

Design & Access
November 2024

21 Riverdale Gardens
Garden House



0.0 Contents

1.0 Introduction

1.1 Structure of the document

2.0 Context Assessment

2.1 Site location

2.2 Location Plan

2.3 Riverdale Gardens

2.4 Existing Site

2.5 Site Constraints and Opportunities

3.0 Aims and objectives

3.1 Planning History

3.2 Planning considerations

3.3 Surrounding Planning

4.0 Design Principles And Concepts

4.1 Amount and Scale

4.2 Proposed Use

4.3 Proposed Layout

4.4 Design Precedents

4.5 Materiality

4.6 Appearance

4.7 Access and Boundary Treatments

4.8 Landscaping

5.0 Sustainability

6.0 Conclusion

1.0 Introduction

This Design & Access Statement (DAS) is submitted in support of a full planning application for planning approval for the erection of a new build ancillary garden house to the rear garden of 21 Riverdale Gardens, Twickenham. The proposal will see the development of a high quality, modern annex building to the property. The development will involve:

- Demolition of existing garden storage.
- Erection of new ancillary single storey garden building to end of rear garden.

1.1 Structure of the Document

The DAS is structured as follows;

1. Introduction: this sets out the purpose and structure of the document.
2. Context Assessment: this summarises the context within which the proposal has evolved physically, historically and in terms of relevant planning policy.
3. Aims and Objectives: summarises the inputs of the client and statutory bodies consulted in advance of submission.
4. Design Principles and Concepts: this describes the design intent for the home, including the uses, the amount of new floor space to be added to the site, form and scale, the appearance of the facade, internal planning and technical requirements.
5. Access: this describes how the design of the home is accessible to all.
6. Conclusion: a summary of the proposal which has been presented.

2.0 Context Assessment

2.1 Site Location

Site address: 21 Riverdale Gardens, Twickenham, Richmond, TW1 2BX

The site lies in Twickenham, approximately 0.8 miles from Richmond Train Station and the town centre.

The property is not within a Conservation Area and no listed building within close proximity of the application site. There are no TPOs on site.

The site is in flood zone 3 with a high probability of flooding.



Site location map

 Application Site

 Main Thoroughfares

2.2 Location Plan

 Application Site

Site Area: 841 m²





2.3 Riverdale Gardens

Riverdale Gardens is a quiet road within Twickenham where access to local shopping facilities and amenities can be found within the town centre and public transport is afforded in the form of Richmond rail station.

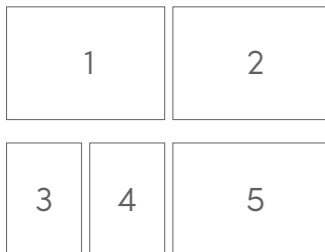
There are some consistent architectural styles in the road but also a number of properties have been altered and modernised



