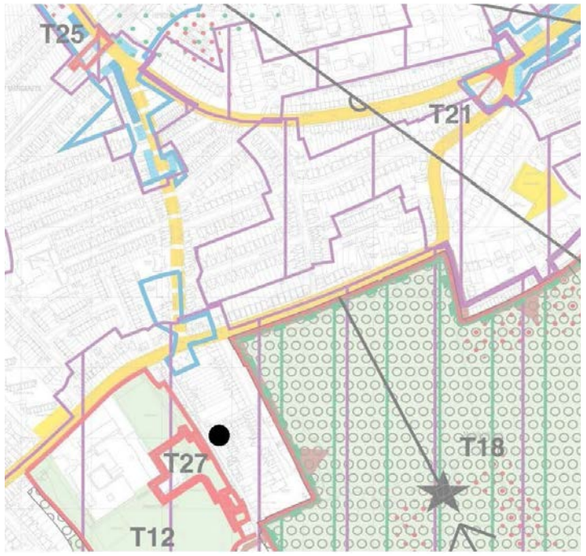
2.0 The Site
2.4 Street views

Streetview looking north up Orleans Road

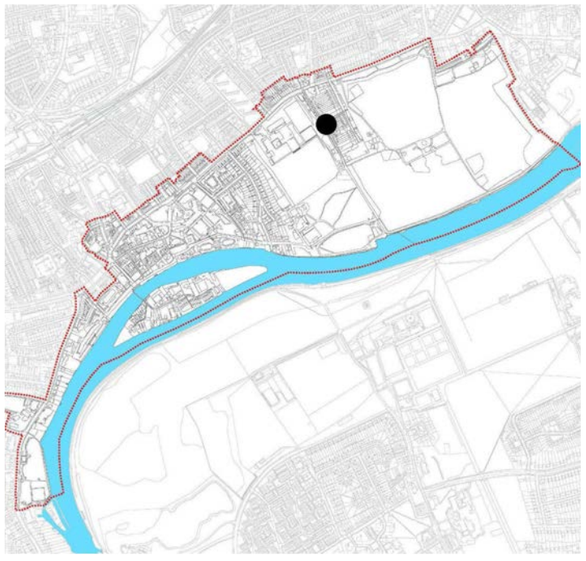
The view from Orleans Road looking north showing the gable end of the existing building with the two windows facing south.

2.0 The Site
2.5 Surrounding Context

Surrounding Policy Areas



Twickenham Riverside Conservation Area



A: The Old Chapel

B: 12-28 Orleans Road

The image above left sets out the policy context for the site and surrounds for which the key consideration is the Twickenham Riverside Conservation Area CA8. See plan left.

As is characteristic of a conservation area there are a several listed buildings nearby but as the adjacent map illustrates no listed buildings adjoin the proposed development or will be impacted by the works.

There are a number of nearby heritage buildings highlighted as those with 'Townscape Merit' that the design team will be cognisant of when bringing forward design proposals. See above.

Site plan showing the nearby listed buildings and buildings of townscape merit

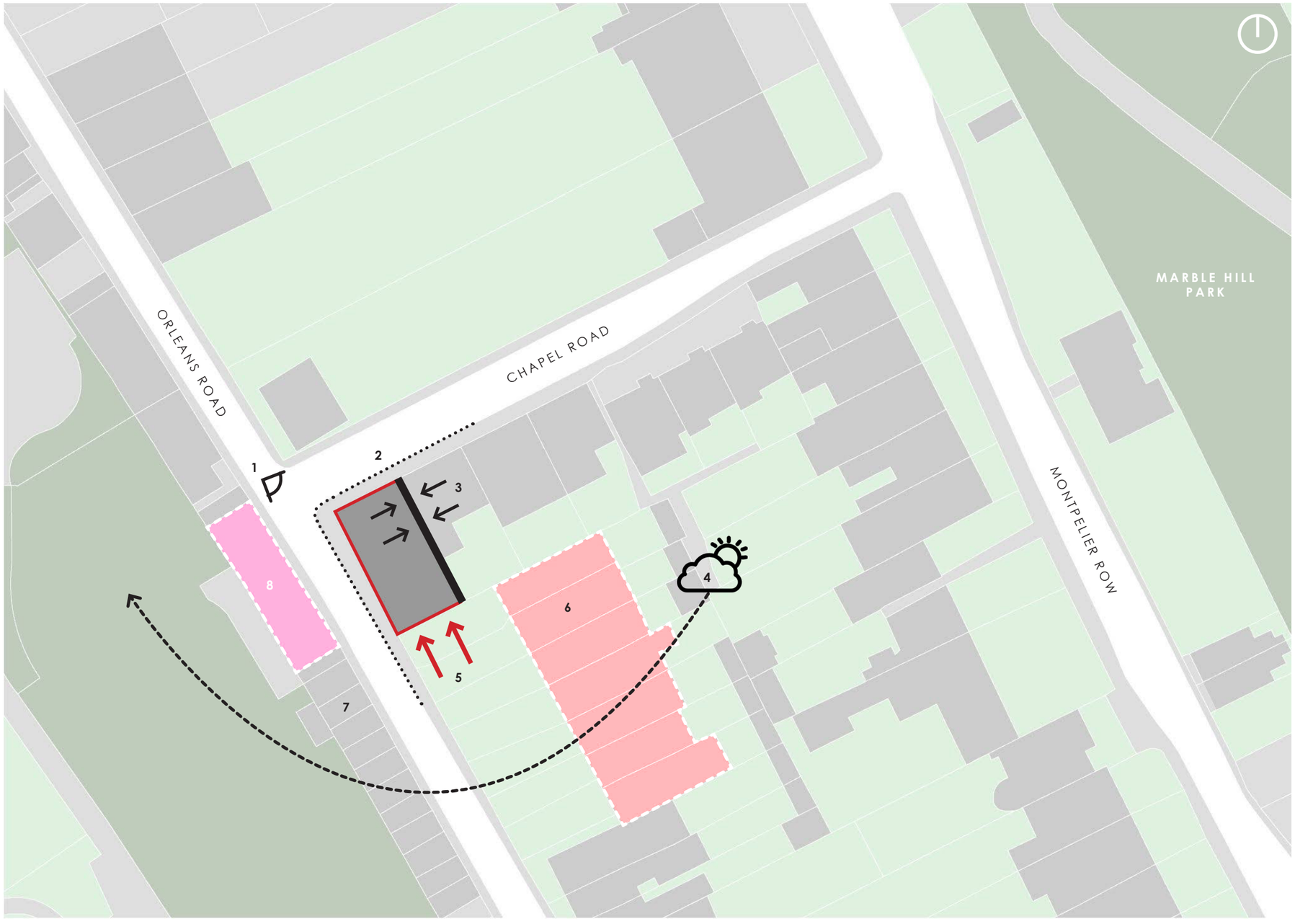
Proposed Development

Listed Buildings

Buildings of Townscape Merit

2.0 The Site
2.6 Opportunities & Constraints

Site plan showing a summary of the main opportunities & constraints of the proposed development



1. Key Corner. The building occupies a corner plot that is visible as one descends down Orleans Road. The building is a focal point for pedestrians & cyclists heading down to the riverside and park.

2. Street scape. The building faces directly onto the pavement with no front garden or defensible space. This is common in the local area as can be seen from the adjacent buildings along Chapel & Orleans Road.

3. Party Wall. The building adjoins its neighbour to the east with a shared party wall. Proposal shall need to be cognisant of any impact during construction.

4. Orientation. The building is aligned along a N/S axis meaning the principal elevation along Orleans Road is west facing meaning it will get a good balance of daylight and not suffer adversely from solar overheating.

5. Gable End. The southern end of the building will be visible to users of the adjacent buildings & pedestrians travelling north up Orleans Road.

6. Heritage Neighbours. The terrace of houses directly to the south east are considered buildings of townscape merit and designs should be mindful of any potential impact.

7. Garages. To the southwest of the proposed development is a long run of single-storey garages of poor quality fronting directly onto the street. These detract form the cohesiveness of the area.

