



VORBILD

ARCHITECTURE INTERIORS PROPERTY

**PLANNING APPLICATION PRESENTATION
DESIGN AND ACCESS STATEMENT**

21 Broad Street, Teddington TW11 8QZ

PROJECT NUMBER 1323

26.08.2024



INTRODUCTION

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our design principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This design and access statement accompanies a pre planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

BACKGROUND

The subject site consists of a three storey mid-terrace property located on the north side of Broad Street in Teddington. The ground floor provides for a commercial unit, with a single flat at first and second floor above.

The proposal scheme will be developed in collaboration with other professionals and consultants to provide :

REAR DORMER AND REAR EXTENSIONS TO EXISTING APARTMENTS ABOVE GROUND FLOOR COMMERCIAL SPACE TO FACILITATE THE CREATION OF 2 X 2 BED RESIDENTIAL UNITS AT FIRST AND SECOND FLOOR AND 1 X 1 BED RESIDENTIAL UNIT AT GROUND FLOOR REAR.

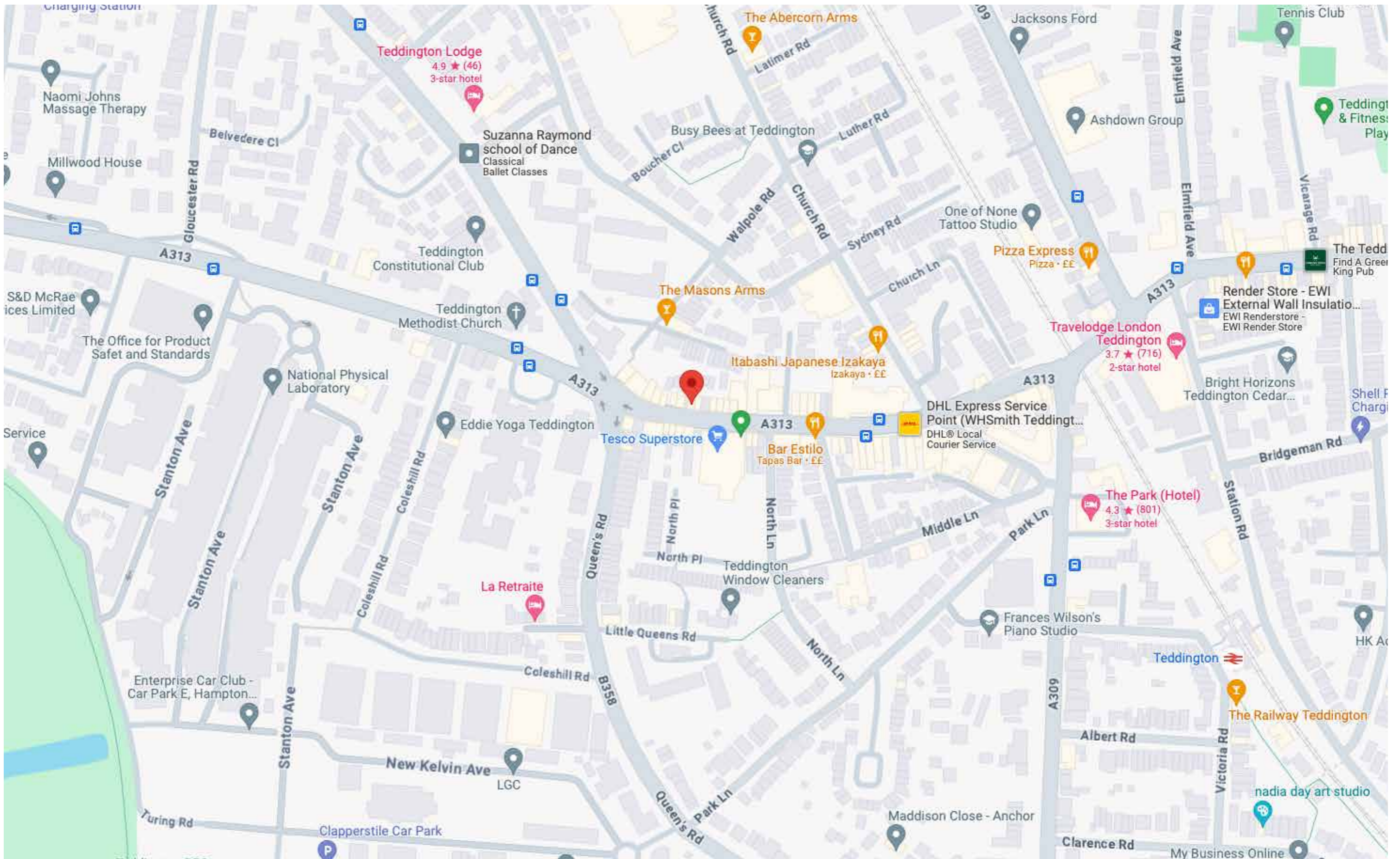
The proposal is described in more details on the following pages.



