

South Western Railway

Teddington Railway Station

**Station House Refurbishment Works
BC.STH.2024.00490.001**

Design and Access Support Statement
29 October 2024

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1.0 Design and Access Statement

1.1.0 Introduction & Statement of Intent

1.1.1 This statement has been written to support the information submitted as part of the Listed Building Consent application in relation to the proposed refurbishment of the accommodation areas for Teddington Railway Station on behalf of the applicant, South Western Railway.

1.1.2 Teddington Railway Station, is a Grade II Listed building, located centrally within Teddington. The aim of this report is to outline the rationale behind the proposed refurbishment and to evaluate the potential impact to the existing building and existing buildings nearby. This report will include a review of the station buildings and layout, the station history, details of the listing, an overview of the proposed works, a heritage impact assessment, a design statement, an access statement, details of sustainability regarding construction waste, and a drawing register.

1.1.3 The refurbishment of the existing accommodation within the Station House captured within this application, is intended to provide any future occupants of the property with a modernised and currently compliant living space.

1.1.4 In determining this application, AHR have considered various planning considerations including guidance within the National Planning Policy Framework and associated Local Authority Development Plan. These considerations have been assessed and we believe the proposed works will have negligible impact upon the setting of Teddington Railway Station

1.1.5 This report should be read in conjunction with the drawings submitted with the Listed Building application and detailed in section 1.15 of this report.

1.2.0 Teddington Railway Station



Image 1 – Aerial View Of Teddington Railway Station

1.2.1 Teddington is a junction station located on the branch line on the Shepperton to London Waterloo route. The category B2 station was built in 1863 and the main station building on Victoria Road is Grade II listed. Apart from alteration to canopies and internal refurbishment to the booking hall, the main station building is largely unchanged.

1.2.2 The main station building is two-storeys high with single-storey wings, it is constructed of yellow stock brick laid in Flemish bond with stucco dressings and quoins, the windows are single glazed timber sliding sash with stuccoed surrounds.

- 1.2.3 The building has a shallow hipped roof that is slate covered with six large brick chimney stacks. The front elevation has an arched entrance with timber double doors below a wooden canopy with a timber dagger board fascia, to the left of the main entrance there is an additional staff entrance to the station ticket office. The 1st floor station flat is accessed via an entrance protected by a small timber porch to the southern elevation, The rear (platform) elevation is a simpler version of the front.
- 1.2.4 Image 1 shows how the station and the railway line it serves are oriented on a north west to south east axis. The station is to the south of central Teddington. The main station building provides access to Platform 1 from Victoria Road, the ground floor houses station facilities including the station ticket office with associated staff accommodation, booking hall, taxi office and a small retail kiosk. There is an accessible toilet to the south of the building accessed directly from Platform 1.
- 1.2.5 The remainder of the ground floor to the southern end of the building has a small hallway with stairs leading to the 1st floor flat, the hallway is accessed at ground level from Victoria Road via the small porch within iron railings fronting the footway. The existing residential accommodation is understood to have been let previously as a House of Multiple Occupation (HMO) and occupies the entire 1st floor of the building comprising seven rooms, a kitchen and a bathroom linked by a central corridor accessed directly from the landing of the stairwell.
- 1.2.6 Teddington Railway Station's ticket office operates from 06:40 to 20:25 on weekdays and Saturdays, while on Sundays, it opens from 08:45 to 18:00. The station itself is accessible daily from 06:00 to 22:00

1.3.0 Local Area

- 1.3.1 Teddington is a suburban town situated in the London Borough of Richmond upon Thames, located southwest of central London. Nestled along the banks of the River Thames, Teddington boasts a charming village atmosphere complemented by a rich history and vibrant community. The area is known for its picturesque parks, such as Bushy Park and Teddington Lock, which provide ample green space for recreation and leisure. Teddington features a mix of architectural styles, from Victorian and Edwardian homes to modern developments, making it an attractive destination for families and professionals alike. Its excellent transport links, including Teddington railway station, facilitate easy access to central London, enhancing its appeal as a commuter town.

