

DESIGN & ACCESS STATEMENT



42
HIGH STREET
TEDDINGTON

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INTRODUCTION

This Design & Access Statement is to support the Full Planning application to redevelop N° 42 High Street, Teddington TW11 8EW.

It shows analysis of the site, consideration of the wider context, consultation undertaken, the reasoning behind the proposal and what we believe to be the right solution for redevelopment of this key site 800 years after Teddington Parish was established.

This scheme has been developed from scratch in the light of the recent planning appeal decision, which has become the most significant material consideration to date. The single reason for refusal of the scheme was stated to be design, with no other issues raised.

The principle of development of this site has always been acknowledged positively by all correspondents whether these be the local planners, the planning inspectorate, local interest groups or the general public.

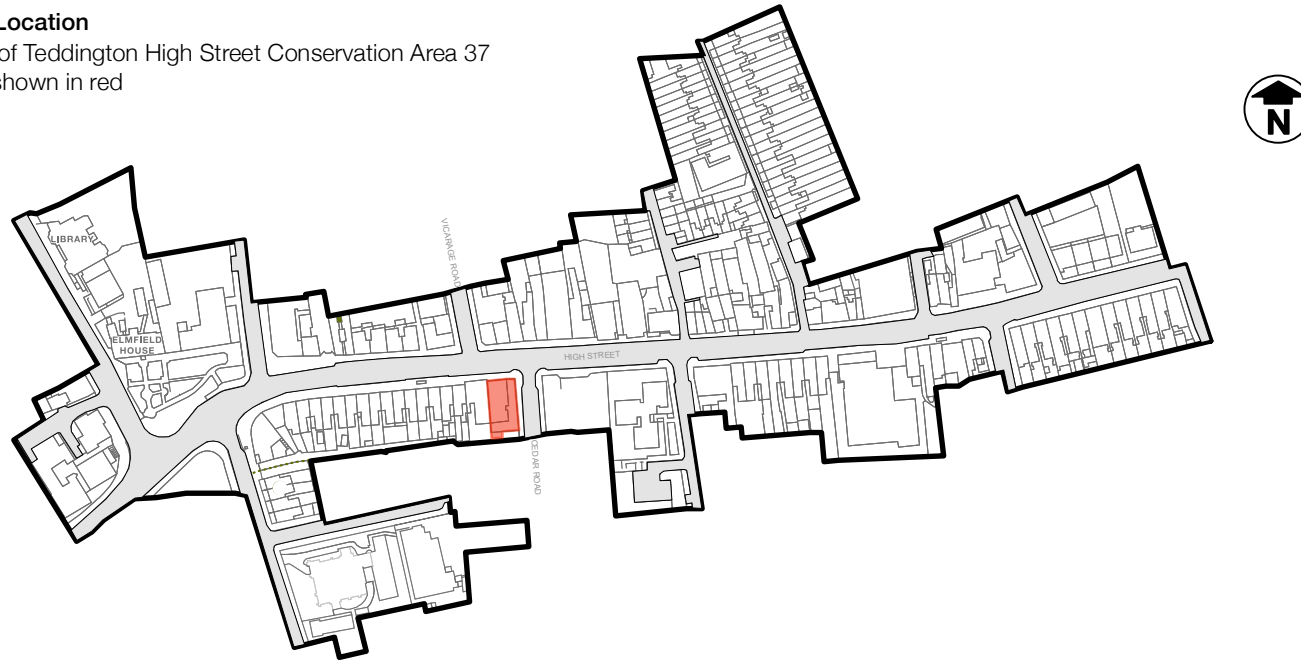
Therefore we have taken the appeal process and report as the blueprint for a thorough reappraisal of the scheme design and appearance.

The redesign has been tested by consultation with the public, LPA officers, local interest groups and Ward Councillors for acceptance; it has generated widespread support - 91% of the public at the open day supported this scheme design. This final design follows reappraisal of the context in light of commentary received at these forums to ensure the development proposal relates more closely to that context. The following pages present a detailed analysis of this responsive redesign for consideration at planning.

This Design & Access Statement is to be read in conjunction with the Drawings by Chandler Browne Architects, Submission Letter and Planning Statement by Montagu Evans along with other supporting Statements and Reports, that together all form the planning application.

The Location

Map of Teddington High Street Conservation Area 37
Site shown in red



EXISTING CONTEXT 1

The Site

Rear Cedar Road elevation



Plot width

42 High Street elevation



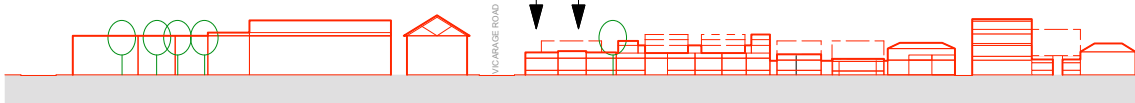
Context Appraisal

- The site is located in the Teddington High Street Conservation Area [Area 37].
- The site is a corner plot on the south side of the High Street, also sharing a boundary with Cedar Road.
- The site comprises the former HSBC Bank, has a single 1 bed flat, & contains occasional off-street car parking.
- The site has been identified as causing damage to the townscape quality and would benefit from redevelopment. ^[1]
- The site has a forecourt identified as in need of 'improvement' and being 'unattractive', providing opportunity to enhance the conservation area. ^[1]
- The site has a long boundary facing east to the Cedar Road car park that is dominated by tall mature deciduous trees on the corner with the High Street. These trees extend to some 6 or more storeys high, forming an important local characteristic.
- The western neighbour is N°40 The Teddington Arms which is a Building of Townscape Merit [BTM].
- The southern neighbour is Edwardian terraced housing.

