

WYETH BURRELL PROPERTIES

Former HSBC Bank - 2 LONDON ROAD DESIGN & ACCESS STATEMENT PLANNING APPLICATION

Former HSBC Bank - 2 London Road Twickenham TW1 3RR



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1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the planning application for the refurbishment and conversion proposals at 2 London Road, Twickenham, TW1 3RR.

Lewis & Hickey Ltd. were instructed by Wyeth Burrell Properties to prepare a Design and Access Statement in May 2024.

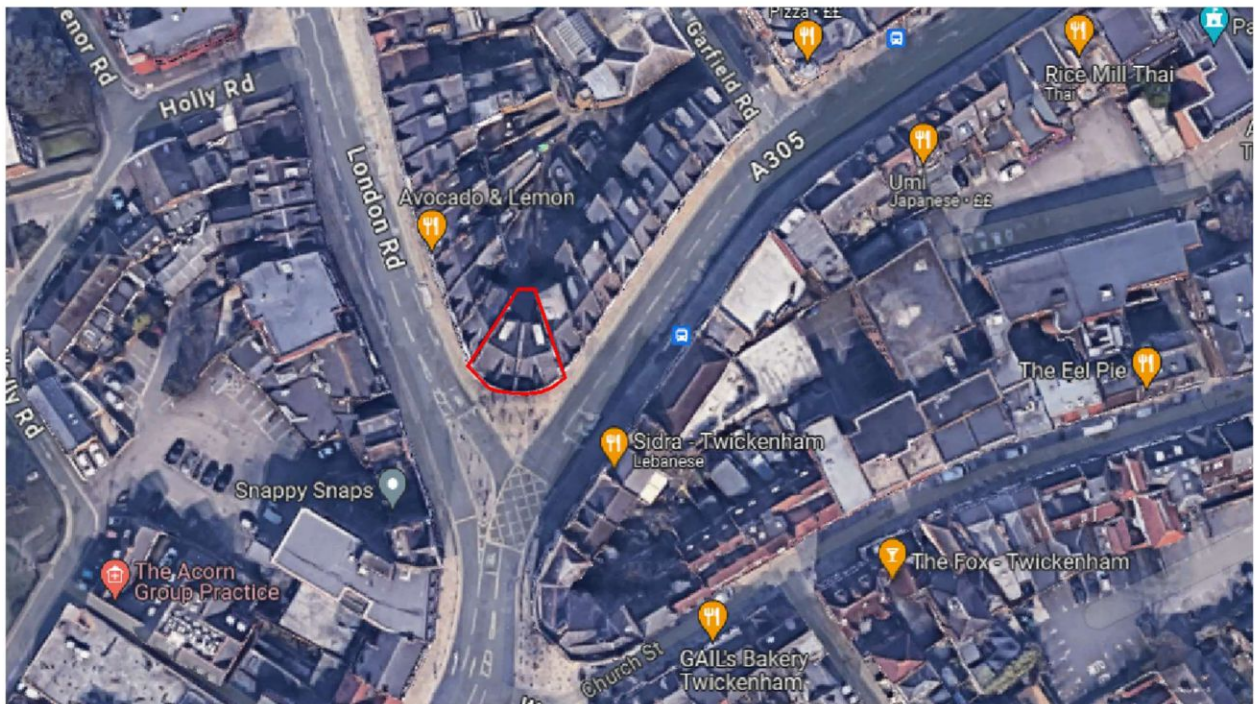
Local and national planning guidance has been adhered to and appropriate design solutions have been considered. This statement describes the proposal, explains the design approach together with proposed access arrangements.

2.0 EXISTING SITE CONTEXT

The application site is located at Former HSBC Bank - 2 London Road Twickenham TW1 3RR. The site includes a 4-story building, constructed from brick with rendered architectural details, located on the corner plot of London Road and York Street constructed in the late 1800's to early 1900's.

The existing property was most recently used as a bank, operated by HSBC, on the ground floor and offices on the remaining floors.

The building is not a Listed Building.



Site location on the corner of London Road and York Street (A305)



A copy of a postcard of York Street, Twickenham from 1913 showing a portion of the property at 2 London Road on the left-hand side.



A screenshot from Google Street View of York Street, Twickenham from 2023 showing a portion of the property at 2 London Road at the left-hand side.

3.0 DESIGN

The proposal is for a partial change of use of a currently vacant building from Business (Use Class E) to Dwellinghouse (Use Class C3) to create mixed residential units whilst maintaining the commercial space on the ground floor with storage space in the existing basement level.