1.4.0 Transport Links

- 1.4.1 Teddington Station is well-connected to the broader London transport network, providing convenient access for commuters and visitors alike. The station, located on the South West Main Line, offers regular train services to key destinations, including London Waterloo, Kingston, and Twickenham, with journey times to central London typically around 30 minutes. In addition to rail services, Teddington benefits from a network of local bus routes, including routes 281 and 285, which connect the station to nearby areas and provide links to major transport hubs. The station's proximity to the River Thames further enhances its accessibility, with pedestrian and cycling routes available for those wishing to approach the station by foot or bike.

1.5.0 *Key design principles and objectives of the project.*

1.5.1 In the National Planning Policy Framework (NPPF), the section that primarily relates to listed buildings is Section 16: Conserving and Enhancing the Historic Environment. This section provides guidance on the conservation and management of heritage assets, including listed buildings. It outlines the government policy stance on preserving the historic environment and provides a framework for decision making regarding listed buildings. Key points within Section 16 of the NPPF related to listed buildings include:

1.5.1.1 **Paragraph 184:** This paragraph emphasises the importance of conserving heritage assets, including listed buildings. It states that when considering the impact of development on such assets, great weight should be given to their conservation and that harm or loss should be avoided wherever possible.

1.5.1.2 **Paragraph 185:** This paragraph provides guidance on assessing the significance of heritage assets, including listed buildings. It highlights the need to understand and document their special architectural and historic interest.

1.5.1.3 **Paragraph 189:** This paragraph discusses the use of Heritage Impact Assessments (HIAs) when considering development proposals that may affect heritage assets, including listed buildings. HIAs help evaluate the potential impact of a proposed development on the significance of the heritage asset.

1.5.1.4 **Paragraph 193:** This paragraph addresses the concept of "substantial harm" to heritage assets, including listed buildings. It states that such harm should be exceptional and only allowed in cases where there are substantial public benefits that outweigh the harm.

1.5.1.5 **Paragraph 196:** This paragraph discusses the consideration of setting when assessing the impact on a heritage asset. It highlights the importance of preserving the setting of listed buildings.

1.5.1.6 **Paragraph 197:** This paragraph deals specifically with alterations to listed buildings. It states that alterations should be considered in a manner that preserves or enhances the building's significance.

1.6.0 *Background to Development*

1.6.1 First MTR South Western Railway Ltd (SWR), the leaseholder of Teddington Railway Station, is seeking to refurbish an underutilised residential flat within the station building. The space, located on the ground and first floors and separate from the main station area, is intended to be transformed into lettable accommodation.

1.6.2 According to market research statements by LSH, set out below, there is a significant demand for rental accommodation in the area.

1.6.3 It is stated that there is a notable demographic known as "Rental Hubs," which accounts for 13% of Teddington (TW11) population. This group is made up of young, motivated singles and couples in their 20s and 30s, typically renting homes in urban areas while advancing their careers. The flat's refurbishment aims to cater to this market, providing suitable accommodation for individuals seeking commutable properties.

1.7.0 **Proposed Works – Overview**

1.7.1 The proposals have been designed by AHR building consultancy under South Western Railway's scope. The rationale for the layout of the refurbishment as proposed, are highlighted in the image below for reference purposes and are to be viewed in conjunction with the submitted application drawings:

- Teddington-01- Site & Location Plan
- Teddington-02 - Existing Floor Plans
- Teddington-03 - Existing Elevations
- Teddington-06 - Strip Out Plan
- Teddington-07 - Proposed General Arrangement
- Teddington-08 - Proposed Elevations
- Teddington-09 – Internal Elevations Sheet 1
- Teddington-10 – Internal Elevations Sheet 2

1.7.2 The remodelling involved in the refurbishment works outlined under this application focuses on the accommodation areas within the station building, which are predominantly situated on the first floor, with some works extending into the single-wing extension on the north side of the building. The primary objective of the works is to modernise the property while retaining its historical character. The proposed works are summarised below:

1.7.3 **Ground Floor:**

1.7.3.1 The existing external porch will be retained and repaired to preserve the building's architectural character while ensuring accessibility and functionality for all users.