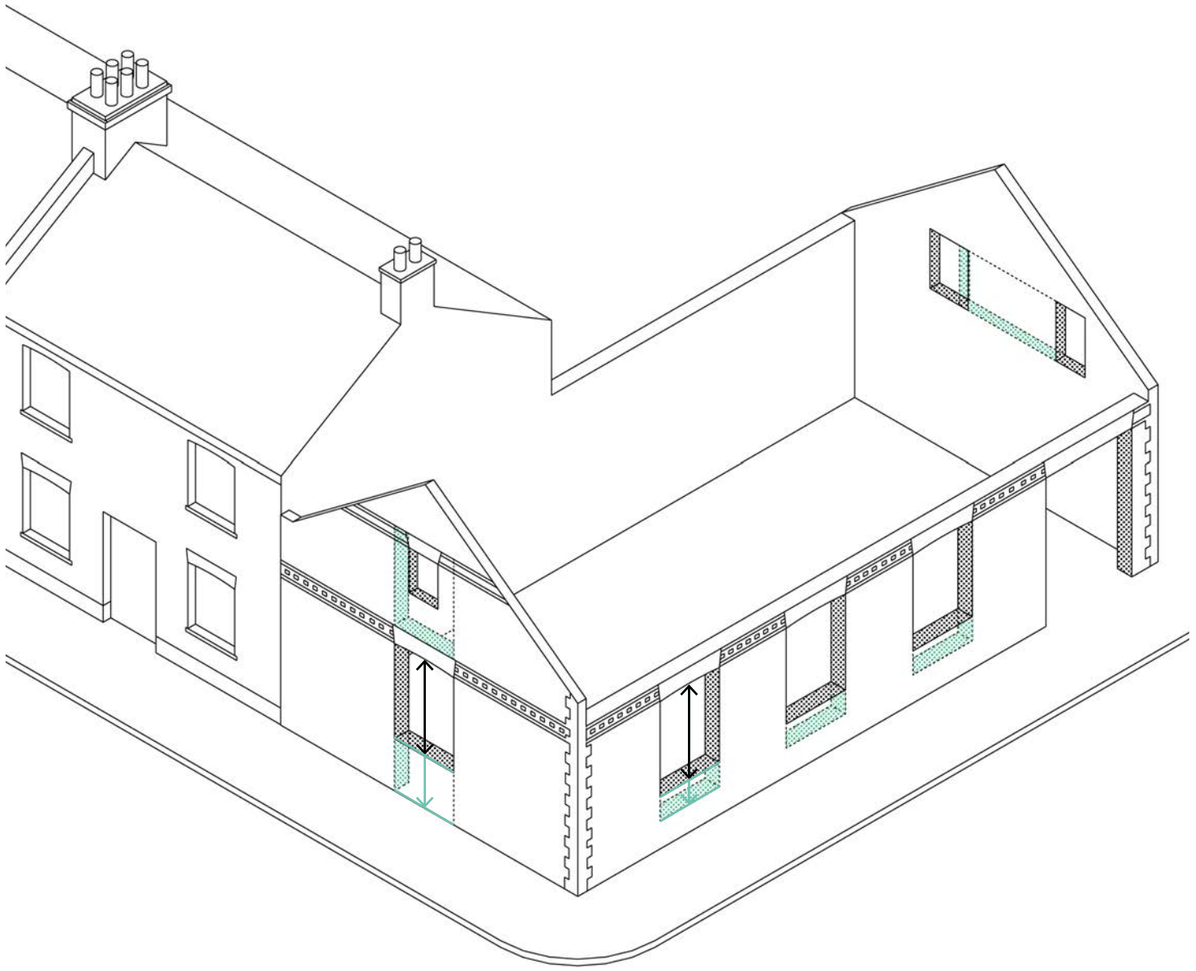
8. The Chapel. Directly opposite the proposed development is a converted chapel building rich with architectural detailing and ornament. Designs should consider how the buildings shall relate to each other.

3.0 Design

3.0 Approach to Design
3.1 Design Strategy

1. Retain original building

The starting point for the design strategy is to retain the best elements of the original building. In particular the ornate brick detailing to the window heads, corners and horizontal banding. Look to remove and/or replace failing or poor quality elements such as the roof and plastic rainwater goods.



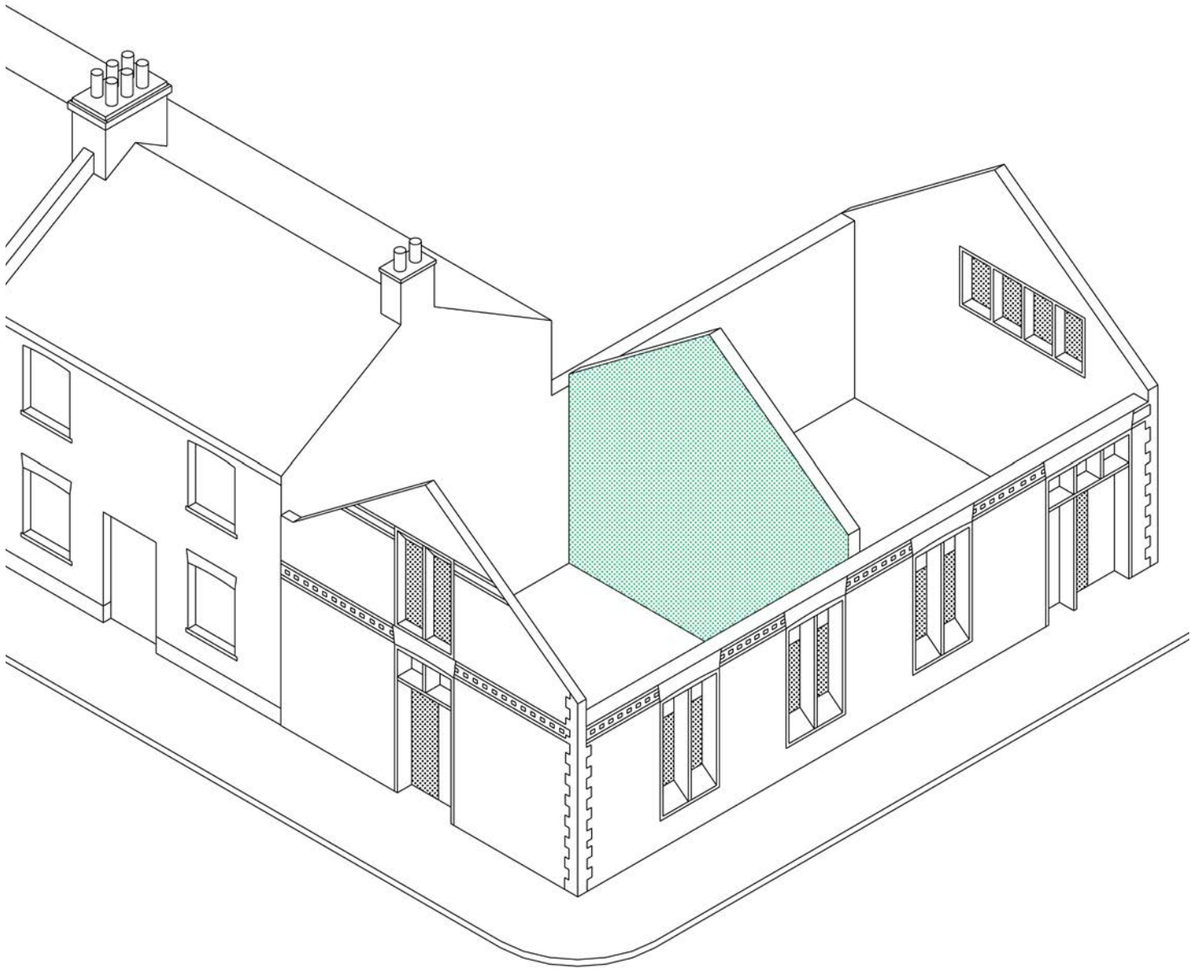
2. Enlarge existing openings

Look to enlarge openings along Orleans Road to enhance the amount of daylight into the new homes. Along chapel road drop the window cill down to ground level to allow for a new door whilst enlarging the small window at first floor.