Our brief is to develop the property into high-quality dwellings, including 1 bedroom and 2-bedroom units, to provide necessary additional accommodation in a densely populated area and re-integrate this now vacant site into the townscape, and a commercial use on the Ground Floor and restoring the street scape.

The proposal will include 5 x 1-bedroom units, 1 x 2-bedroom units and maintain the ground floor and the whole of the basement level for Use Class E. The mixed use of the proposal would be beneficial to create a more cohesive street scene, repurpose a currently vacant property and provide much needed residential units in a highly desirable and highly populated area.

The local amenities would provide plenty of options for the residents to gain access to the wider area without the necessity for personal vehicles. Twickenham train station is 0.25 miles away from the site.

The proposal includes alterations to the rear elevation to include:

Removal of 2 existing rear windows and replacing with doors at the ground floor level and the first-floor level. Creating new window openings aligned with existing structural openings and replacement of existing windows to residential units. There would also be a rear external staircase to provide secondary access and means of escape, included at the rear of the property. This proposal is similar to existing neighboring properties.

The overall property will not increase in size or height as a result of the proposed works and all entrances and structural openings will be in proportion to the existing property and will provide suitable access for all users.

3.01 USE & LAYOUT

Commercial (USE CLASS E)

RETAIL UNIT

Description: Commercial Space + Basement Storage

Area: 138 m² + 47 m²

Total Area: 185 m²

Apartments (USE CLASS C3)

<p>PLOT 1 1B2P Flat Area: 57m²</p>	<p>PLOT 2 1B1P Flat Area: 48m²</p>	<p>PLOT 3 2B3P Flat Area: 61m²</p>
<p>PLOT 4 1B1P Flat Area: 48m²</p>	<p>PLOT 5 1B1P Flat Area: 50m² (41m² above 2.5m)</p>	<p>PLOT 6 1 Bedroom Flat Area: 52m² (47m² above 2.5m)</p>

COMMERCIAL UNIT

The ground floor is accessed via the door on the west side of the front elevation into a 138 m² space. From this space there is further access to the basement space.

PLOT 1

Plot 1 consists of a 1 Bedroom flat with a GIA of 57 m². The primary entrance into Plot 1 is via a lobby on the First Floor and leading into an entrance hall. The entrance hall includes storage cupboards and access to the bathroom, bedroom 1, study and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

PLOT 2

Plot 2 consists of a 1 Bedroom flat with a GIA of 48m². The primary entrance into Plot 2 is via a lobby on the First Floor and leading into an entrance hall. The entrance hall includes storage cupboards and access to the bathroom, bedroom and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

PLOT 3

Plot 3 consists of a 2 Bedroom flat with a GIA of 61m². The primary entrance into Plot 3 is via a lobby on the Second Floor and into an entrance hall. The entrance hall includes storage cupboards and access to



the bathroom, bedroom 1, bedroom 2 and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

PLOT 4

Plot 4 consists of a 1 Bedroom flat with a GIA of 48m². The primary entrance into Plot 4 is via a lobby on the Second Floor and into an entrance hall. The entrance hall includes storage cupboards and access to the bathroom, bedroom and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

PLOT 5

Plot 5 consists of a 1 Bedroom flat with a GIA of 50m². The max. head height is 2.57m and pitches down onto the roof slope. The area of the third floor that remains $\geq 2.5\text{m}$ is 41m² and equates to more than 75% of the total floor space. The primary entrance into Plot 5 is located on the Third-Floor landing and into an entrance hall. The entrance hall provides access to the bathroom, bedroom and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

PLOT 6

Plot 6 consists of a 1 Bedroom flat with a GIA of 52m². The head height is 2.57m and pitches down into the roof slope. The area of the third floor that remains above 2.5m is 47m² and equates to more than 75% of the total floor space. The primary entrance into Plot 6 is located on the Third-Floor landing and into an entrance hall. The entrance hall provides access to the bathroom, bedroom and open kitchen/living area. Access to the rear courtyard is via a communal access from the staircase and down an external staircase.

3.02 DESIGN DEVELOPMENT

The design has developed following initial discussion with the Planning Department (previously invalidated application) and Specialist Consultants, such as the Daylighting Consultant and the Fire Engineering Consultant.

Following these discussions the alterations to the front elevation roof now comprise removal of internal valley roof and infill of the void behind existing parapet which will be obscured from view by the feature parapet and will not be visible from the street scene. The ground floor, first floor, second floor and third floor front facade would remain unaltered. The configuration of the front elevation new windows has been

determined following discussions with the Daylighting Consultant. The new windows will be high-quality double-glazed units.