1.7.3.2 Provisions will be made for adequate lighting and power in common areas to enhance safety and usability, with designs ensuring compliance with accessibility standards.

1.7.4 **First Floor:**

1.7.4.1 *Communal:* -

1.7.4.1.1 The existing bathroom door will be stripped, and the opening will be infilled to create a seamless transition between spaces, ensuring improved accessibility.

1.7.4.1.2 A new fire door will be installed at the top of the stairwell, enhancing fire safety while maintaining ease of access. Which also includes for upgrading doors for the prevention of fire spread.

1.7.5 *Single Bedroom Flat:* -

1.7.5.1 The existing north-east facing bedroom door will be removed, and the opening will be infilled, facilitating a more open layout that supports modern living standards.

1.7.5.2 A new entrance door opening will be created to the proposed single occupancy dwelling, enhancing accessibility while providing an inviting entry point.

1.7.5.3 Partition wall between central North East facing bedrooms to be stripped out and wall junctions made good;

1.7.5.4 New partition walls will be constructed to form a new entrance hall, bathroom, and kitchen areas for the proposed single occupancy dwelling, designed with functionality and user accessibility in mind.

- 1.7.5.5 An additional entrance will be formed between the bedrooms to create direct access to the new hallway, shower room, and kitchen, improving the flow and accessibility of the living space.
- 1.7.6 *Two Bedroom Flat: -*
- 1.7.6.1 A new entrance door will be installed within the existing corridor to facilitate access to the multiple occupancy dwelling, ensuring compliance with accessibility regulations.
- 1.7.6.2 The existing kitchen door will be stripped out, and the opening will be infilled, optimizing the kitchen's layout and improving circulation space.
- 1.7.6.3 A new opening will be created between the kitchen and bathroom, with a new door installed, enhancing the functionality of both spaces while ensuring easy access.
- 1.7.6.4 The partition wall between the existing kitchen and adjoining room will be removed, and wall junctions will be made good for redecoration, creating an open plan feel that promotes social interaction.
- 1.7.6.5 The small south-west facing bedroom door will be stripped out, and the opening will be infilled to streamline the design and improve access throughout the floor.
- 1.7.6.6 The partition wall between the small south-west facing bedroom and the larger bedroom will be stripped out, with wall junctions made good to maintain a cohesive design aesthetic.
- 1.7.6.7 A new partition wall will be constructed in New Bedroom 1 to create a new ensuite, enhancing the functionality and privacy of the space.
- 1.7.6.8 The existing loft hatch will be removed, and new lockable security hatches will be provided for all existing loft openings, ensuring secure access while enhancing safety for all users.

1.8.0 Proposed Works

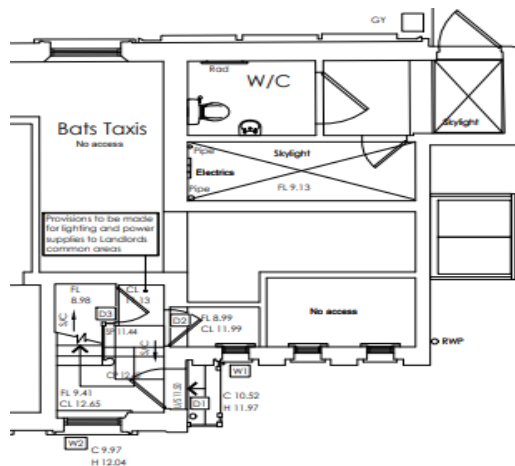


Image 2 - Area work plan for refurbishment on Ground Floor arrangements.