[1 Ref: *Teddington Lock & High Street Study*, LBRuT]

EXISTING CONTEXT 2

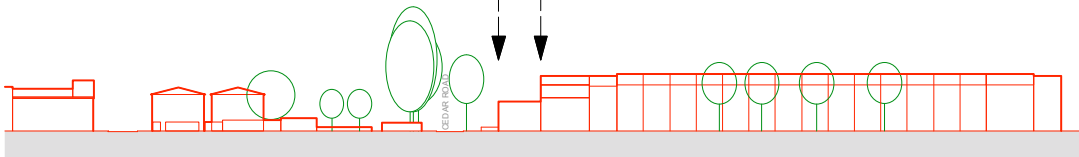
Location of
N°42 opposite



SKYLINE - North side of the High Street



Location of
N°42



SKYLINE - South side of the High Street



Character Appraisal

• Roofline:

- There is an eclectic mix of roof types, heights and pitches making for much variety in the conservation area.
- There are some running lengths of roof with consistent eaves and ridges where original terraces exist. These tend to be broken on the individual unit module by a projecting party wall parapet.
- There are also long runs of roof showing much irregularity in height and type, giving a diverse and disparate pattern.
- Roofs are partly visible from street level, however parapets or eaves heights combined with shallow pitches regularly hide these.

• Height:

- Typically buildings have three or four levels above ground.
- There are some unusual examples of single storey elements projecting forward to the pavement with the taller mass set back.

• Style:

- Buildings exist from before the 18th century to early 21st century. The older buildings are typical of their individual era, with representatives of many styles apparent.
- "The variety of building forms, facades and roofscape here provides great interest and diversity to the street scene."
Conservation Area 37 Statement, LBRuT

Urban grain

Detail street plan showing buildings & plots.
Site in red.



- **Plot relationship** – the plot is approximately twice as deep as it is wide, so is typical of an urban high street location where the narrow frontage faces the main street. Being a corner there is an additional dynamic offered by the side street frontage.

Make good use of this opportunity in the redevelopment.

- **Plot layout** - is typically terraced in the immediate locale; sometimes the terracing is of mixed buildings co-joined. The typology to the west is perhaps closest to the 'Mansion Terraces' identified in SPD7 particularly regarding density and minimal open space, however the ground floors here are all commercial uses. The terrace consists of 14 buildings all with similar repeating design setting up a consistent rhythm.

Incorporate this typology to repair the urban grain.

- **Activity** – there is traditional mixed-use development here – commercial use predominates at ground floor creating the vibrant activity of the High Street, with mostly residential use above typical of an urban situation.

Continue this precedent.

- **Linkages** – good access exists to cycle routes, bus routes and the railway. The broad mix of local shopping encourages local pedestrian journeys.

Mixed use development should enhance the linkages and benefit from a contribution to this.

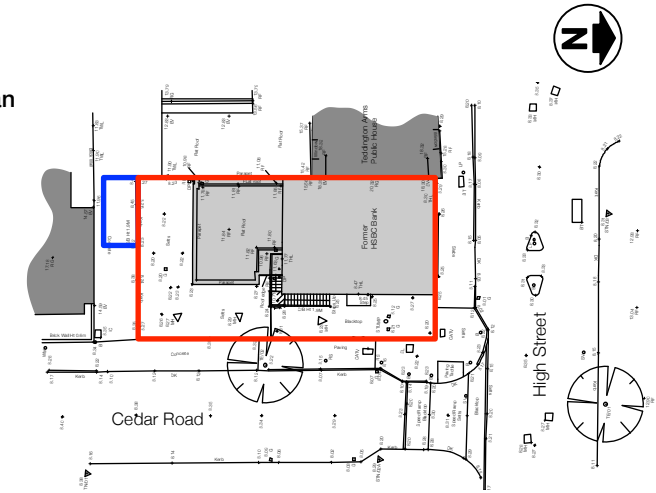
- **Residential Mix** - Terraced, semi-detached, & co-joined houses and flats over commercial premises combine in the High Street providing a mix of residential unit types and sizes.

It is appropriate to continue this mixed precedent.



URBAN DESIGN ANALYSIS

Site Plan



Approximate site boundary □

Additional area of site with right of way for neighbour(s) □

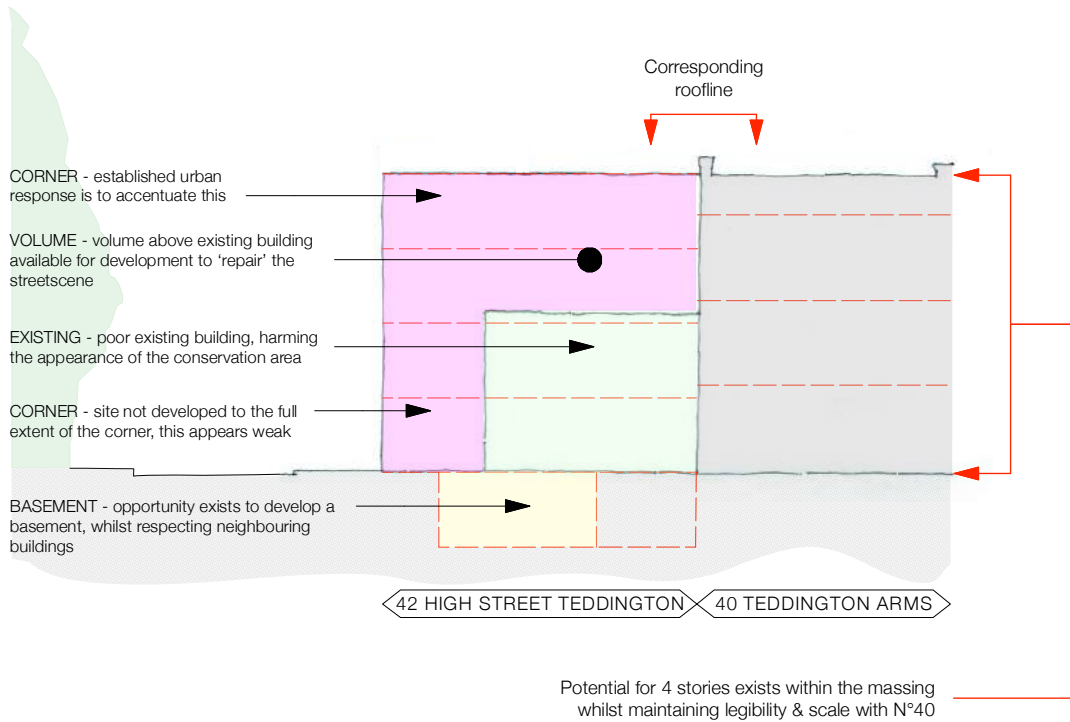
- **Townscape** - Terraces border the site to the west along the High Street (broken by the Teddington Arms) and approach from the south in Cedar Road - the site currently forms a void in this pattern. The opposite corner to the east is unusual being a carpark, but gains distinction through a good number of tall mature trees. Facing the site on the north side, from Vicarage Road eastwards is a distinctive row of extended single storey shopfronts, with a mixed arrangement of taller buildings behind. From Vicarage Road westwards a lacklustre modern development of simple form occupies 2/3 of a block, replacing a more typical earlier grain of buildings.