3.0 Approach to Design
3.1 Design Strategy

3. New windows & doors

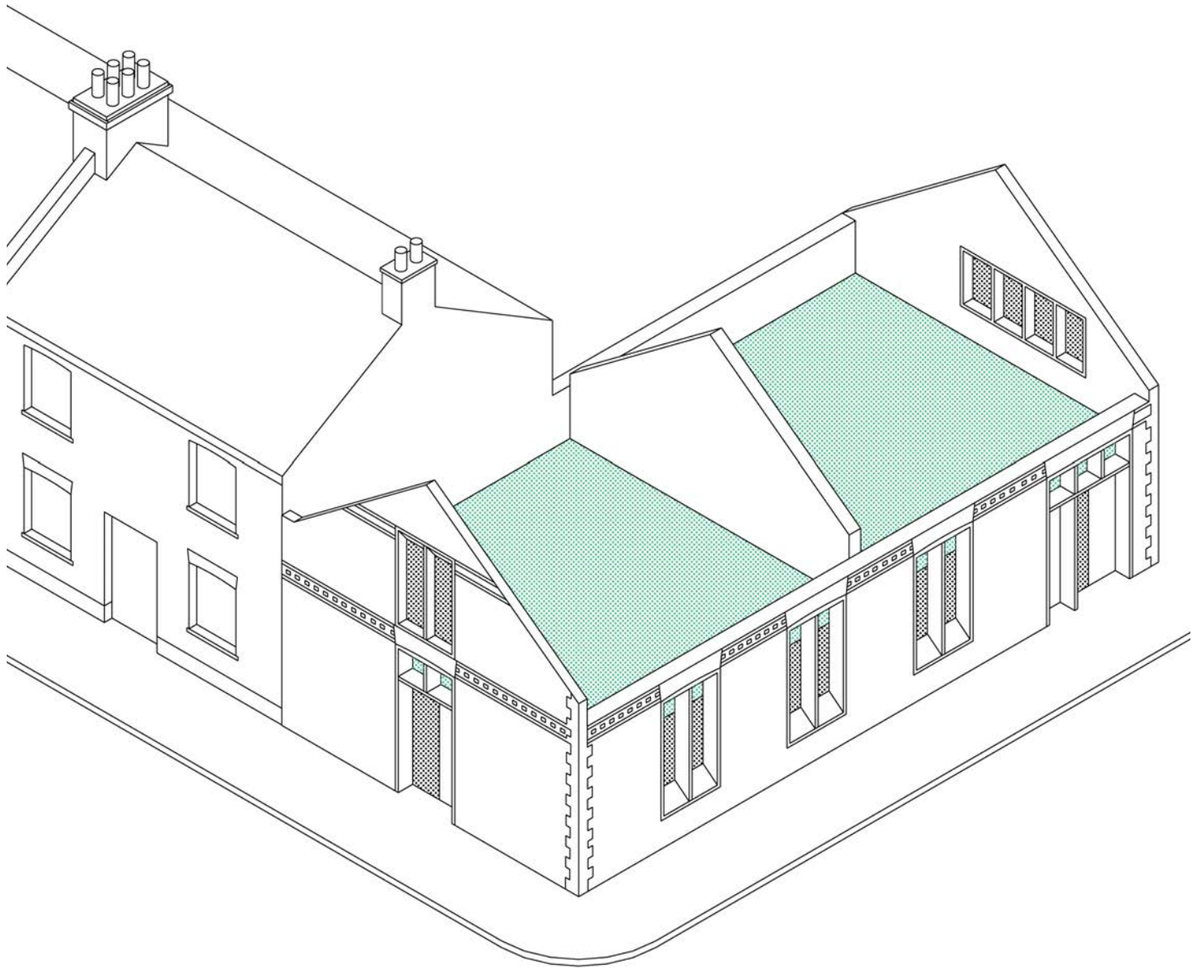
Infill the new enlarged openings with high performance opening windows. Introduce a new entrance door to the gable end fronting Chapel Road. This seeks to enhance the street scene by keeping the building feeling active whilst continuing the pattern of front doors along the road.



4. Split building into two new homes

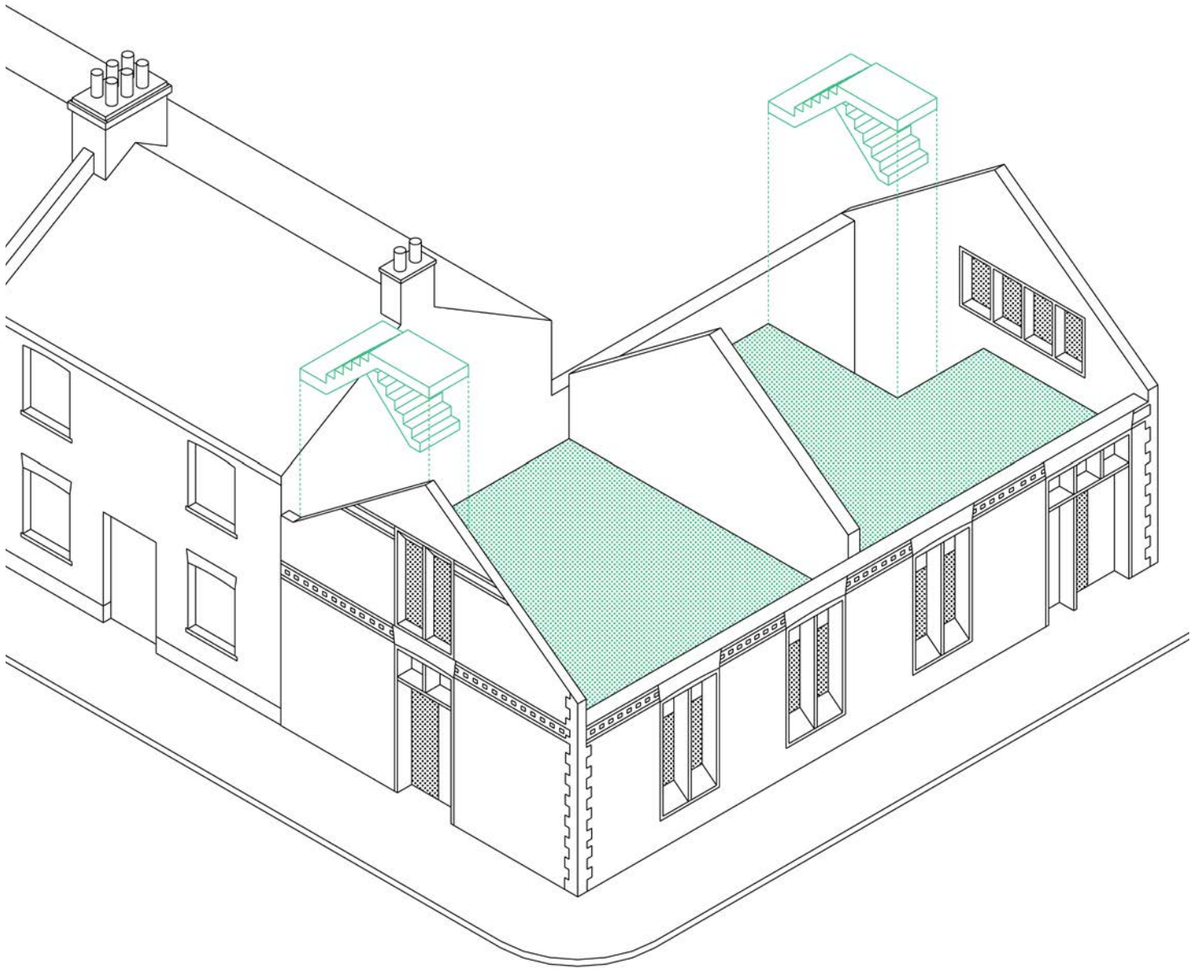
Form a party wall midway along the building to subdivide the space into 2 separate dwellings. Ensuring that new homes are an appropriate size and scale for high quality living and will meet best practice space standards.

3.0 Approach to Design
3.1 Design Strategy



5. Introduce first floor accommodation

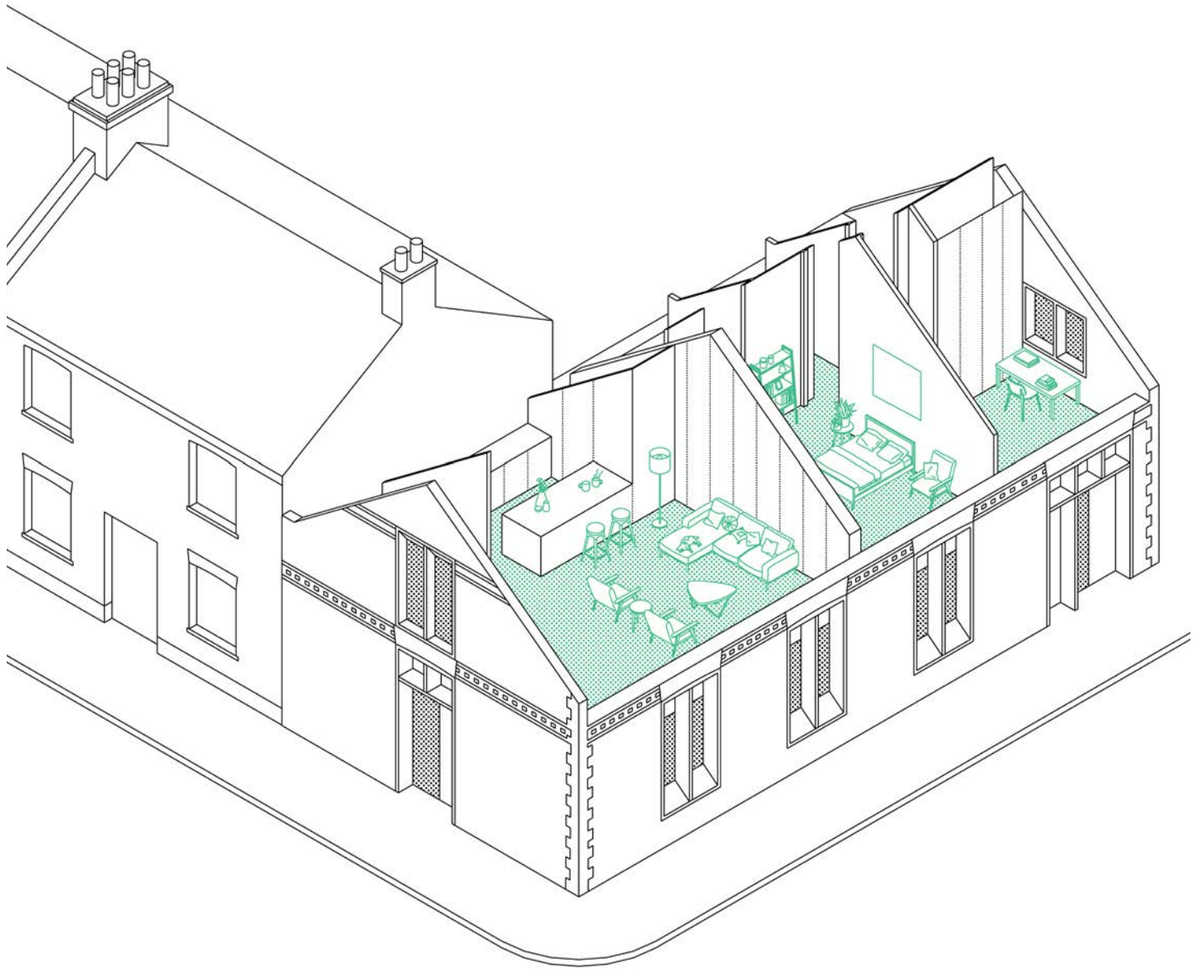
Form a new floor to align with the new proposed window head. This will create split level homes with additional accommodation at first floor. Ensure that floor to floor levels and ceiling heights meet the prescribed space standards.