2.4 The Existing Site

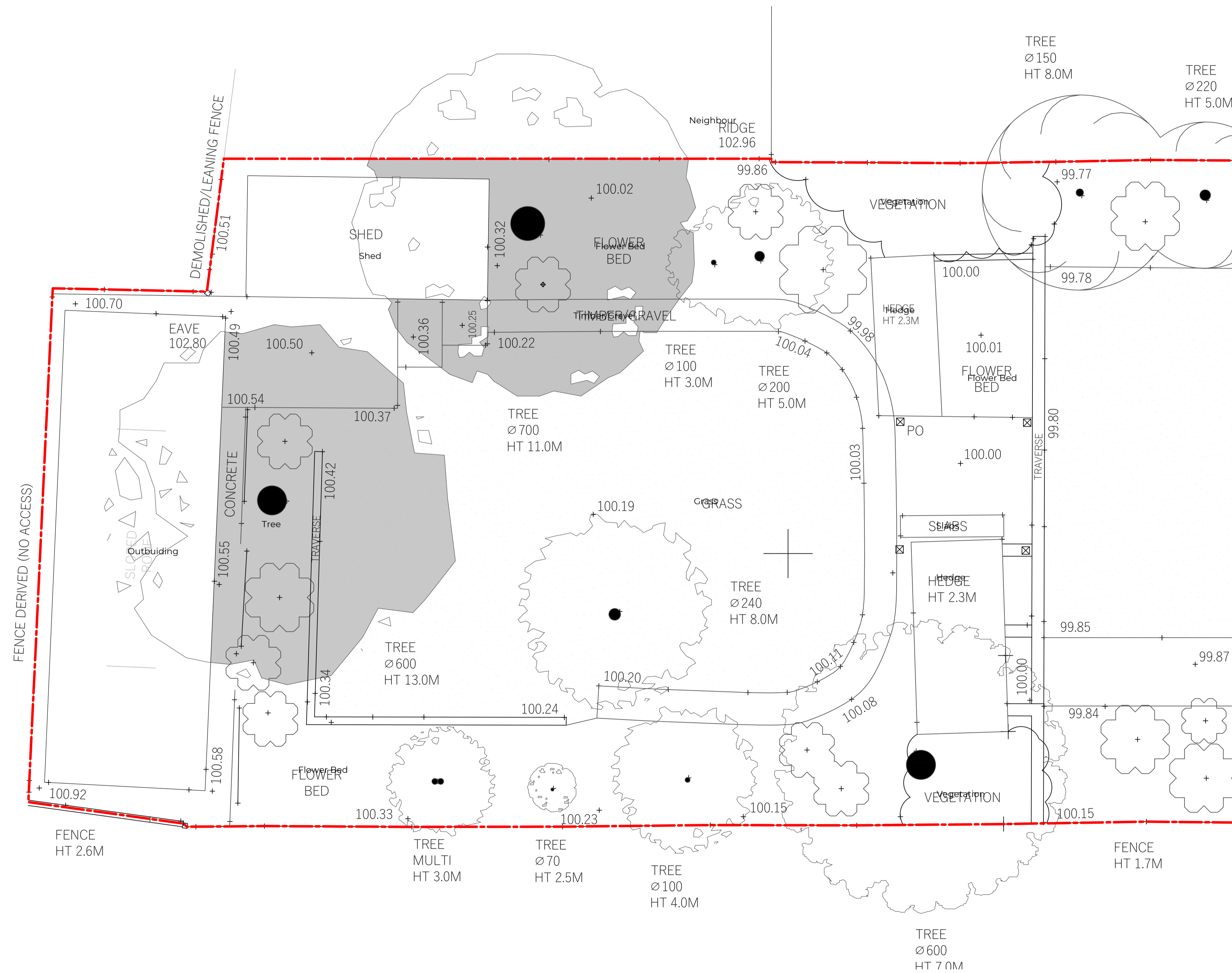
The property is a detached house constructed in around 1920s-1930s. It has multiple dormer and rear ground floor extensions.

The property is situated in a well-regarded residential area being close to the River Thames.

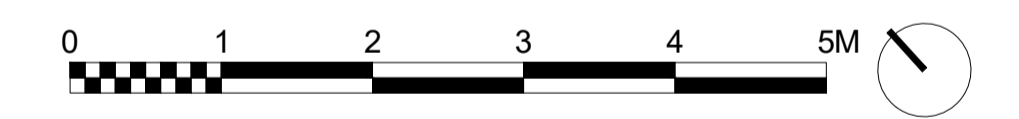


- 1 View of the main elevation.
- 2 View from the garden of the front of the property.
- 3 View of the rear garden.
- 4 View of the rear garden.
- 5 Aerial view of the property

Notes
 Do not scale from drawing unless for planning purposes.
 All dimensions to be checked on site.
 All levels to be checked on site.
 All setting out must be checked on site.
 This drawing is copyright Whiteman Architects Ltd.
 This drawing must not be used onsite unless 'Issued for Construction'.



Rev	Date	Description
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Project
 Riverdale Gardens

Client
 Andras and Dilpreet

Date
 01/10/24

Scale
 1: 100 at A3
 1: 50 at A1

Drawing Title
 Existing Site Plan

Drawn **Checked** **Approved**

Drawing Status
 For Information

Project	View	Drawing No.	Rev
17586	P	010	-

7C West Street
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 www.whitemanarchitects.com

2.5 Site Constraints and Opportunities

Trees and Vegetation:

Although none are protected, there are many trees to the rear of the site, situated where the garden house would be built. This provides the opportunity to supply privacy to the existing house and neighbors.



Views:

As mentioned in the trees paragraph, the existing view to the rear of the garden is covered by foliage. This acts as an opportunity for natural privacy.