Ensure new development repairs the townscape.

- **Landscape** – the site has poor quality hard surfacing not contributing well to the public realm. Adjacent is a street tree which should be retained or replaced. Opposite are mature trees standing in the carpark.

The treescape of the carpark opposite is an unusual and beneficial asset in the High Street and for the site.

Sectional Analysis



OPPORTUNITIES & CONSTRAINTS

- This is an underutilised site, in decline since Banking here ceased, however it sits in a vibrant length of high street with the potential to make a valuable contribution to both commercial & residential needs.
- The existing Bank building is lacking in scale given the corner plot; it stands at 2 storeys high below a flank wall of N° 40 High Street that extends to nearly double that height at the apex.
- The Bank does not extend to the corner of the plot, instead having a poorly arranged & finished forecourt forming a 'no man's land' in the public realm. This has been identified for 'environmental improvement'. [Ref: *Area 37 statement*]
- The Bank side elevation to Cedar Road is service-like in appearance, further reducing in scale to a rear extension & causing harm to the townscape. Given the open nature of the junction with Cedar Road a poorly resolved & weak appearance results that is detrimental to the conservation area. Conservation area statements acknowledge this building & plot arrangement are a flaw in the chain of meritorious local buildings. Redevelopment should reverse the harm caused by two 'dead' frontages bringing an enhancement & reinstatement of architectural quality & unity to the site. [Ref: *High Street Study Proposals*]
- Conservation area status brings its own constraints in the form of the test of 'enhance & preserve'.
- Buildings of Townscape Merit being adjacent & opposite the site further raise the level of quality required in response.
- There is an ±11m high tree in the Cedar Road pavement adjacent to the site to be considered in the design.
- Existing trees in the Cedar Road car park provide a height & scale that whilst not architectural, are commensurate with a strong corner statement typical in urban situations. They also offer an attractive outlook for both roads.
- Corner plots traditionally have more expressive architecture, often exhibited through varied style, massing, and height - this is readily evident locally. *Use this precedent to improve the corner.*
- The adjacent buildings running west up the High Street show a relatively consistent ridgeline. This is to be respected in the new building, defining the general mass and scale to be achieved.
- Neighbouring uses are mixed including a wide spectrum of businesses along the High Street, & residential dwellings in all directions.

Trees



Cedar Road Carpark

Corners

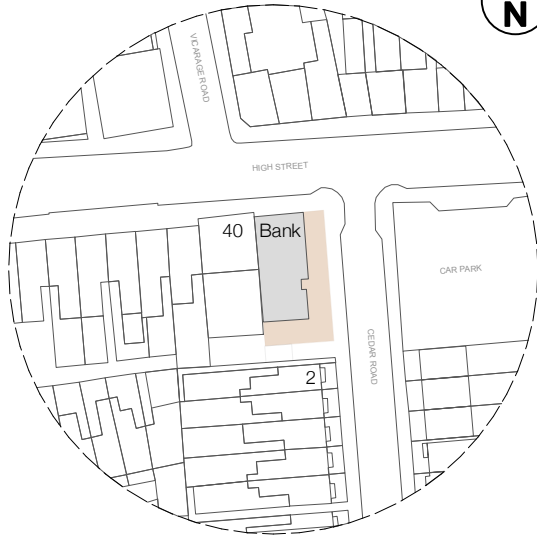


110 High Street



160 High Street

Location Plan



PLACEMENT OF NEW BUILDING

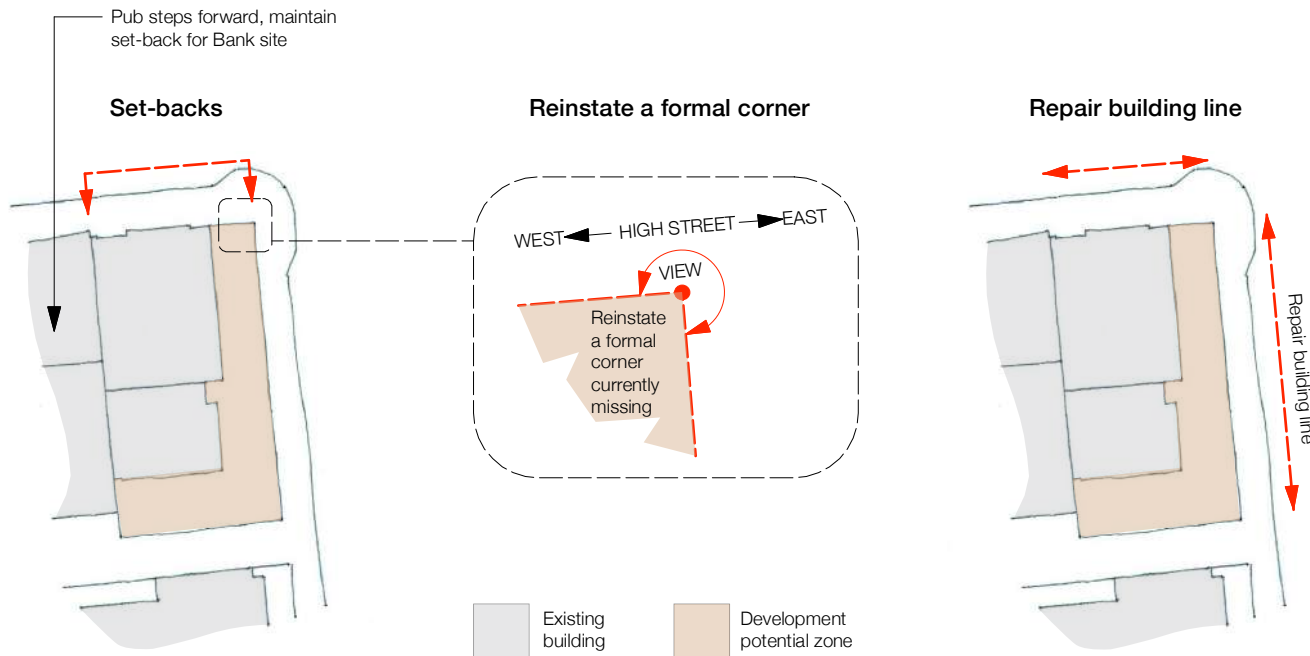
- It is intended to repair the building line of the south side of the High Street by placing the new building at the existing back-of-pavement line established by the Bank, crucially extending this mass to the corner with Cedar Road. Thus removing the weak corner and poor forecourt, but maintaining the long established precedent of commercial land use directly off the pavement.