6. Form openings for stairs

Position stairs at the rear of the building in ‘dark spaces’ and therefore maximise the number of habitable rooms facing onto the street with access to ample daylight.

3.0 Approach to Design
3.1 Design Strategy



7. Diverse accommodation

Alternate the location of living spaces from ground floor to first floor between the homes. i.e. Unit A (Chapel Road) positions the living, kitchen and dining spaces on the first floor whilst on Unit B (Orleans Road) the living spaces are located at ground floor with bedrooms to the first floor.

8. Form new high performance roof

Replace the existing poor quality roof with a new high performance roof. Introduce a suite of dormers along Orleans road to provide daylight tot he first floor accommodation whilst helping to strengthen the rhythm and scale of the existing window openings below.

3.0 Approach to Design
3.2 Scale & Massing

It is important the proposed development sits comfortably within its context. The approach to scale & massing has been carefully considered in the context of the conservation area, neighbouring buildings and any impact it could have on townscape.

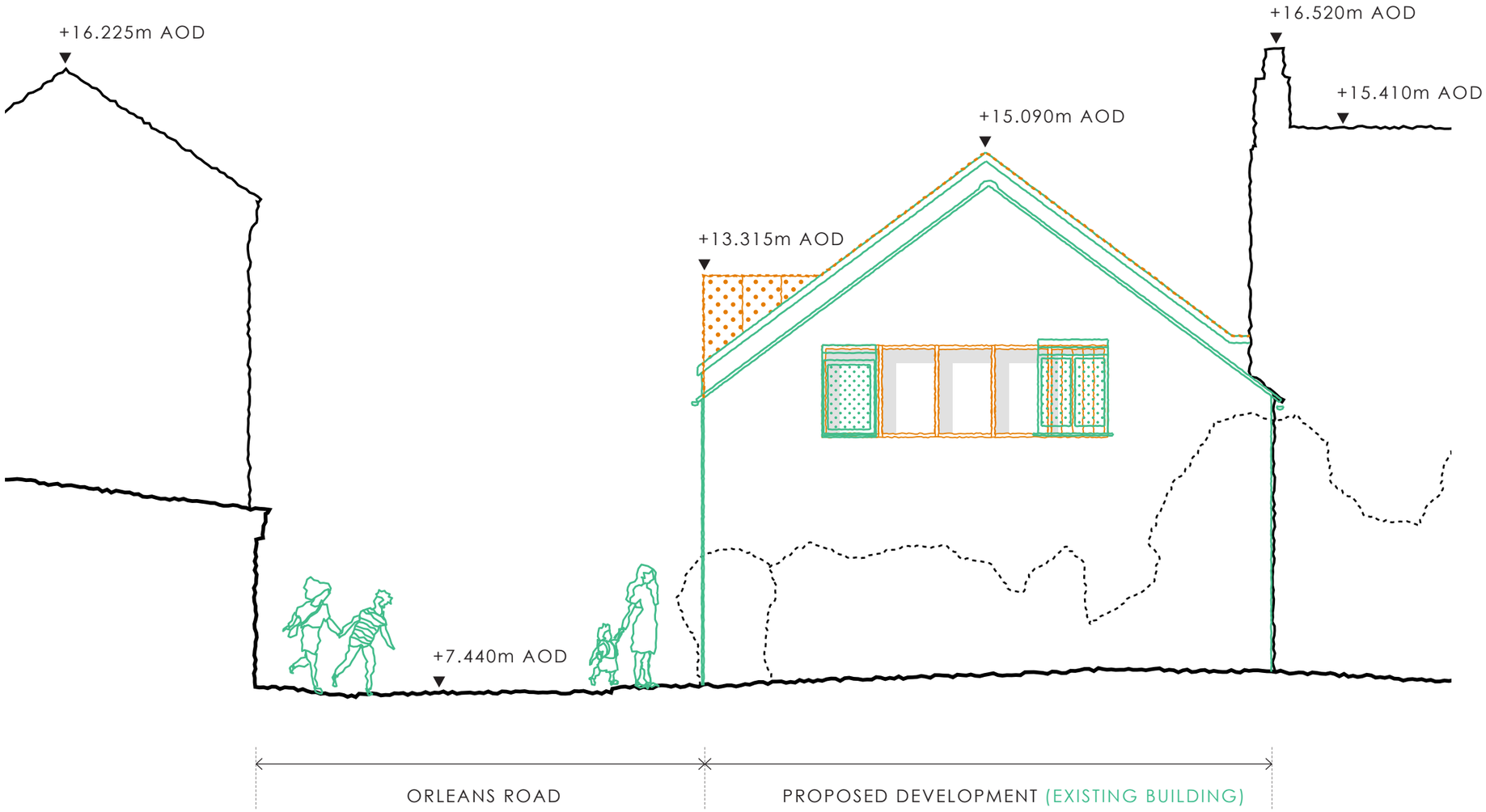
The starting point for this was to ensure design proposals did not extend above the existing building. i.e. ensure that no part of the new proposals sat higher than the current gable end along Chapel Road.

Further to this, the proposal has been considered carefully in relation to the heights of the surrounding buildings. The elevation drawing adjacent clearly illustrates the proposed building continues to sit comfortably lower than both The Old Chapel building opposite and the neighbouring house on Chapel Road.

The roof dormers along Orleans Road are designed to relate, in terms of rhythm, scale and proportion to the existing windows below.

The scale of the dormers has been subject to much analysis and testing to ensure that any perceived visual impact was minimised and they appeared subservient to the host building.

The design approach to the new windows at the south facing gable end has been to align with the existing openings and simply infill the space between with new openings. Noting that a solid timber infill replaces the window closet to the neighbouring boundary and therefore looks to improve outlook and privacy.



PROPOSED DEVELOPMENT

NEIGHBOURING BUILDINGS

EXISTING BUILDING

Timber model of the proposed looking north

3.0 Approach to Design
3.3 Heritage & Conservation Area

View of the proposed development

The Old Chapel Building

As discussed in Chapter 3.2 Scale & Massing an important design driver has been how the building relates to the context of the conservation area and neighbouring buildings.

The proposed design looks to enhance the character of the conservation area by taking a careful approach to deciding which elements are retained and which are replaced.

For example, the ornamental brick details of the original building are a key contributor to the character of the area and therefore the retention of the brick facade was paramount.

The pitched roof is retained as it plays an important part in the townscape character of the area and helps of the reading of the building alongside the Old Chapel opposite. Replacing the existing poor quality weathered roof tiles with new handmade clay tiles will help to emphasise.

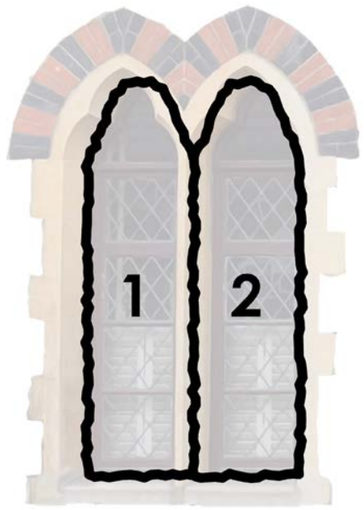
Dormers are carefully positioned along Orleans Road to align with the existing openings below. The design strategy for the windows borrowed the rhythm and proportion of the older Gothic style window from the Old Chapel Building opposite. See overleaf.