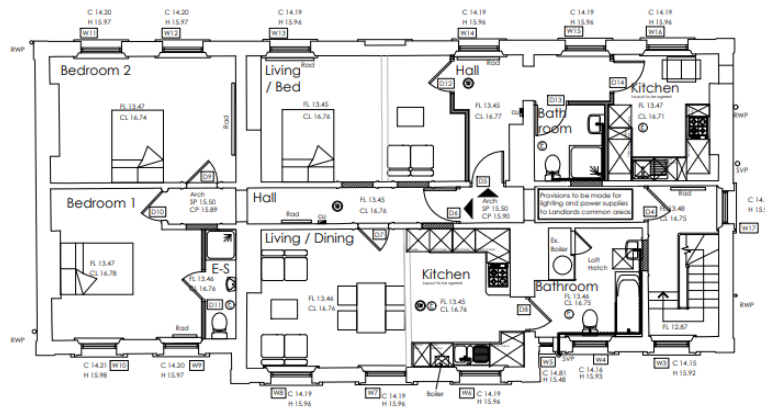


Image 3 - Area work plan for refurbishment on First Floor arrangements.

- 1.8.1 **Repair of Existing Timber Porch** - The existing timber porch will be meticulously repaired to maintain its historical integrity. Defective components will be replaced with matching materials where repair is not feasible, ensuring a cohesive appearance. The porch will be redecorated to match the original design, preserving its architectural character while providing a welcoming entrance that enhances accessibility for all users of existing timber porch. Replacement of defective individual components where repair is not possible to match existing. Redecoration of porch to match existing as shown on Photograph 4 and Photograph 5.

- 1.8.2 **Installation of New Fire Door at the Top of the Stairwell** - A new fire door will be strategically installed at the top of the stairwell to enhance fire safety within the building. This door will comply with current fire safety regulations and ensure the safe evacuation of residents in the event of an emergency, while also allowing for easy access between floors.

- 1.8.3 **New Entrance Doors to Respective Flats** - New entrance doors will be installed for each respective flat, ensuring secure and easily accessible entry points for residents. The design of these doors will align with the overall aesthetic of the building, promoting both security and a cohesive architectural style.

- 1.8.4 **Compartmentalisation of Respective Flats** - The existing doors to the north-east facing rooms will be removed and the openings infilled to facilitate the compartmentalisation of the single bed flat. This approach enhances privacy and functionality, ensuring that each living space is appropriately defined while still offering flexibility in design.

- 1.8.5 **Creation of New Living Areas** - New partitions will be constructed to delineate spaces for the living room, entrance hall, shower room, and kitchen within the one bedroom dwelling. This thoughtful layout maximises the efficient use of space while ensuring that each area serves its intended purpose, contributing to a comfortable and functional living environment.

- 1.8.6 **Access Between New Living Spaces** - A new opening will be created in the existing partition wall to improve access between the entrance hall, shower room, and kitchen. Wall junctions will be carefully repaired and finished to a high standard, ensuring that the transitions between spaces are seamless and visually appealing, promoting ease of movement throughout the dwelling.

- 1.8.7 **Installation of New Bathroom Suite** - A new bathroom suite will be installed within the one-bedroom dwelling, designed to provide modern amenities that cater to residents' needs. The layout will prioritise accessibility, ensuring that the bathroom is functional for all users while meeting current standards for comfort and convenience.