- The existing Bank does establish a deferential set-back of the building line where it meets N°40 Teddington Arms, a Building of Townscape Merit; this will be maintained in the new development as it allows emphasis of the Teddington Arms in the street scene, and is a useful tool to continue a typical characteristic of the varied styles, grain and placement of buildings in the conservation area.

- The weak existing forecourt boundary with Cedar Road will be replaced with commercial ground floor use extending to the back-of-pavement line. The window frontage will carry seamlessly from the High Street elevation around into Cedar Road taking advantage of the unique situation presented here by a relatively open opposite corner. Seen from the east the view up the High Street will be of a positive double aspect commercial unit wrapping around the corner, eliminating a blank facade. This duality is typical of several of the corners along the High Street.

- The east facing residential elevation will be fully animated with windows, balconies and brick detailing to complete the transition to an enhancement of this special area.

- Placement of the new building is designed to re-establish and repair the continuity of the High Street, providing a quality stop-end to the High Street buildings with a well considered transition to and from Cedar Road.



Detail Location Plan



PRIVACY & PROXIMITY

Legend

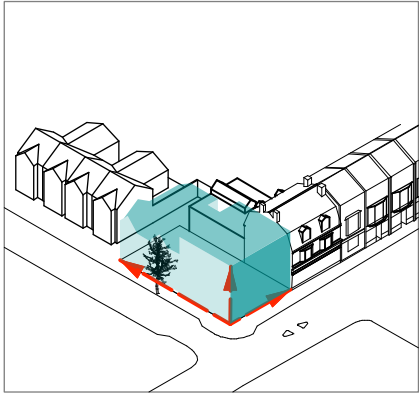
- Site 42 High Street Teddington
- Neighbour 2 Cedar Road
- Neighbour 14 Christchurch Avenue
- (1) Third floor rear facing (south) window centre
- (2) Second floor rear facing (south) window centre
- (3) Third floor rear facing (north) window centre

Context Appraisal

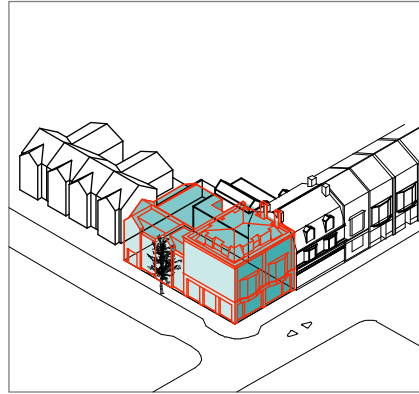
- The public consultation raised a query from a neighbour about proximity & overlooking.
- The neighbouring property is 14 Christchurch Avenue (blue highlight), located on a street to the south west of the site. N°14 is a 2 storey end of terrace property with a relatively recent roof extension to the rear.
- Habitable room window-to-window separation between N°14 and the proposed development is +30m at second floor level, and +34m at third floor level, both exceeding the 24m separation distance for urban development.
- The development is closer to N°2 Cedar Road (green highlight), however this flank elevation is solid brick; the one existing window seen at first floor is obscured glass to a bathroom, so is not a habitable room.
- There is no shading or overshadowing to either of these neighbours by the development as they are both located to the south. Refer to detailed Daylight, Sunlight and Overshadowing report