This helps to give the proposed building a modern but contextual reading. i.e. the development has a dialogue with The Old Chapel without being a pastiche or overly literal. It will relate to it neighbours without feeling incongruous.

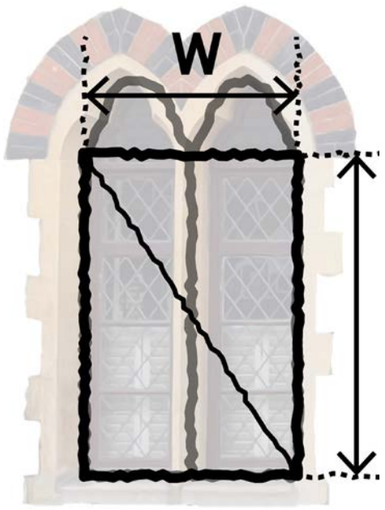
Finally, the selection of materials was driven by a desire to create a harmonious palette to match the fabric and colour tones of the surrounding buildings.

3.0 Approach to Design
3.3 Heritage & Conservation Area

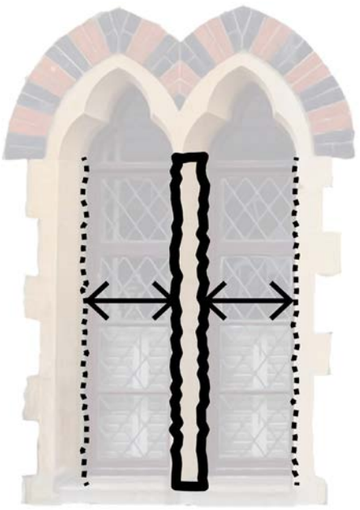
The Gothic style windows of The Old Chapel Building opposite.



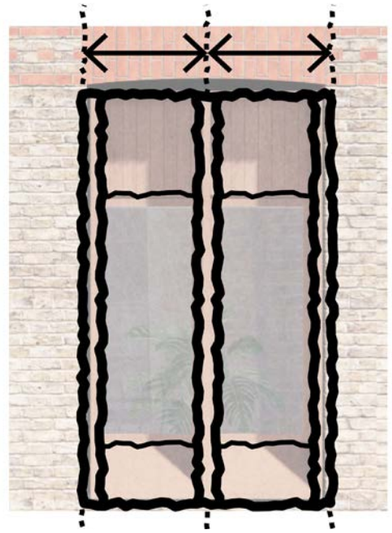
Split windows into pairs.



Borrow the rectangular proportion of the window opening.



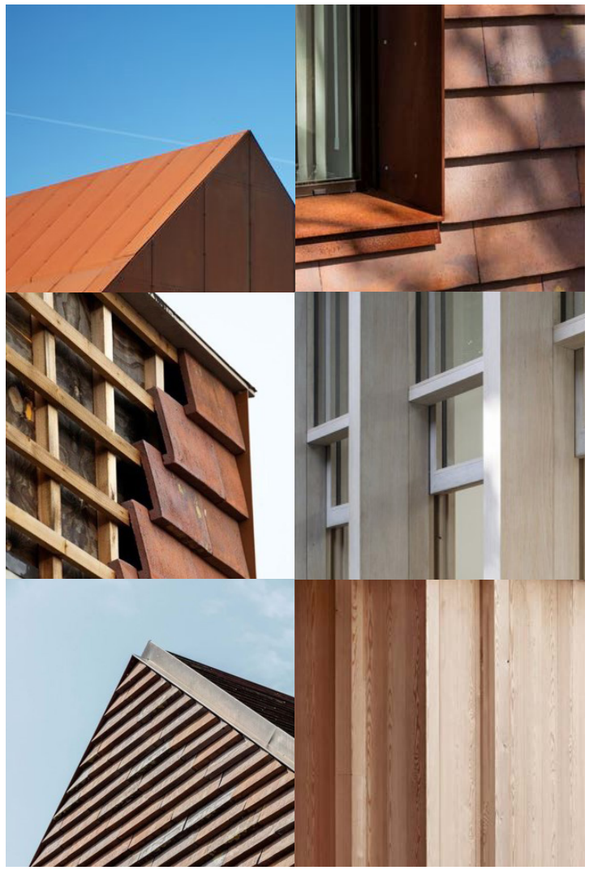
A strong, deep section, vertical mullion to the centre of the window opening



New windows with the proportion and rhythm of the neighbouring Gothic style

A modern but contextual approach tot he new windows along Chapel and Orleans Road elevations

3.0 Approach to Design
3.4 Appearance & Materials



Proposed Orleans Road elevation

1. Handmade clay roof tile in red brown finish.
2. Weathered steel cladding to dormer window and roof edge trim.
3. Hardwood timber solid infill spandrel panel.
4. Hardwood timber window or composite timber glazing system
5. Hardwood timber or composite timber entrance door assembly

3.0 Approach to Design
3.4 Appearance & Materials

The focus when selecting materials, as with the massing strategy, was to ensure the proposed development sat comfortably within its context.

Key to this was selecting a harmonious pallet of materials that complemented the neighbouring buildings and suits the prevailing character of the area.

At the same time, given that the majority of the existing building is retained it was important to select materials that helped celebrate the qualities of the original building.

For example selecting red/brown clay roof tiles to complement the soft red bricks used in The architectural detailing of the building below. And again using this red/ brown colour in a natural weathered steel finish for the roof dormers and edge trims.

Timber is chosen for the replacement windows and new entrance door as it has the dual benefit of being a healthy & sustainable building material whilst giving a gentle colour tone to align with the buff brick of the retained building.

Chapel Road elevation & design rationale

Illustrative view of the proposed development

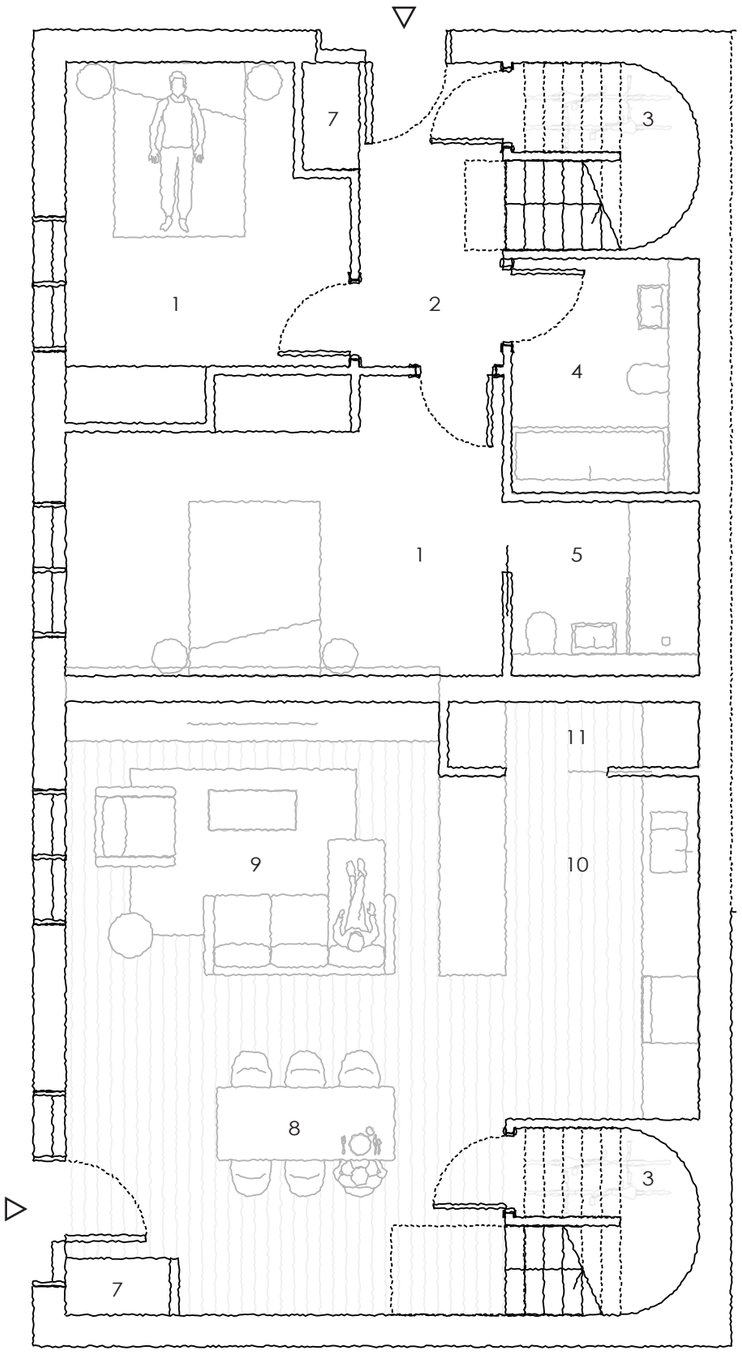
3.0 Approach to Design
3.5 Use & Amount Layout

The approach to the plan layout was driven by the constraints of the original building and the site layout. For example, Unit A has the benefit of holding the corner and thus being dual aspect. This allowed each bedroom to have a window fronting Orleans Road plus an entrance door off Chapel Road. The living spaces are then positioned on the first floor to exploit opportunities for dual aspect which will enhance the amount of daylight into living spaces and provide the possibility of cross ventilation in warmer months.