Building Lines:

The street side of the buildings follow a strict line that has not been broken. The line to the rear however is irregular with extensions, providing opportunity for development. Existence of garden houses to the very rear boundary of the gardens is abundant, this provides ample opportunity for development.



Depths:

Depths of garden houses are inconsistent although they follow a building line which should be addressed. 21 Riverdale Gardens has a slightly longer garden than most, meaning to match the building line of existing outbuildings provides the opportunity for a deeper construction.



3.0 Aims and Objectives

3.1 Planning History

Loft Conversion

Ref. No: 90/1210/FUL | Status: GTD

Decision Issued Date: 24/08/1990

Loft Conversion

Ref. No: 90/1634/S64 | Status: GTD

Decision Issued Date: 24/10/1990

Proposed Timber Summer House.

Ref. No: 00/2169 | Status: GTD

Decision Issued Date: 16/08/2000

3.2 Planning Consideration

The design will be progressed with reference to the policies of the boroughs local policies and the National Policy Planning Framework (NPPF) 2023.

The design of the proposals will be designed with particular reference to the adopted local plan. The local plan covering the area is the Richmond Local Plan, adopted in July 2018, the Development Management Plan adopted in 2011 and the Local Development Framework Core Strategy adopted in 2009. In addition, the following Supplementary Planning Documents will be used as a guidance: Residential Development Standards (2010), Planning Obligation (2020), House Extensions and External Alterations (2015) and Design Quality (2006) . The Householder SPD provides detailed design advice regarding various types of residential extension proposals including single-storey extensions. This document provides advice and guidance but does not hold the same weight as the adopted policies which have been the main focus when approaching the design.

National Planning Policy Framework (NPPF) (2023)

Local Plan (July 2018)

Development Management Plan (2011)

Core Strategy (2009)

Richmond Council SPD's

Residential Development Standards (2010)

Planning Obligation (2020)

House Extensions and External Alterations (2015)

Design Quality (2006)

3.3 Surrounding Planning

11 Park House Gardens, TW1 2DF

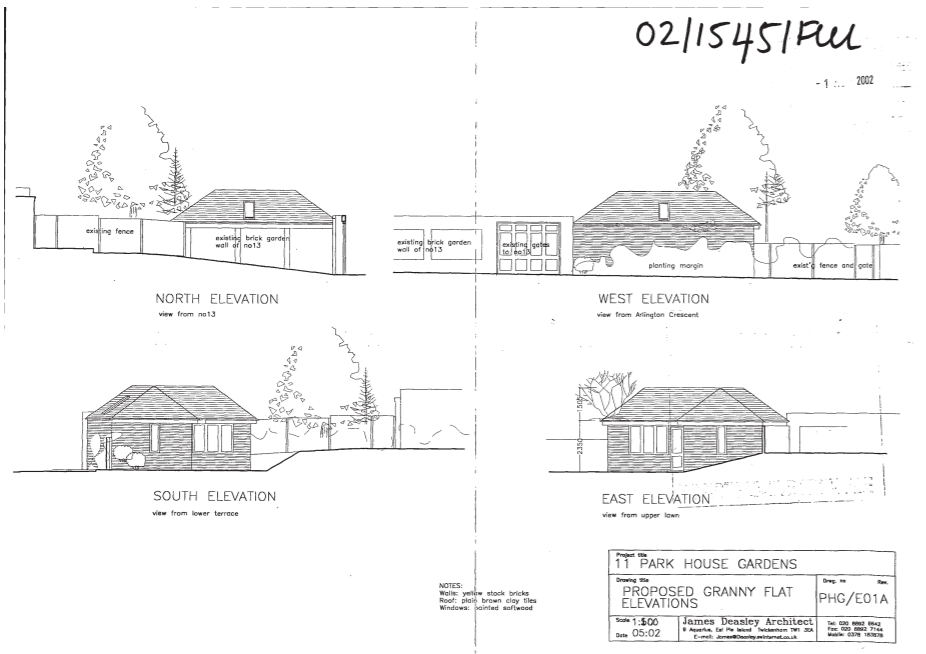
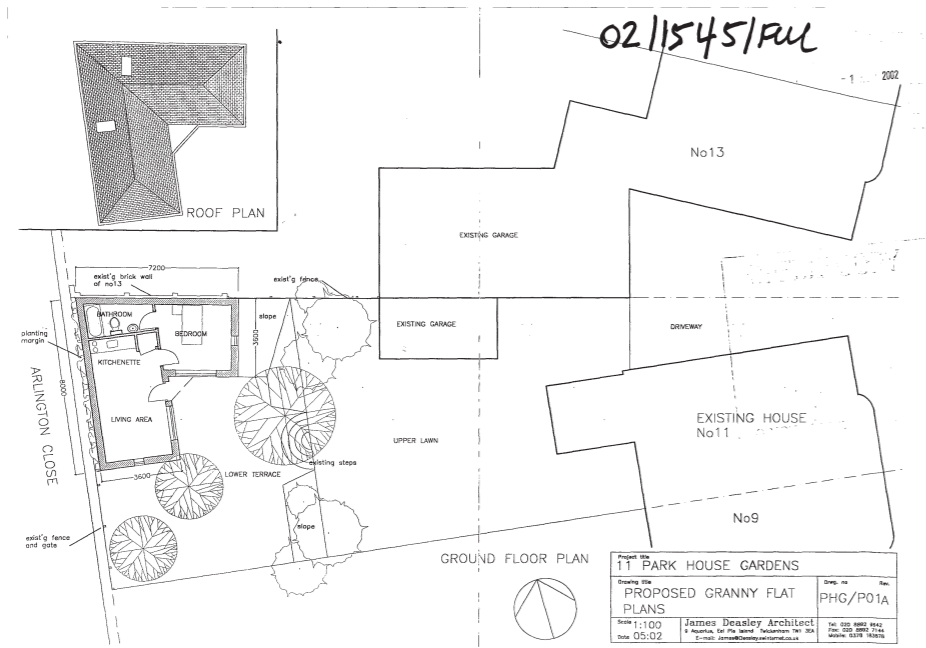
Erection Of A 'granny Flat' In Garden, Ancillary To Existing House.