- 1.8.8 **Corridor and Kitchen Opening Infilling** - The existing door between the corridor and kitchen will be infilled and made good, with walls repaired and redecorated to ensure a cohesive aesthetic throughout the upper floor. This modification will optimise circulation and improve the flow of the space, enhancing accessibility for all residents.
- 1.8.9 **Kitchen Refurbishment** - The existing kitchen will be stripped out, and new kitchen units will be installed, accompanied by provisions for new white goods. This refurbishment will create a more efficient and modern kitchen environment that meets the needs of residents while ensuring that the design aligns with the overall architectural style of the building. A contemporary kitchen will be installed, complete with provisions for integrating white goods. This upgrade will enhance the functionality of the single occupancy dwelling, making it suitable for modern living while ensuring that the design complements the overall character of the space.
- 1.8.10 **Open-Plan Layout for Enhanced Social Interaction** - The partition between the kitchen and the new lounge/dining room will be removed, promoting an open-plan layout that encourages social interaction. This design choice not only enhances the liveability of the space but also allows for natural light to flow more freely, creating a welcoming atmosphere.
- 1.8.11 **New Doorway Between Kitchen and Bathroom** - A new doorway will be formed between the kitchen and bathroom, facilitating ease of access. The walls will be repaired and finished to a high standard, ensuring that this modification complements the overall design while improving functionality.
- 1.8.12 **Enhancing Bedroom Layout** - The partition between the small room and Bedroom 1 will be removed, with wall junctions made good for redecoration. This enhancement will improve the overall layout and functionality of the upper floor, creating a more spacious and inviting atmosphere.
- 1.8.13 **Optimisation of Small Room Space** - The doorway into the existing small room facing south-west will be stripped out and infilled. This modification will optimise the use of space within the upper floor, allowing for more flexible design options that better serve the needs of the occupants.
- 1.8.14 **Creation of New En-Suite** - A new partition wall will be installed to form an en-suite bathroom for Bedroom 1, adding convenience and modern facilities. This addition will not only enhance the functionality of the bedroom but also increase the overall value and appeal of the dwelling.
- 1.8.15 **Installation of En-Suite Bathroom Furniture** - Bathroom furniture will be installed within the newly formed en-suite, designed to provide both practicality and comfort. This installation will ensure that the space meets contemporary standards while complementing the overall aesthetic of the dwelling.
- 1.8.16 **Replacement of Ceiling Hatches** - Ceiling hatches will be replaced with new lockable security hatches to enhance safety and security. This upgrade ensures that residents have secure access to loft areas while maintaining the integrity of the building's design. hatches to be replaced with new lockable security hatches.
- 1.8.17 **Comprehensive Repair and Redecoration** - A comprehensive programme of repair and redecoration will be undertaken throughout the upper floor. Secondary glazing will be provided for existing windows to improve thermal efficiency and reduce noise pollution, enhancing the comfort of the space while preserving its character
- 1.8.18 **Parking** - Two parking spaces, already marked out on-site, will be repurposed for use by the residents of the accommodation.

1.9.0 Photographic Schedule



Image 4 – Entrance Porch



Image 5 – Ground Floor Entrance Hall



Image 6 – Existing Kitchen



Image 7 – North East Facing Corner Room



Image 8 – Typical Internal Chimney Detail



Image 9 – Typical First Floor Four Panel Door



Image 10 – First Floor Corridor



Image 11 – Teddington Station Front Elevation



Image 12 – Teddington Station Rear Elevation viewed from South East



Image 13– Teddington Station Rear Elevation viewed from North West



Image 14 – Single Storey South Wing inc. Entrance Porch



Image 15 – Courtyard

1.10.0 **Design Statement**

1.10.1 AHR Building Consultancy has extensive experience with several stations occupied by South Western Railway, having completed various successful projects that focus on enhancing the usability and appeal of these significant structures. Our expertise extends to adaptations of other listed buildings across the South Western Network, equipping us with a deep understanding of the unique challenges and considerations involved in working with heritage sites. We are acutely aware of the historic status of Teddington Railway Station and the overall railway network, ensuring that our approach balances modern requirements with the preservation of historical integrity.

1.10.2 The design and layout of the proposed refurbishment have been collaboratively developed with South Western Railway. This partnership has been crucial in ensuring that the modern living space created within the station building does not adversely affect the operational functionality of the existing railway station. Throughout this process, we have prioritised the preservation of the historic character of the building, integrating contemporary design elements that respect and enhance its unique architectural features. Careful consideration has been given to maintain sightlines, access routes, and the overall aesthetic, ensuring a seamless integration between the new and existing elements.