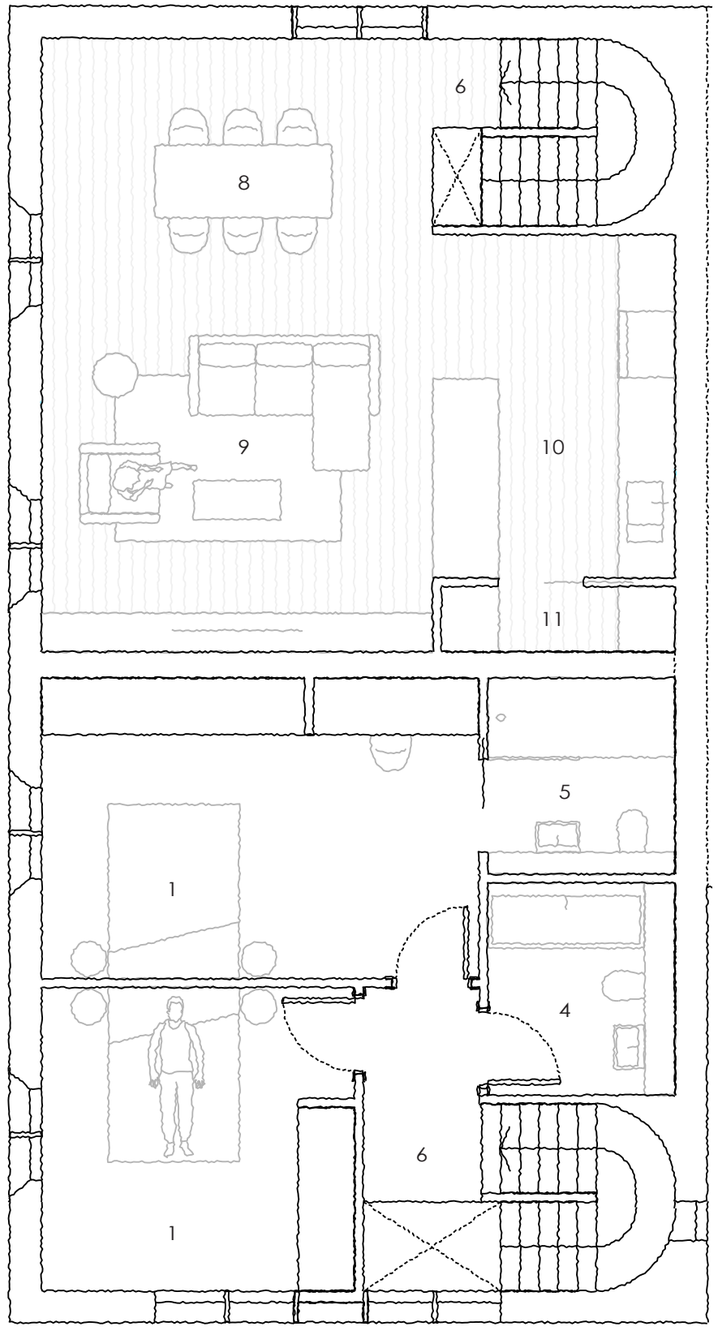
Unit B has limited frontage and windows meaning the disposition of living space is better suited to ground floor. This allows bedrooms at first floor to each have a window for natural light and ventilation.

1. Bedroom
2. Hallway
3. Understair storage
4. Family bathroom
5. Ensuite
6. Stair
7. Refuse storage
8. Dining
9. Living area
10. Kitchen
11. Utility cupboard

GROUND FLOOR



FIRST FLOOR



3.0 Approach to Design
3.6 Housing Quality

The proposed development has been designed with future occupants in mind. Both homes are dual aspect and have been designed to meet and exceed national & local space standards.

The fabric of the new homes will be designed to minimise heat loss and avoid solar gain aiming to give future residents year round internal comfort whilst mitigating against the rising costs of energy and the potential for fuel poverty.

The London Plan Guidance - Housing Design Standards shows both the minimum internal space standards, as set in Table 3.1 of the London Plan, and the best practice space standard, set out in standard C2.2.

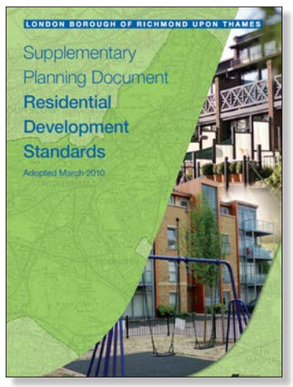
The best practice standard provides additional space, above the minimum space standard, to ensure new homes are fit for purpose. They specifically require more storage and better provision for home working.

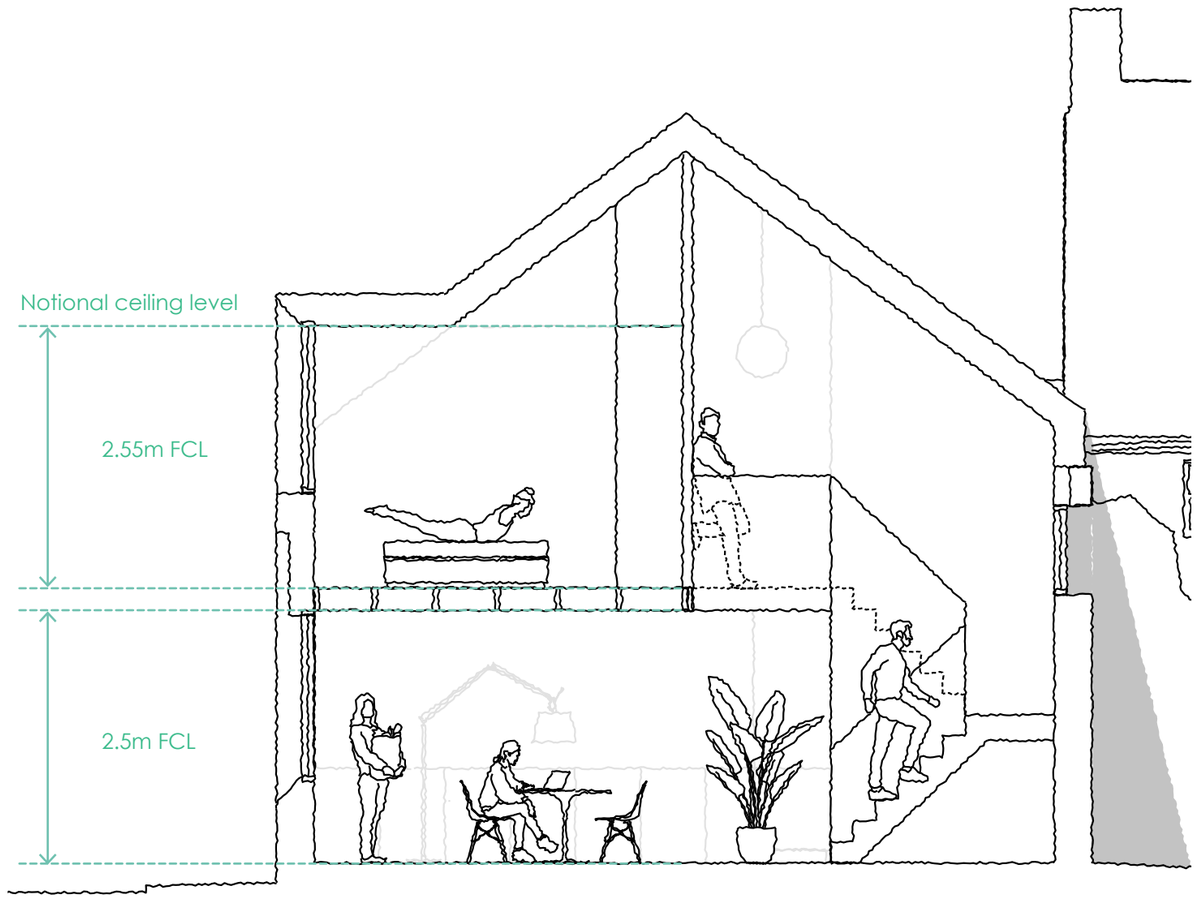
The proposed dwellings meet and exceed the above space standards. The table below sets out the uplift in area.