CONCEPT DIAGRAMS

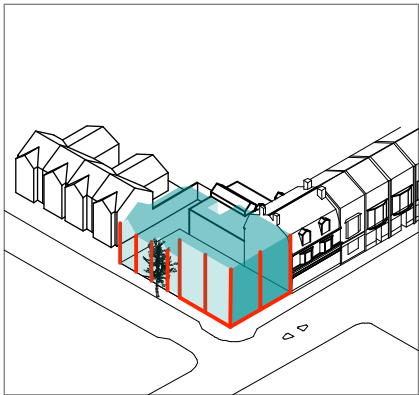
Repair the Townscape



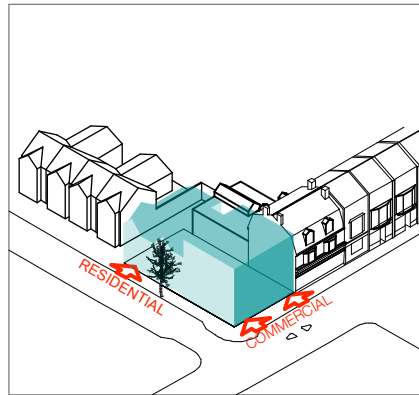
Massing



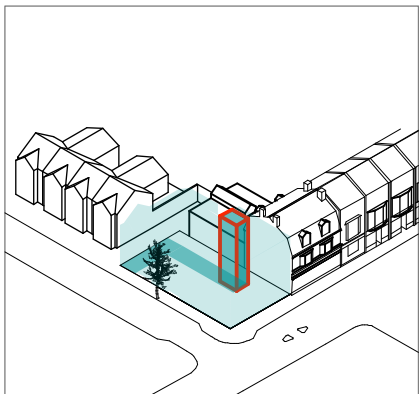
Vertical Emphasis



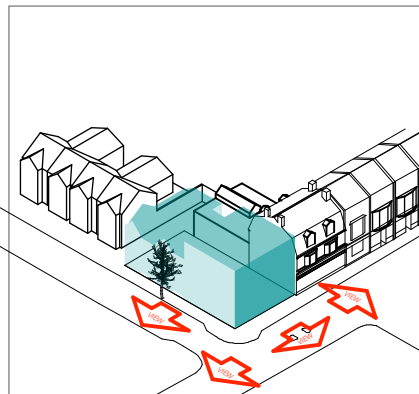
Entrances



Circulation



Views



Townscape Response

- Reverse the negative impact of the site on the townscape & repair the break in the urban grain.
- Form a legible corner where none existed before by creating a point block to turn from High Street to Cedar Road, carrying the predominant street scale into the secondary road. Thus creating a book-end in both directions, following established local precedent.
- Improve the Cedar Road elevation of the site, creating a hierarchical link between a side road of terraced houses & the generally more substantial mixed-use premises on the High Street.
- Street proportion is respected onto the High Street [ratio of building height to width of street]. The new development is no higher than the neighbouring Building of Townscape Merit (BTM), ridgelines of both neighbours are respected
- Cedar Road presents an opportunity to create a new piece of townscape as there is no building opposite, & the existing side elevation of the Bank currently contributes little. Scale for reference is provided both by the trees in the facing car park, & the adjacent terrace approaching the site from the south.

Massing

- The volume proposed is directly related to the neighbouring buildings. The BTM height is matched on the north elevation, the Cedar Road terrace is matched at the southern end. The eaves of the proposed corner building relate directly to the dominant eaves of the long terrace from N° 34 High Street Teddington running west. The use of mansard roofs on both new blocks maintains scale, and references the BTM. The corner block is equivalent to two bays of a terraced unit module.

Vertical Emphasis

- The proposed elevations are assembled to reflect the vertical emphasis formed by the individual units of surrounding terraced buildings. This is a direct reference to the locale, specifically N°s 34 - 10 on the High Street and N° 2 - 10 on Cedar Road. This gives interest and complexity to the appearance of the new building based on the context in which it sits.

Entrances

- These have been located appropriate to their uses - Commercial use is accessed from the High Street, adding to the vibrancy. Residential access is from the quieter side street.

Vertical circulation

- Stairs and lift are placed in the heart of the building to be efficient and minimise impact on the surroundings.

Views

- Views of the building from the locale have been considered. Views have been created from the building looking out to the High Street and towards the trees in Cedar Road.

DESIGN RESPONSE

- PRECEDENTS

To be successful infill development should make reference to elements of the established patterns of the surroundings:

Roofline

- Parapet roof – this is a typical façade treatment seen in the High Street, giving the upper storeys more presence, without unduly increasing scale.

- Mansard roof – part of the adjacent Teddington Arms exhibits this traditional roof form, along with many others on the High Street.

Frontage composition

- Local to the site the general impression is of individual buildings with a height-to-width ratio of 3:1, so, tall rather than wide. Typically these form terraces, of either matching or individual styles.

- Next to the site N°40 reads as one building, however there is a secondary scale apparent that reads as a pair of vertical elements forming a double-bay building. This is complimentary to the ratio noted above.

- Adopting this vertical approach to the elevation for the proposed building gives a contextual structure in response.

Parapet



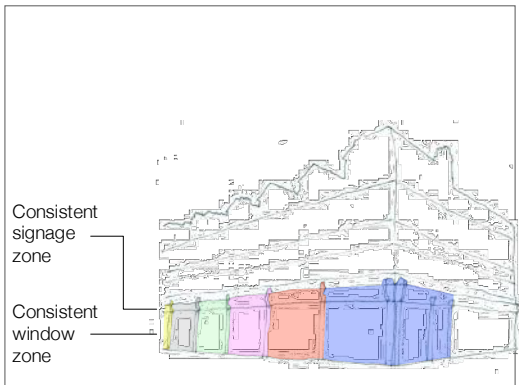
Mansard



Balconies



Shopfronts



Frontage composition - vertical elements



- Typical of the High Street scene are the various uniform runs of shopfronts, each unit has individual definition whilst providing a broader unity when seen as a group.

- Balconies are present in places, having the double benefit of providing amenity space within the tight urban grain and animating the elevation.

- Windows are often stacked, but show differentiation within an elevation, expressing a varied character. The mixture of recessed and projecting (bay) windows provides animation and interest to the streetscape.

- Brickwork decoration is a feature typical in the conservation area. Contextual cues for this can be adopted in the new façade using a simplified form, tying the new and old together.

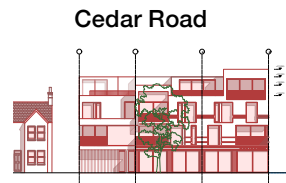
PLANNING CONSULTATION

Chronology

- The scheme has been through 3N° Pre-Application consultations with the LPA. Two prior to a full planning application, & one subsequent to the refused planning appeals.
- The evolution of the scheme is shown using the two principle elevations, with each iteration developing to accommodate the LPA & Inspector's comments.
- Full Applications 1 & 2 received a recommendation for approval from planning officers prior to submission. Both schemes were rejected at committee on design grounds.
- Full Applications 1 & 2 were taken to appeal. Both appeal schemes were rejected on design grounds.
- The Appeal Inspectors' report has been used as the brief for the latest scheme. In this form the scheme has been tested in public consultation with positive feedback from both local Ward Councillors, Teddington interest groups, and the general public.

Time Line

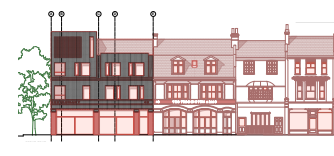
- Pre-Application One August 2017
- Pre-Application Two April 2018
- Full Application One June 2020
- Full Application Two March 2021
- Appeals One & Two April 2022
- Pre-Application Three September 2022



PRE-APP 1



PRE-APP 2



FULL APP 1 + Appeal 1



FULL APP 2 +Appeal 2



PRE-APP 3

Public Consultation

• Consultation One - October 2018. The general public were invited to a public consultation on Pre Application scheme 2; feedback from the 6 attendees was incorporated into Full applications One & Two, specifically in relation to scale, mass, & parking.

2 of the 3 incumbent Ward Councillors were also given a presentation on Pre Application scheme 2, one responded positively, the other was more questioning of style and mass.

• Consultation Two - May 2023. The **general public** were invited to a second public consultation on Pre Application scheme 3; feedback from 73 attendees has been incorporated into the current scheme specifically in relation to scale, mass, detail, Use Type, & car parking.