At the rear, it is proposed that an original window opening will be reinstated at the first-floor level that has been bricked up to accommodate internal alterations by the previous owner. New window openings are proposed which will be re-aligned with existing structural openings. Existing windows to residential units will be replaced with high quality double glazed new windows. In addition, we would introduce a rear access door at the ground floor level and at the first-floor level, with an external access staircase. The staircase will provide a secondary means of escape for the residential units and also access to cycle storage and refuse/recycling area.

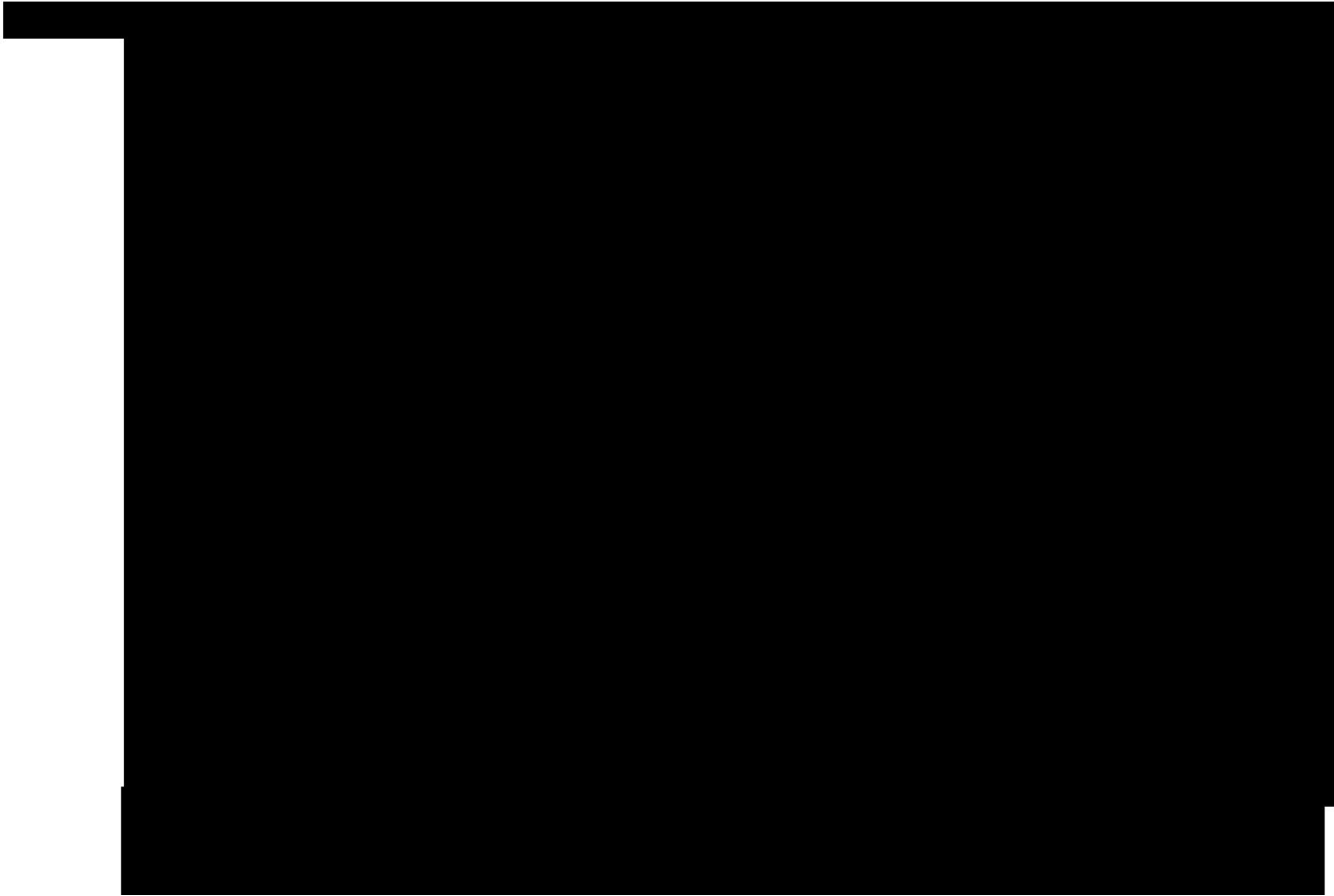
The rear existing dormer will be removed and will be replaced with thermally insulated extended dormers with new high-quality double-glazed windows.