	Unit A	Unit B
GIA Required	79 sqm	79 sqm
GIA Best Practice	86 sqm	86 sqm
GIA Proposed	102 sqm	100 sqm
Area Increase	**+16 sqm**	**+14 sqm**

Type of dwelling		Minimum gross internal floor areas (GIA)* and storage (sqm)								Best practice extra space
Number of bedrooms	Number of bedspaces	1-storey dwellings		2-storey dwellings		3-storey dwellings		Built-in storage		
1b	1p	39/37	43/41*					1.0	1.5	+4
	2p	50	55	58	63			1.5	2.0	+5
2b	3p	61	67	70	76			2.0	2.5	+6
	4p	70	77	79	86					+7
3b	4p	74	84	84	94	90	100			+10
	5p	86	97	93	104	99	110	2.5	3.0	+11
	6p	95	107	102	114	108	120			+12
4b	5p	90	101	97	108	103	114			+11
	6p	99	111	106	118	112	124			+12
	7p	108	121	115	128	121	134	3.0	3.5	+13
	8p	117	131	124	138	130	144			+14
5b	6p	103	115	110	122	116	128			+12
	7p	112	125	119	132	125	138	3.5	4.0	+13
	8p	121	135	128	142	134	148			+14
6b	7p	116	129	123	136	129	142	4.0	4.5	+13
	8p	125	139	132	146	138	152			+14

Table A1.1 Minimum and best practice internal space standards for new dwellings





3.0 Approach to Design
3.7 Pre-application Consultation

A pre-application metering was held at the outset of the project in order to set out the principle of development and understand planning officers concerns before progressing designs in further detail.

The feedback received has helped to shape and inform the designs submitted herewith. A summary of the key feedback and how the design has responded is set out below.

Due to the site's location outside of a town centre, the development should provide family sized accommodation. No information has been provided regarding how many bedrooms/people the properties will accommodate. This information will need to be clearly demonstrated in any formal submission.

The design seeks to strike a balance between creating large family homes and the constraints of a refurbishing an existing building.

The existing building covers the full extent of the site and as such has no garden or private external amenity to support larger families.

Therefore, the proposition is to form 2 x 2B4P homes that can be utilised as starter homes for smaller families or as homes for older people looking to downsize and free up larger family homes in the borough.

The submission includes drawings clearly illustrating the numbers of bedrooms and size of the proposed dwellings.

Policy LP35 requires that all new housing complies with the Nationally Described Space Standards (NDSS). The minimum standards are outlined below:

A double bedroom should be 11.5sqm and 2.75m wide
Head height should be at least 2.3m for a minimum of 75% of the gross internal floor (GIA) area
Suitable storage space to be incorporated into units

The proposed development has been designed to meet and exceed national & local space standards. All double bedrooms are at least 11.5sqm and 2.75m wide. See chapter 3.6 Housing Quality.

You are recommended to provide a sectional drawing to demonstrate that the unit is provided with at least 2.5m head height for at least 75% of the floor space (as per NDSS requirements in London).

A section through the proposed building is included as part of the application drawings. See also chapter 3.6 Housing Quality. Clear head height will be min 2.5m for the majority of floor space.

Potential concern with regards to impact on obscured glazed and restricted opening windows on the upper floors to the quality of the accommodation.

Obscure glazing and restricted openings would be counter to the aspirations for high quality & sustainable dwellings.

Opaque glazing will impact daylight provision and unduly impact the health and well being of future residents. Further to this, it is vital residents can open windows for passive cross ventilation in warmer months.

It is noted that the proximity will be no different to the majority of homes facing each other along Orleans Road and thus in-keeping with the character of the area.

Submitted drawings show the provision of balcony however given potential design concerns, there may not be scope to include any private amenity space as part of future proposals.

Further information on proximity and accessibility to public open space will be required in the event that private amenity space cannot be provided on site.

Noting officers concerns the balcony was removed from the design. A small external light-well/courtyard is formed to the southern home (unit B) which yields 5sqm of external amenity.

The existing building covers the full extent of the site which makes providing external private amenity difficult. However, the lack of private external amenity is offset by the very close proximity of Marble Hill Park, circa 66acres of parkland, for which the entrance is less than 150m away.

The existing building is not large, it would therefore be preferable as a single unit as the changes required to form two would destroy far too much of the original character and fabric of the building.

Matching the scale of similar residential properties in the area was a key driver. If the building was retained as a single dwelling then it would be circa 200sqm GIA which is significantly oversized. Noting that this would be incongruous to the scale of neighbouring properties.

See Table A1.1 Minimum and best practice internal space standards for new dwellings.

To create two units the proportions would be altered to lift the roof resulting in an unbalanced façade and odd roofline with a loss of the tiles, the gables would be lost, there are also too many dormers which are excessive in scale and dominant/visible, the design and proportion of the original timber casement fenestration would be lost to windows of a reduced size and poor design, a window would be lost to a front door of an inappropriate design, and the smaller gable window on the Chapel Road elevation would be converted to a French door which is too large with a balcony which overhangs the pavement in a very narrow road.

To reduce perceived visual impact the proposed window size for the upper dormers has reduced in height from the initial pre-application design by 350mm. This helps to make the dormers feel subservient to the original windows and host building below.

The design team noted officers concerns about the previous proposed standing seam roof and subsequent loss of roof tiles. Therefore, the submitted design looks to replace the existing roof tiles with high quality hand made clay roof tiles in a colour tone to complement the surrounding context.

The design has evolved to ensure the ridge line of the roof does not exceed the existing gable end on Chapel Road.

The lower gable end to the south is very poor quality. It comprises UPVC windows of different sizes punched into existing brickwork. Poor quality cement pointing is used to infill between the upper brick course and roof tiles. See chapter 2.3 Existing Building.

The new ridge line and metal edge trim is used to mediate between the two different heights at each gable end and create harmony between buildings ends.

Given the proposed use and scale and nature of the external alterations it is not envisaged that any concerns regarding neighbour amenity impact will arise, however this is subject to full details being provided.

In the absence of any suitable external space at the front to store waste it would have to be stored internally in suitably ventilated and vermin-proof cupboards.

For SPD compliance, each internal cupboard should provide suitable space for 240 litres of refuse plus 2 x 55 litre recycling boxes plus 1 x 23 litre food waste container. However, it is noted 240 litres refuse per week is somewhat excessive, with many councils now collecting a single 180 litre refuse bin fortnightly. The equivalent requirement would be for each cupboard to provide 400 litres storage in total incl. a nominal 150 litres refuse.

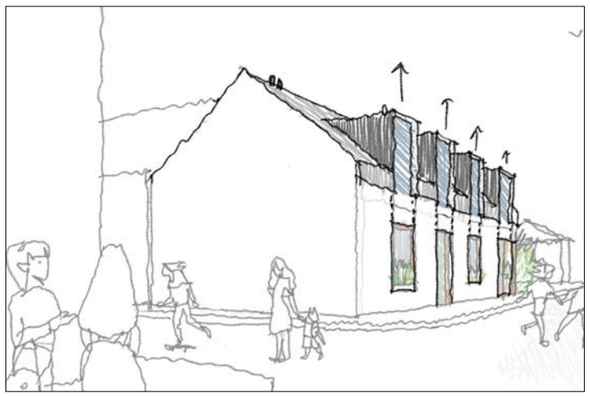
There is an established precedent in the immediate vicinity with households without front gardens having to present waste sacks for collection on-street, so that practice may be acceptable here too. Notwithstanding this, if bin cupboards were recessed into the front of the building & accessible from the street, that would be a preferable solution which would avoid adding to on-street waste in the area.

There is a potential issue here with rigid recycling containers placed on-street. Suitable provision for the separate storage of recycling streams in the kitchens should be provided.

Dedicated waste storage cupboards recessed into the face of the external building would harm the character of the original building and potentially impact the character of the conservation area.

The proposed design follows the same principle of the neighbouring houses without front gardens i.e. waste is presented for collection on-street. In the interim periods between collections, waste will be stored in a dedicated, suitably ventilated & vermin proof cupboard adjacent to the front door.

3.0 Approach to Design
3.8 Design Development

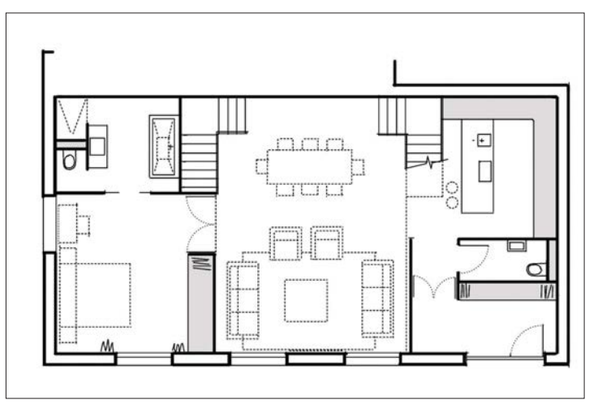


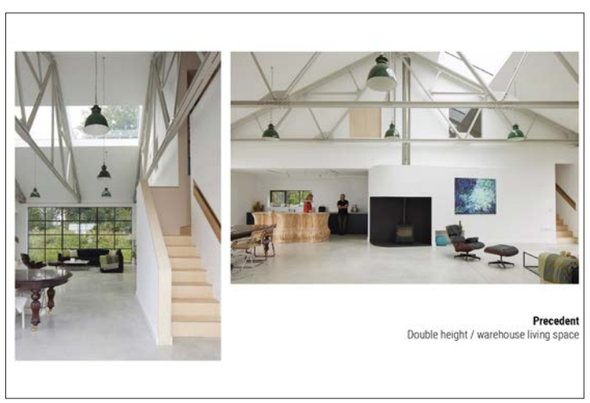
4. Bottom, looking at grouping first floor dormer windows with ground floor openings. Testing options for materials including dark green standing seam roof. Middle, refining design options and testing with physical models.