All 3 current Ward Councillors were given a presentation on Pre Application scheme 3; whilst reserving judgement, each noted improvement over previous schemes.

• Consultation Two - May 2023. Members of the **Teddington Society** were given a presentation on Pre Application scheme 3; feedback included commentary on the modern fenestration - seeking greater reference to the individual style of historic Teddington shopfronts. The full application scheme has responded to this incorporating stall riser & head frame features to shopfronts, bay windows on the High Street & glazing bar details to break up the residential windows.

The Society noted improvement in the Pre-App scheme over appeal schemes.

DESIGN EVOLUTION CEDAR ROAD



Following the refusal at Appeal, the Inspector's report has been used to determine the updated brief for this design:

The composition is of a single building appearing to be made up of two elements. The scale is formulated for each element to sit in proportion with the adjacent buildings, but also to act in combination providing a book-end to both the western High Street terrace, & the southern Cedar Road terrace.

Lower Block

This is scaled to match the residential terrace to the south:

- Paired windows & projecting two storey bay windows with gabled heads echo the Edwardian terrace.
- The ridgeline of the southern residential terrace is matched to avoid any overbearing of the neighbour at N°2 Cedar Road.
- Eaves are set to match
- A mansard roof form behind the gables is used to keep proportion and scale down to match Cedar Road terrace for appearance and height.
- The southern flank wall faces the northern flank wall of the Edwardian neighbour, separated by the existing east-west alleyway serving backlands. This maintains an established 'gap' in the urban grain.

Taller Block

The taller block is a continuation of the High Street scale to form the corner and mark the transition into the secondary street:

- A mansard roof, set back from the pub gable end wall, is introduced to allow the Building of Townscape Merit (BTM) beyond space to express itself, & is a nod to the BTM roof form. The mansard form also keeps the roof subservient in appearance, & unseen from the street in many views. The volume of taller block & roof then becomes the corner feature making the transition turning into Cedar Road.
- The urban design reference for this volume is the 'corner pub' typology commonly seen across London, whereby a building of modestly greater cubic volume is placed on a corner to define that corner and make the transition from one road to another.
- The appeal inspector raised no objection to a higher focal point on the corner & acknowledged that SPD Design Guide 2006 encourages taller buildings on corners.



Massing Diagram

Mass now reads as two blocks, each is related to its' neighbours.





DESIGN EVOLUTION HIGH STREET



Elevation

- Mass informed by western terrace proportions; appears as two vertical elements, emphasised by pilasters above the shopfront columns. Horizontal bands of taller 'portrait' windows are arranged in triptichs. At First floor these project as bay windows, echoing the western terrace. String detail course continues the line of BTM detail. All elements reference the neighbouring vernacular architecture.
- Shop front doors have level access from the High Street.
- Fully glazed ground floor elevations onto the High Street & Cedar Road serve to maximise commercial exposure & add to the vitality of both streets.
- Stall riser motif is repeated. Detail at head of shop windows is introduced.
- Eaves are set to echo the level typical along western terrace, they also align with the hip in the Teddington Arms mansard .
- Mansard roof form is used to keep proportion and scale down to match Teddington Arms for style and height.

- The mansard is set-back from pub gable end wall is to allow the Building of Townscape Merit space to express itself.
- The composition is of a single block apparently made up of two elements. The scale is formulated for each portion to fit with the adjacent buildings, but also to act in combination providing a book-end to the western terrace. This volume then becomes the corner feature making the transition and turn into Cedar Road.



'Designers will be expected to reinterpret the local vernacular in a manner which is appropriate and of its time'

Ref: Small & Medium Housing Sites SPD



- The conservation area is made up of a broad mix of building styles, ranging back through several hundred years. No single style or type dominates. It is this eclectic character that defines the conservation area.
- There is a lot of irregularity in height and type giving a disparate pattern. This range gives opportunity for newer buildings to cohabit on the High Street
- A notable 20th century example is the former Lloyds Bank at 23 High Street (A Randall Wells, 1926) which having established its own unique design style, is now Grade II listed & has transitioned to a legacy life as a dance studio.

- The most recent built additions to the conservation area however are generally unremarkable.
- The plot at 42 High Street gives opportunity for a new addition, which can contribute positively to the urban, commercial & residential environment, provide an enhancement to the conservation area, and reduce the harm caused by the existing development.
- The proposal at N° 42 takes cues from its adjacent neighbours, matching heights where appropriate; a slight prominence at the corner is created by the massing rather than a notable feature. The design conforms in general to the disparate local pattern, & addresses the Inspectors' concerns on design.

- The new frontage is composed from elements adopting the local vernacular, including a vertical unit module emphasis, mansard set backs, parapet rooflines, scaled and ordered windows, a consistent transparent shopfront, balconies & bay windows, along with detail design motifs referencing neighbours.
- Recessed balconies animate the elevations in three dimensions.
- The new building should form a transition from its historic neighbours to a subtle yet distinct corner element. This is necessary to complete the terraces arriving from the south, Cedar Road, and west, High Street, at their junction on this corner site.



- The scheme has a high level of accessibility: the entrance to the residential block is step free from the street and located under generous cover.

- All the apartments have level entry and 6 out of 8 are single-level floors throughout. Two are duplex dwellings.

- A lift is provided for the apartments making 6 of them fully wheelchair accessible, and the 2 duplex dwellings wheelchair accessible into the entrance floors.

- Street entrances are located to suit their uses, reflecting and in consideration of the existing surrounding street uses:

- ~ Commercial use has access directly off the busy High Street,

- ~ Residential communal entrance off the quieter Cedar Road.

- The commercial unit has level entry through minimum 900mm wide entrance doors.

- The commercial unit faces a vibrant High Street with good public transport connections, it also benefits from the adjacent Cedar Road public car park with dropped kerbs and safe crossings connecting the two for mobility impaired visitors or staff.

- The commercial unit will have ventilation and odour control, dealt with at roof level of the building to avoid nuisance to neighbours.

- The commercial unit and residential units will have separate covered refuse & drainage arrangements.

- Daylight & Sunlight studies carried out to the BRE standard show no loss of daylight or sunlight to any of the neighbouring buildings, and good natural lighting to the development.