Client
Architect (Lead Consultant), Interior design and project management
Structural engineer
Planning statement
Main Contractor
Building Regulations
Floodrisk assessment

Barinder Bhalla
VORBILD Architecture
A4 Design
VORBILD Architecture
TBC
STROMA
AEGAEA





LOCATION



21 Broad Street, TW11 - 1323

SITE DESCRIPTION

The application seeks advice on the construction of rear extensions at ground, first and second floor level, as well as the creation of a rear roof dormer. The scheme will involve a part change of use of the ground floor unit to create a 1-bedroom unit. The first-floor unit will be divided to provide a 2-bedroom unit at first floor, and a 2-bedroom unit at second and third floor. Large balconies are proposed for each of the units.

SITE DESCRIPTION

The subject site consists of a three storey mid-terrace property located on the north side of Broad Street in Teddington. The ground floor provides for a commercial unit, with a single flat at first and second floor above.

The application site is situated within Character Area 15 of the Hampton Wick and Teddington Village Planning Guidance and is designated as:

- Article 4 Direction – restricting basement development
- Article 4 Direction – restricting A1 to A2
- Area Susceptible To Groundwater Flood - Environment Agency
- Critical Drainage Area – Environment Agency
- Increased Potential Elevated Groundwater
- Key shopping frontage
- Main centre boundary – Teddington
- Main centre buffer zone – Teddington town centre
- Surface Water Flooding (Area Susceptible to) - Environment Agency

RELEVANT POLICIES

Various local and national planning guidance documents have been taken into account when formulating this proposal.

National Planning Policy Framework 2023

The key chapters applying to the site are:

- 4. Decision-making
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 12. Achieving well-designed places

London Plan 2021

Policy D1 London's form, character and capacity for growth

Policy D3 – Optimising site capacity through design led approach

Policy D4 Delivering good design

Policy D5 Inclusive Design

Policy D6 Housing Quality and Standards

Policy D12 Fire Safety

Policy H2 Small Sites

Policy H4 – Delivering affordable housing

Policy SI2 – Minimising greenhouse gas emissions

Policy SI8 – Waste capacity

Policy SI12 – Flood Risk Management

Policy H10 Housing Size Mix

Policy SI13 – Sustainable Drainage

Policy T4 – Assessing and Mitigating transport impacts

Policy T5 – Cycling

Policy T6 – Car Parking

Policy T7 – Deliveries, servicing and construction

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extensions will be constructed in facing materials which colour and scale respect the local surroundings. This will be achieved by using facing brickwork to match existing and glazing to blend in with the existing property as far as possible.

The proposed windows are to be double glazed timber sash windows, and the proposed rear doors to the ground floor are to be double glazed aluminium or steel doors with anthracite or black frames

AMENITY

The rear garden space is quite long even after this extension has been done. Our proposal is not reducing it below the 50% as required by the council.

ACCESS AND SITE ACCESS

This property's main entrance door is fronting Monkams Avenue. The access door currently has a small threshold and there are several steps leading to it. This proposal does not change the existing access in any way.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.



PROPOSAL

The proposals affect mostly the rear of the property, with the exception of the proposed extensions to the garage which are visible from the front.

The selected appearance scale and form of the extension allows the host building to be fully appreciated. The rear elevation of the kitchen wing has been altered by the replacement of original windows and by the rendering off the original brickwork. This does not reduce the historic significance of the rear elevation – which does not remain true to its first appearance. The proposals therefore have impact on less significant parts of the building.

The proposals do not mask the original plan form and design of the rear elevation which remain easy to read and prominent.

CREATION OF ADDITIONAL UNITS

Policy LP34 of the London Borough of Richmond upon Thames Local Plan 2018 states: The Borough's target is 3,150 homes for the period 2015-2025. This target will be rolled forward until it is replaced by a revised London Plan target. The Council will exceed the minimum strategic dwelling requirement,

where this can be achieved in accordance with other Local Plan policies. Policy H1 of the New London Plan sets the ten-year targets for net housing completions that each local planning authority should plan for. The London Borough of Richmond target is 4,110 for a ten-year period (2019/20 -2028/29). The new London Plan also stresses the importance of small sites, in delivering housing targets (paragraph 68 of the NPPF and Policy H2 of the London Plan). In LB Richmond, the new London Plan sets a target for over half of houses to be delivered through small sites at 234dpa.

Local Plan Policy LP35A states that Development should generally provide family sized accommodation, except within the five main centres and Areas of Mixed Use where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the site-specifics of the location.