1. Above, first thoughts & initial elevations showing large roof dormers and dual entrances along Orleans Road. Metal roof cladding and square format opening windows. Below, testing plan options for a larger single home rather than two dwellings.

2. Following pre-app meeting the team looked at options to reduce the size of the roof dormers and tested the visual impact from street level to ensure no adverse impacts on townscape & the character of the area.

3. Top, looking at options to group first floor windows with entrance doors and looking at a single entrance door to each elevation rather the dual entrances on Orleans Road. Above, below, testing massing options with early physical models.





3.0 Approach to Design
3.8 Design Development

1. Initial design options looking at using a dark green metal for a standing seam roof, dormer windows and textured spandrel panels. Green was chosen as it reflected the colour of the existing painted timber windows and was a complementary but contrasting colour to the red brick.

2. The next option considered using a flat sheet material in place of the standing seam metal roof. It looked at forming roof dormers from a light green pre-cast concrete. Likewise the textured spandrel panels where formed from pre-cast concrete.

3. Pre application steer from officers noted concerns about the loss of roof tiles. Therefore an additional option was developed looking at using a handset clay roof tile in place of a metal roof.

Illustrative view of the proposed development

4.0 Access

4.0 Access
4.1 Access Arrangements, Refuse & Storage

The site occupies a prominent corner position fronting directly onto Chapel & Orleans Road. It is bounded to the east by the continuation of two storey residential terrace buildings. To the south, the building is bounded by the front garden of 12 Orleans Road. Both Chapel & Orleans road have street lighting and foot ways running on both sides.

Existing access into the building is through the a large double door located at the southern end of the Orleans Road elevation. Solid infill panels to the base of the windows & semi opaque glazing contribute tot he poor relationship the existing building has with the street.

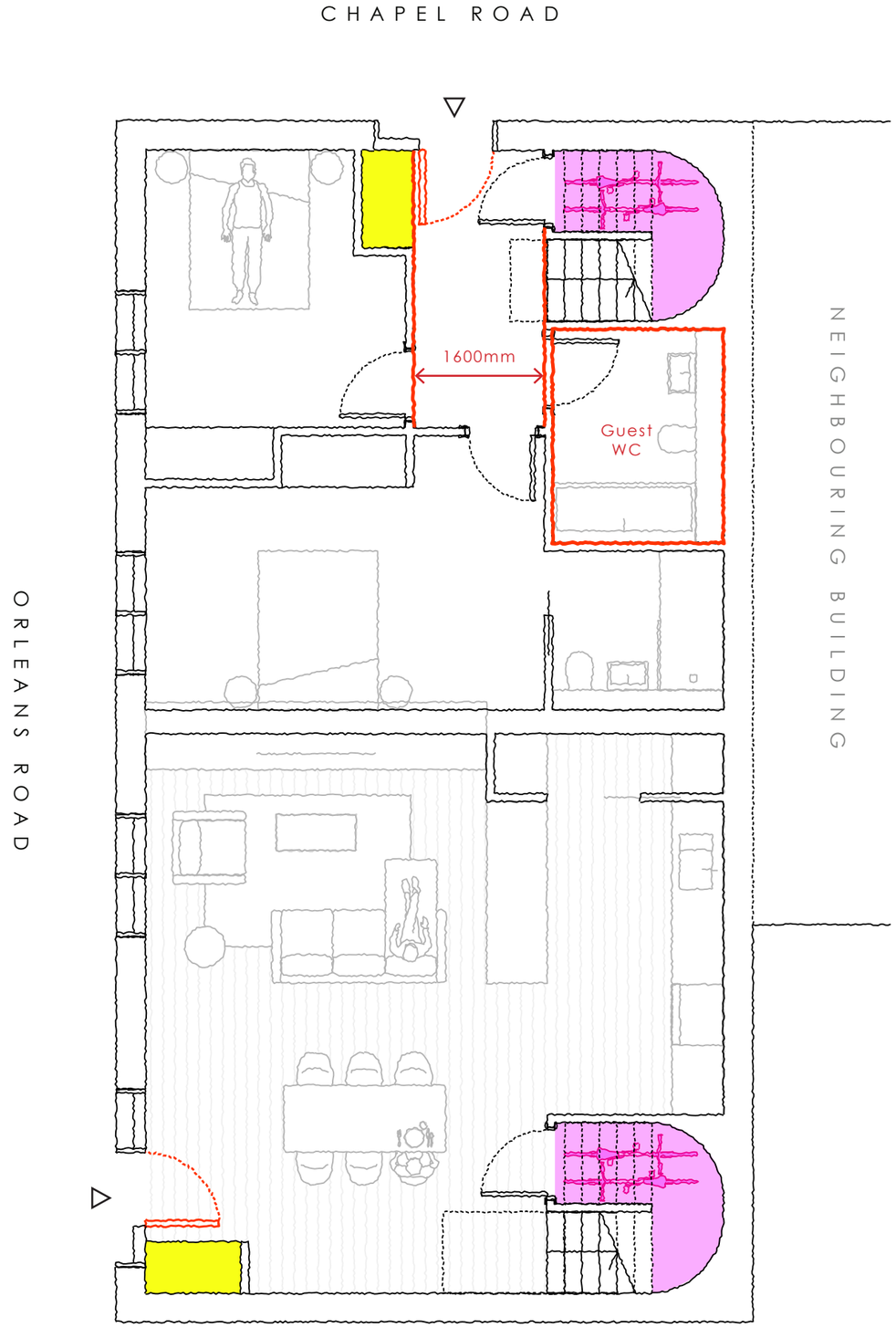
Access into the new homes would be directly from the street. The new entrance doors will have a minimum clear opening width of 850mm when measured in accordance with the requirements of The Approved Documents Part M4(2). Unit A includes a guest WC located on the entrance storey accessed from the ground floor entrance hall / lobby. The constraints Unit B with limited frontage make a WC on the entrance storey likely to unduly impact on the spread of daylight and therefore impractical.

There is an established precedent in the immediate vicinity with households without front gardens presenting waste sacks for collection on-street. The proposed design follows this principle. In the interim periods between collection waste will be stored in a dedicated, suitably ventilated & vermin proof cupboard adjacent to the front door.

Secure cycle storage for two bicycles is provided within the footprint of the building. For ease of use this is accessed directly from the ground floor entrance hall / lobby.

DEDICATED REFUSE STORAGE

CYCLE STORAGE AREA



Appendix

Appendix
A Drawing List

Drawing Number	Drawing Title	Scale	Rev
22001_P001	LOCATION PLAN	1:1250	P1
22001_P002	EXISTING SITE PLAN	1:100	P1
22001_P003	PROPOSED SITE PLAN	1:100	P1
22001_E100_EX	EXISTING ELEVATION ORLEANS RD	1:50	P1
22001_E101_EX	EXISTING ELEVATION CHAPEL RD	1:50	P1
22001_E102_EX	EXISTING ELEVATION SOUTH	1:50	P1
22001_E103_EX	EXISTING ELEVATION EAST	1:50	P1
22001_P100_EX	EXISTING GROUND FLOOR PLAN	1:50	P1
22001_P101_EX	EXISTING FIRST FLOOR PLAN	1:50	P1
22001_P102_EX	EXISTING ROOF PLAN	1:50	P1
22001_S100_EX	EXISTING SECTION AA	1:50	P1
22001_E100	PROPOSED ELEVATION ORLEANS RD	1:50	P1
22001_E101	PROPOSED ELEVATION CHAPEL RD	1:50	P1
22001_E102	PROPOSED ELEVATION SOUTH	1:50	P1
22001_E103	PROPOSED ELEVATION EAST	1:50	P1
22001_P100	PROPOSED GROUND FLOOR PLAN	1:50	P1
22001_P101	PROPOSED FIRST FLOOR PLAN	1:50	P1
22001_P102	PROPOSED ROOF PLAN	1:50	P1
22001_S100	PROPOSED SECTION AA	1:50	P1
22001_S101	PROPOSED SECTION BB	1:50	P1

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