- Home design:

- ~ An open plan approach has been adopted, including complementary living space.

- ~ Internal storage space is indicated.

- ~ Domestic appliance space is present.

- ~ All dwellings have private balconies sized to meet amenity standards, with patio door access. These are orientated to either face east, onto the quieter Cedar Road benefiting from the outlook to the treescape opposite, or west. Longer views of the High Street are available from many windows and balconies.

- ~ Dedicated separate cycle & refuse storage is provided.

- Security – good natural surveillance exists to both streets, and will be enhanced by the new building windows & balconies.

- Diversity – a mix of dwelling sizes and types is provided, six N° 1 bed 2 person flats and two N° 2 bed 4 person flats.

- The residential development will achieve Lifetime Homes Standard:

100% of dwellings will be to Pt:M4(1) Visitable Dwellings.

100% of dwellings will be to Pt:M4(2) Accessible & Adaptable Dwellings.

75% could be to Pt:M4(3) Wheelchair User Dwellings.

- Dwellings are all generously sized, equal to or in excess of, the Nationally Described Space Standard 2015.

- Dwellings will have a minimum ceiling height of 2.3m achieved over at least 75% of the habitable area, where possible this is increased to 2.44m.

MATERIALS



High St Brick



Cedar Rd Brick



- Brick is the intended facing material, choice informed by the predominant use of brickwork throughout the conservation area.
- High Street block to be a dark red multi-hued brick, picking up the colour of the western terrace.
- Cedar Road block to be a lighter 'weathered' yellow-hued brick, picking up the stock bricks in the Edwardian terrace to the south, and echoing the white-painted dwellings down this road.
- Copings, lintels and piers are to be in precast material, tinted to match the colour of the brick they sit in.
- To enrich the architecture it is proposed to have one other material present – all metalwork will be in a bronze-coloured finish, including railings, window frames, and rooftop elements.
- Given this is a new build scheme with a minimal palette of materials, those materials should be of high quality delivering individual richness to the scheme. The bricks will be subtly multi-hued to achieve this, the bronzing will give the metal warmth and 'life', the glass will be natural coloured.

SUSTAINABLE CONSTRUCTION



Ecology

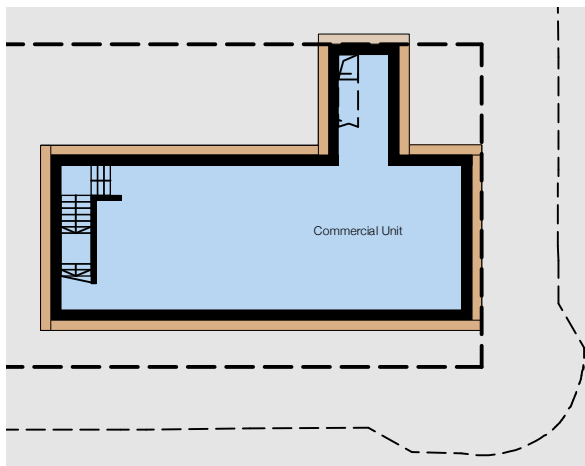
- The design provides a gain of habitat and biodiversity using a 'living wall' to increase the ecology benefit from virtually zero currently existing to $\pm 37\text{m}^2$. In addition $\pm 67\text{m}^2$ of green roof is to be provided for ecology & SuDS benefits.

Climate change resilience

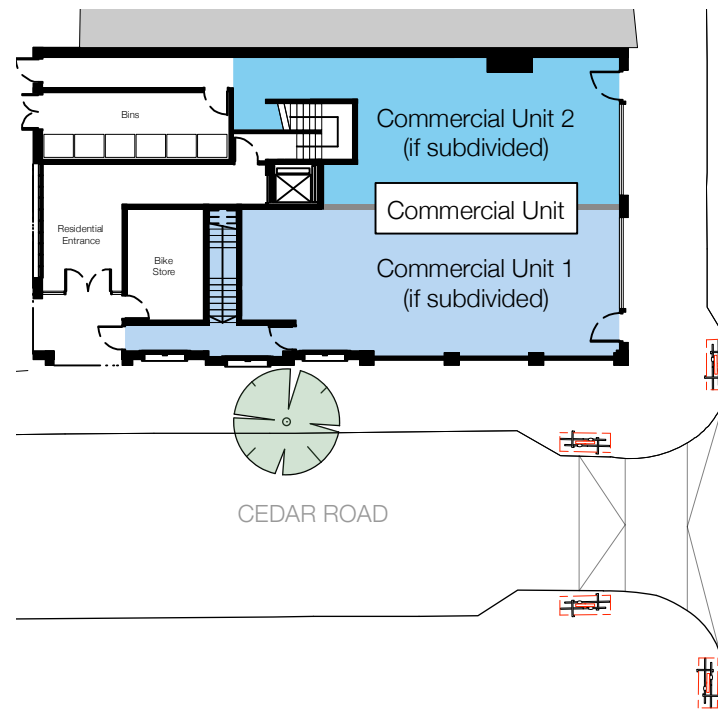
- Taller ceilings where possible.
- Reduced energy requirement through improved building fabric performance,
- Reduced carbon emissions by careful product selection.
- Water saving.
- Overheating through solar gain minimised by building orientation as the majority of glazing is east facing and benefits from summer shading provided by mature trees in the carpark opposite. Leaf fall in winter allows improved sunlight & solar heat gain when needed.
- Ventilation - all dwellings have openable windows for natural ventilation as well as Mechanical Ventilation Heat Recovery (MVHR).
- Use of hard roofscape for photovoltaic panels for energy generation.

COMMERCIAL UNIT

Basement



Ground Floor



Planning Logic & Benefits

- Class E Use is complimentary to the location and complies with local planning policy.
- Class E Use will provide a vibrant addition to the High Street, reversing the introverted condition of the Bank.
- Fully glazed ground floor onto the High Street & Cedar Road redefines and animates a new corner.
- Increased employment and business use floor area.