1.10.3 The primary objective of the design is to transform the accommodation areas into functional, modern living spaces that comply with current legislation and building regulations. In light of the property's recent disrepair, our aim is to rehabilitate the space while respecting and retaining the historic nature of the building and its fabric. To ensure the flat meets contemporary standards for safety, accessibility, and comfort. We seek to provide a sustainable living environment that reflects the heritage of Teddington Railway Station, allowing residents to appreciate its historical significance while enjoying modern amenities.

1.11.0 Access Statement

1.11.1 The improvement works to be undertaken at Teddington Railway Station will make reasonable provisions to ensure that the building is accessible and usable for the occupants. Our commitment to inclusivity means that people, regardless of disability, age, or gender, should be able to gain access to the building and navigate within its spaces.

1.11.2 The proposed works within this application are limited to the accommodation areas within the station house, primarily situated on the first floor. This refurbishment aims to transform the currently underutilised and derelict spaces into comfortable, modern living quarters while respecting the historical significance of the building.

1.11.3 The scope of the works includes comprehensive renovations of the existing rooms to ensure they meet contemporary standards of usability and safety. This will involve not only the restoration of structural elements but also the incorporation of modern amenities and facilities. Special attention will be given to enhancing the layout to maximise natural light and ventilation, contributing to a more inviting atmosphere for future residents.

1.11.4 By focusing on the first floor, we aim to create a cohesive living environment that harmonises with the overall character of the station house, ensuring that the accommodation feels integrated with its historical context. The proposed renovations will facilitate better use of the space while adhering to regulations concerning listed buildings, ultimately revitalising the station house as a desirable place to live.

1.12.0 Summary

1.12.1 South Western Railway services cater to a diverse range of users. In implementing works, it is essential to consider these diverse needs and ensure reasonable adjustments are made to avoid discrimination against any individual or group wishing to use the facilities. South Western Railway conducts Diversity Impact Assessments and Context Reports as part of this process, ensuring that the needs of all users are identified and met where reasonably practicable.

1.12.2 Accessibility legislation regarding railway stations places significant responsibility on those who provide, operate, and maintain these facilities. This access statement clarifies the design team's interpretation of the access requirements in relation to planning issues.

1.12.3 Accessibility legislation emphasises that reasonableness is crucial in determining necessary actions in each situation. This strategy and statement reflect what is deemed reasonable for providing services, facilities, and support at the railway station.

1.12.4 As time progresses, interpretations of what is considered reasonable will evolve, necessitating a review of the access strategy to incorporate these changes and any new legislation. Nevertheless, we believe these proposals will create a flexible, accessible, and affordable environment for all.

1.13.0 **Sustainability**

1.13.1 This improvement takes into consideration and aims to:

Reduce the depletion of natural resources.
Reduce greenhouse gas emissions.
Promote the well-being of occupants and the surrounding community, and
Create healthy indoor environments.

1.13.2 This will be approached by reusing the existing building, incorporating thermal improvements, and installing energy efficient appliances.

1.13.3 Reuse and Recycle should be encouraged where possible.

1.14.0 **Construction Waste**

1.14.1 Contractors and sub-contractors are required to make all reasonable efforts to effectively recycle strip-out and waste materials arising from this project. As a minimum, South Western Railway expects to see the following recycled to either a Local Authority or a private local recycling centre located within the district or authority where the project is being carried out:

- Plastics
- Wood
- Plasterboard
- Glass
- Bricks, blocks and tiles
- Waste packaging material
- Concrete, demolition rubble and soils
- Metals

1.14.2 Contractors are also directed to the WRAP (Waste and Resources Action Programme) guides.

1.15.0 **Drawing Register**

1.15.1 The following drawings should be read in conjunction with this report.

Teddington-01- Site & Location Plan
Teddington-02 - Existing Floor Plans
Teddington-03 - Existing Elevations
Teddington-06 - Strip Out Plan
Teddington-07 - Proposed General Arrangement A
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Teddington-09 – Internal Elevations Sheet 1
Teddington-10 – Internal Elevations Sheet 2