The site is located within the Teddington main centre boundary, where smaller units and the creation of additional flats is considered an acceptable location in principle.

The proposal involves the subdivision of an existing 2 bed flat into 2 x 2 bed flats with various rear extensions proposed. An additional ground floor flat is also proposed.

The site will be car free development with a PTAL 3 rating. Therefore, in accordance with the policy, the proposal is providing small units (2 x 2 bed) in an appropriate location.

It is noted that there are many examples of flat conversions within the immediate terraced row.

In light of the above the scheme is considered to comply with LP34 and LP35.





Energy report - refer to separate documents

As part of this application we have submitted the following documents :

- BREEAM Domestic Refurbishment Pre Assessment
- Energy Statement

Conclusion

This report outlines how a variety of sustainability criteria have been considered alongside the proposed design.

Based on the modelling undertaken, it has been demonstrated on terraces. Recommendations have been made to provide that it is possible to reduce regulated on-site carbon dioxide some ecological value post development. emissions of the proposed 21 Broad Street development by 36.03% beyond the requirements of Part L of the Building Regulations, where the building and services specification described in this report is implemented.

This specification is therefore compliant with the carbon reduction policies of The London Borough of Richmond upon Thames.

Biodiversity New Gain Review - refer to separate document

Conclusion

3.1 The site supports hardstanding areas to the rear of the site. The front of the site is a shop front. As such the development is exempt from biodiversity net-gain requirements under the 'de minimis' exemption.

3.2 Post-development, the site will provide some new planting on terraces. Recommendations have been made to provide that it is possible to reduce regulated on-site carbon dioxide some ecological value post development.

3.3 It is recommended that planters incorporate plants of value to pollinators, and that bird boxes designed for house sparrow are incorporated into the development to further enhance the ecological value of the site.

6. Conclusions

- 6.1. This FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 21 Broad Street, Teddington, London, TW11 8QZ. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 6.2. An assessment of the risk of flooding from all sources has been undertaken and is summarised in the table below:

Source of Flooding	Flood Risk Summary
Pluvial	The northern part of the site is shown to be impacted in the 'Low' risk event, with flood depths up to 300mm. The rest of the site including the footprint of the existing and proposed building is shown to be at a 'Very Low' risk of surface water flooding. However, due to the site being located in a Richmond CDA, mitigation will be recommended. See Section 5.
Tidal Fluvial Reservoirs Groundwater Sewers Canals	The site is considered to be at low risk from other sources.

- 6.3. The FRA supports the planning application and demonstrates that there is an acceptable level of flood risk to the site if the mitigation strategies recommended are implemented in the scheme. The development does not increase flood risk off site or to the wider area.
- 6.4. This Flood Risk Assessment should be submitted as part of the planning application to satisfy the requirements under NPPF.



ACCESS STATEMENT

The Building Regulations Requirement M4 (2) for "accessible and adaptable dwellings" is part of the UK's Building Regulations that specifically addresses the accessibility and adaptability of new dwellings.

This requirement is designed to ensure that homes are accessible and usable by people, including those with disabilities, and that they can be easily adapted to meet the changing needs of occupants over time.

Here is a summary of the key requirements under Part M, focusing on M4(2):

1. Approach to the Dwelling: The approach to the dwelling is be accessible, with a clear and level approach from the boundary of the property or parking area to the entrance.

2. Entrance: The main entrance is level or gently sloping, making it accessible to wheelchair users. Thresholds throughout the property are designed to minimize barriers to entry.

3. Circulation Inside the Dwelling: Doors and corridors are be wide enough to accommodate wheelchair users. There is be sufficient turning space in all rooms, allowing for easy movement.

4. Lifts : The guide says that "If the dwelling is over one storey and does not provide level access to all levels, a lift may be required to ensure accessibility."

In this proposal, an internal lift has not been provided.

5. Living Spaces: The Guide says that key living spaces, including at least one bedroom, a toilet, and a bathroom or shower room, should be accessible at entrance level.

In our proposal the ground floor level could be redesigned to create a separate downstairs bedroom should this become necessary for the future occupant. Such internal alterations do not require planning permission.

6. Bathroom and Kitchen Design: Bathrooms and kitchens will be be designed to be adaptable, allowing for easy installation of grab rails and other adaptations. We are aiming at providing space inside for wheelchair users to maneuver.

7. Switches and Controls: Light switches, power outlets, and other controls will be placed at heights accessible from both standing and seated positions. for people of different heights, including those seated. Current Building regulations Part M will be followed.

8. Visibility: Glazing in doors and windows will allow visibility for people of different heights, including those seated.

9. Adaptability: The dwelling is be designed to be easily adaptable to meet the changing needs of occupants, including potential future adaptations like stairlifts, hoists, or changes to bathroom layouts. See point 5 as well.