Commercial - Ground Floor

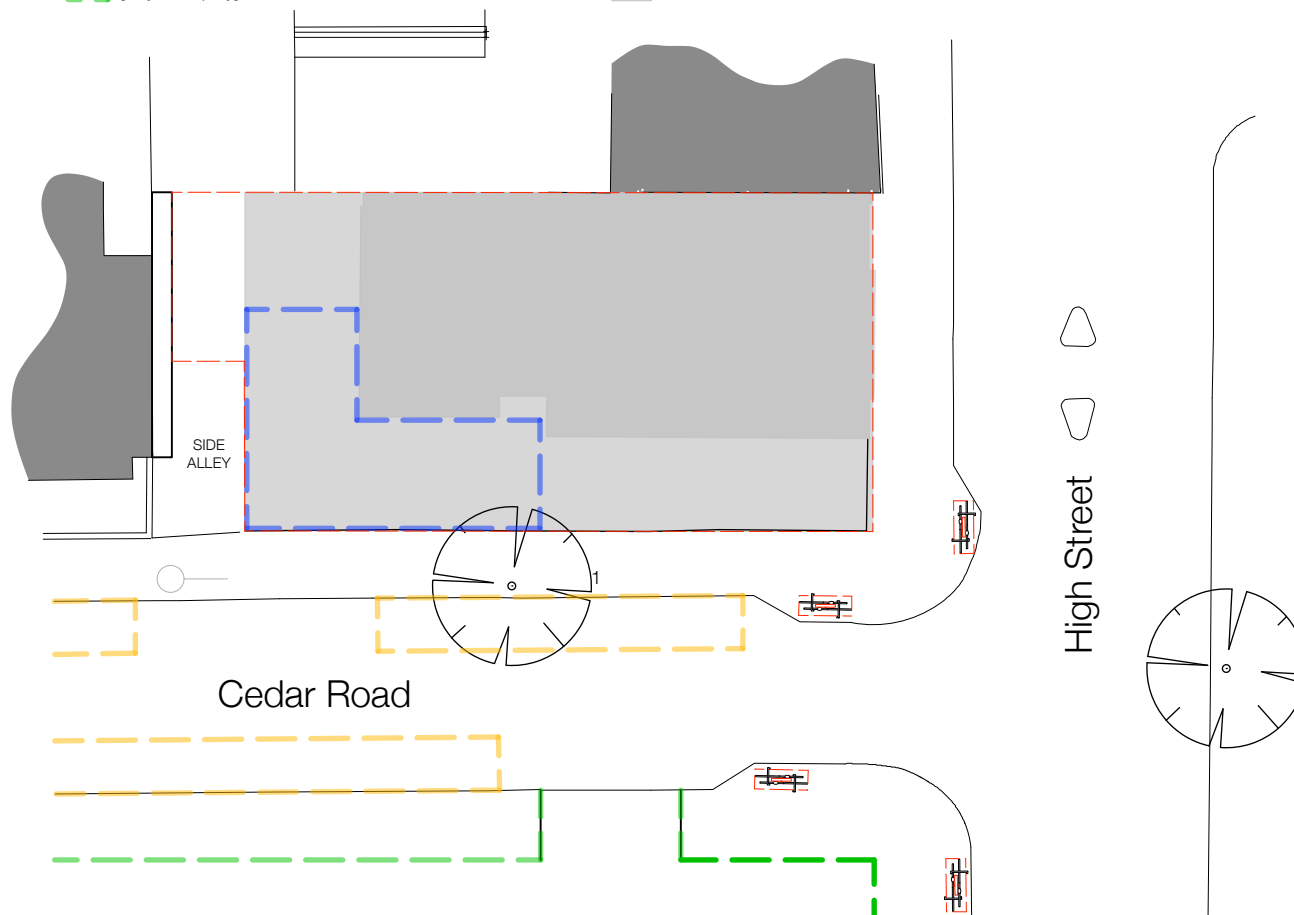
- Class E.
- $\pm 175\text{m}^2$ provided.
- Two entrances off the High Street, away from and protecting the residential properties in Cedar Road. Unit could be one larger operator or two smaller units (Option shown greyed).
- Fully accessible.
- WC provision to suit regulations.
- Dedicated bin store for waste and recycling.
- 8N° on-street bicycle parking spaces, shown in red:
 - 2 Teddington stands proposed each side of Cedar Road junction located in the pavement widening.

Commercial - Basement

- Class E additional $\pm 100\text{m}^2$ provided.
- Riser through the building allows fresh air intake and extract, both to be located discretely at the roof.

Legend

- On-road parking [Controlled Parking Zone]
- Existing parking provision - 2N°
- Existing building
- Site boundary
- Public Car Park [Pay & Display]
- New building
- Proposed new Teddington stands for 8N° bikes



Residential Parking

- No off-street parking is proposed.
- No on-street car parking is proposed. This will be controlled by restricting permits to zero for residents of the flats. This will be enforced by Condition on any planning permission granted & is in accordance with the London Plan & the Local Plan.
 - Bicycle store at ground floor for residents is provided. (capacity 11 N° cycles)

Class E Commercial Parking

- No on-site car parking is proposed for the commercial unit.
- There is a public car park opposite.
- 8 N° on-street bicycle parking spaces are proposed - using 4 Teddington (Sheffield) stands located 2 each side of Cedar Road junction in the pavement widening. Precedent exists for this at other corner junctions in the conservation area. Agreement to be by Condition (S106) on any planning permission granted.

Commercial Deliveries

- Existing street loading area on the High Street to be utilised.

SUMMARY



By reversing the deterioration of the site over the last decades, the mixed use development we show presents a contextual modernist approach. The architecture is sympathetic and original, carefully referencing and acknowledging its neighbours in its expression, bringing balance and harmony back to this part of town.

The combination of uses are complimentary to the neighbourhood needs, and would add to the rich past, present and future of Teddington.

This proposal seeks to define a new role for N°42 - a site within the Teddington High Street conservation area that has the potential to offer a significant positive contribution to an important central location within the Borough.

After an exhaustive planning process & extensive consultations including with the public, with Ward Councillors, with local planners & the Planning Inspectorate, this scheme responds positively to all concerns, to the appeal decisions, and is acceptable in design terms by enhancing the Conservation Area & satisfies Local Plan policies on design.

The proposal rises to the challenge of preserving and enhancing the conservation area, stitching back in a piece of quality townscape where poor fabric and a weak gap now exists, seeking to build on the tradition of interest and diversity characterising this locale.