3.03 SCALE

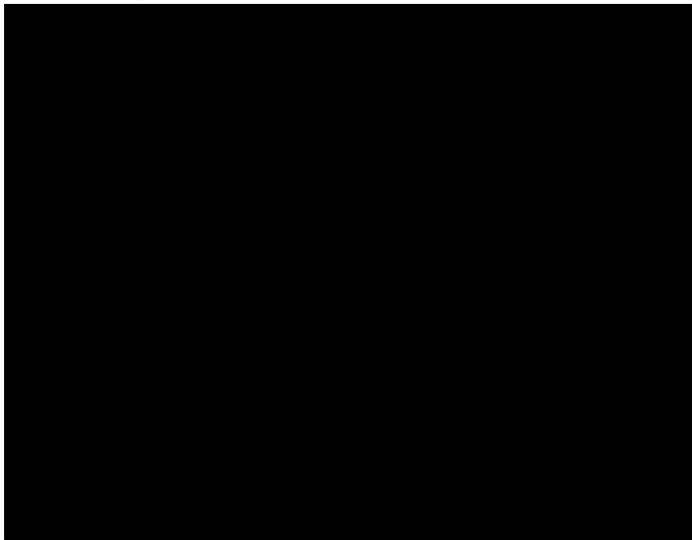
All new elements of the scheme will align with the existing scale and appearance of the existing.



Rear elevation photo and location of existing bins

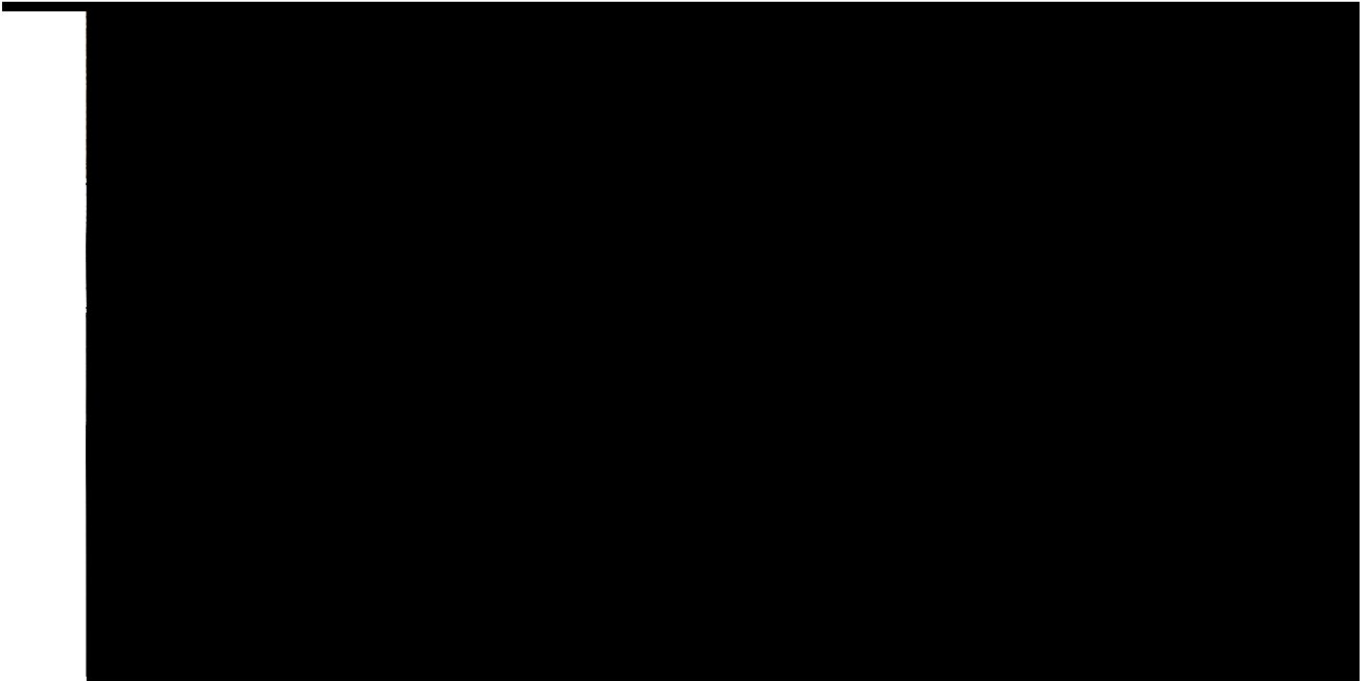
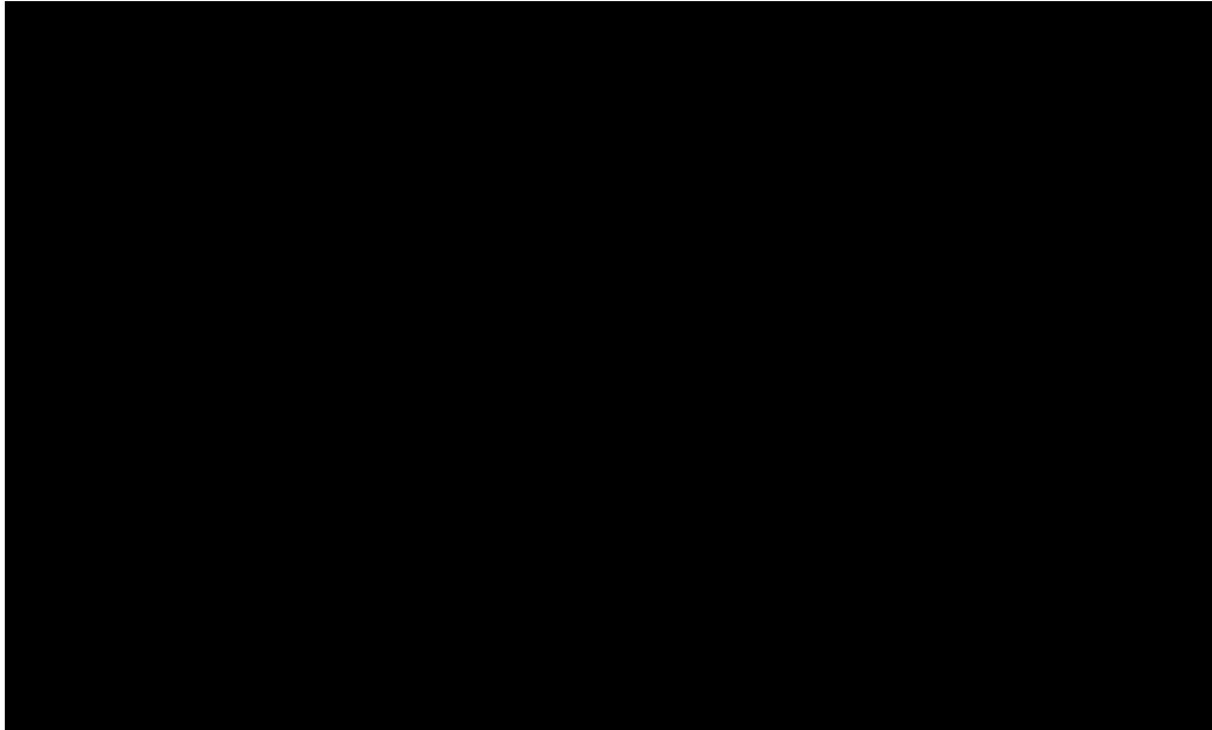