The goal of Requirement M4(2) is to ensure that new dwellings are not only accessible upon completion but can also be adapted over time to meet the needs of a wide range of occupants, including elderly people, those with temporary injuries, and individuals with permanent disabilities. This approach recognizes the diversity of needs among occupants and aims to create inclusive, flexible living environments.



PROPOSAL

Policy LP35 (A) states that development should generally provide family sized accommodation in this location, and London Plan Policy H10 Housing size mix at part A.9 also refers to the need for family housing.

Policy LP35 (B) requires new housing to comply with the nationally described space standard (NDSS).

The requirements of Policy LP35 (C and D) and the Residential Development Standards SPD apply to external amenity space.

Policy LP35 (E) sets out that all new housing would be expected to meet Building Regulation

Requirement M4 (2) 'accessible and adaptable dwellings'. This requirement is also reflected in London Plan Policy D7. This should be clarified in an application. Provided it is clarified that it can be met, provision to Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' should be secured by condition.

The proposal is for 1 x 1-bed unit, and 2 x 2-bed units.

The scheme should comply with the Nationally Described Space Standards (NDSS) and the London Plan.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

No	Ground Floor	Area m ²
00/00	HALL	6.48
00/01	SHOP UNIT	35.99
00/02	SOCIAL ROOM	5.48
00/03	WC	2.36
SHOP AREA SUM		43.83
00/04	STORAGE	1.12
00/05	KITCHEN	23.62
00/06	WC	1.61
00/07	LOUNGE	9.68
00/08	BEDROOM	9.04
00/09	EN-SUITE	5.10
APT. 1 AREA SUM		49.05
TOTAL AREA SUM		100.48

No	First Floor Room	Area m ²
01/00	HALL	2.80
01/01	KITCHEN	17.81
01/02	LIVING ROOM	26.09
01/03	BATHROOM	3.65
01/04	BEDROOM 1	11.81
01/05	BEDROOM 2	12.29
APT. 2 AREA SUM		71.65
01/06	BALCONY 1	6.57
01/07	BALCONY 2	6.81
TOTAL AREA SUM		87.83

No	Second Floor Room	Area m ²
02/00	HALL	0.92
02/01	HALL	2.56
02/02	DINING	16.70
02/03	LIVING ROOM	23.97
02/04	BEDROOM	12.05
02/05	STUDY	6.31
02/06	BATHROOM	3.50
APT. 3 LEV. 1 AREA SUM		65.09
02/06	BALCONY	8.31
TOTAL AREA SUM		74.32

No	Loft Floor Room	Area m ²
03/00	HALL	2.28
03/01	LOFT BEDROOM	22.50
03/02	EN-SUITE	5.44
03/03	STORAGE	7.16
APT. 3 LEV. 2 AREA SUM		37.38
03/04	BALCONY	12.58
TOTAL AREA SUM		49.96



DESIGN IN CONTEXT

SCALE AND APPEARANCE

We are proposing to transform a derelict site with two garages into a usable residential dwelling. Moreover, it will in our view blend into the existing residential street.

Careful consideration has been given to ensure that the proposed dwelling is acceptable in terms of scale and impact on neighbouring properties.

The proposed scheme will result in a high quality, contemporary house.

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed new dwelling will be constructed in facing materials which colour and scale to respect the local surroundings. This will be achieved by using brickwork to match existing, a new roof covering with a colour to blend in with the existing setting, and glazing to blend in with the existing property as far as possible.

The proposed front facing windows are to be double glazed uPVC casement windows, and windows / doors on all other elevations to be double glazed aluminium sliding or sliding folding doors / casement windows with anthracite or black frames in uPVC.

AIR SOURCE HEAT PUMP

It is proposed to install an air source heat pump to provide space heating and meet the hot water demand.

The use of an air source heat pump will not detrimentally impact on the aesthetics of the house. Since other sustainable energy sources have been explored and most were discarded for various reasons as part of the application on the adjacent site by the Agents specialists, an ASHP is likely the only sensible solution in this case.

SITE ACCESS

Pedestrian and vehicle access into the site will be retained via the current access point. This proposal is not changing the existing access in any way.

The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.

AMENITY

This proposal does not overly reduce the garden area in a harmful way. Reductions are less than 50% and compensated for by well-designed amenity space.

This proposal does not cause any adverse effects on the amenity of neighbouring properties.

It is planned that this building does not contain an internal bin store. The proposed bike and bin stores are located at the back as annotated on the plans.





EXISTING VIEW FROM THE BACK





PROPOSED VIEWS FROM THE BACK - BEFORE AND AFTER





EXISTING VIEW FROM THE BACK





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