The existing roof valley behind the feature parapet – front elevation



The existing rear elevation dormers

Many of the neighbouring properties have rear metal staircases similar to the proposed rear metal staircase please see below examples.



In the surrounding area there are also examples of various stepped in dormers, roof alterations and mansards.



4.0 PROPOSED ACCESS

The existing doorways on the front elevation will be maintained for access. The entrance to the Commercial (Use Class E) space is located on the west side and the entrance to the Apartments (Use Class C3) is located on the east side. Access to the basement level will be located within the Commercial space. Access to the rear courtyard will be provided on the Ground Floor via a new door at the rear and from the First Floor via a rear access metal stairs located on the northeast side of the property.

The ground floor would be commercial use only with the exception of the entrance at the east side. The entrance to the commercial unit will provide a min. effective clear width of 750mm – the tenant will be required to provide an accessible WC on the entrance level.

The east access door would lead to a lobby and a staircase with access to the residential units on the first, second and third floors.

5.0 SUMMARY

The site at 2 London Road, Twickenham represents a great opportunity to repurpose vacant business premises that is situated in a prominent location in the center of Twickenham.

The scheme has been carefully designed to maintain a smaller Commercial (Use Class E) on the ground floor which will ensure that the street scene remains consistent and presents a more practical commercial space for local business or smaller retailers, whilst redesignating the upper floors as residential units (Use Class C3) to create further residential accommodation.

The proposal will introduce a mix of 1 Bedroom and 2 Bedroom units of varying sizes. The spaces have been designed to optimise daylight, natural ventilation and provide some of the plots with views of King Street and the River Thames to the Southeast.

The proposal will maintain the visual aesthetic of the early 1900's property and integrate the vacant property back into the daily use of Twickenham and the surrounding urban area.