Full Application

Ref. No: 02/1545 | Status: Granted

Decision Issued Date: 19/09/2002

Relevance: Self contained dwelling on garden land, 2.3m eaves height, 3.8m overall height.



35 Riverdale Gardens Twickenham TW1 2BX

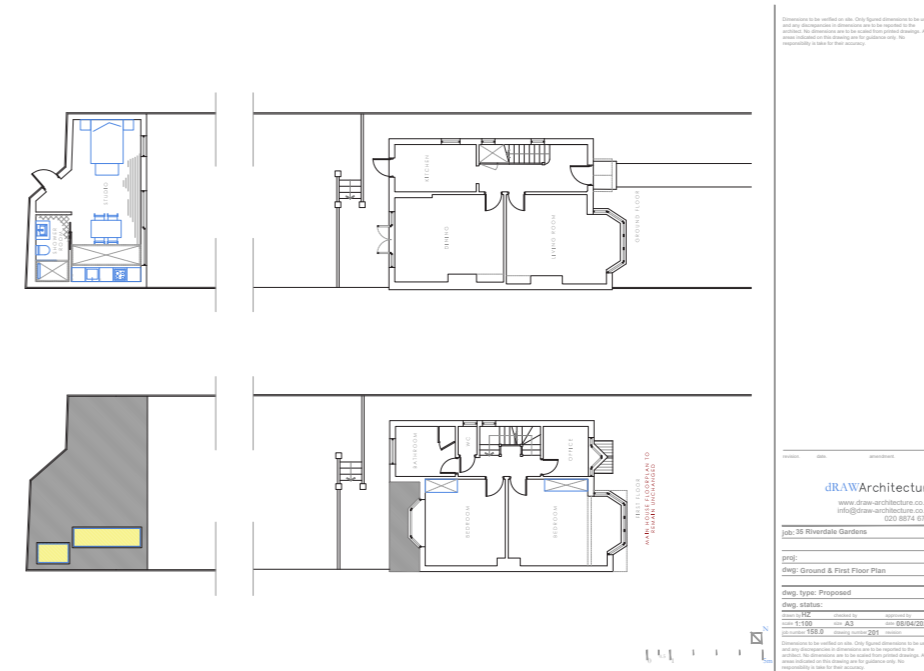
Erection of an outbuilding in the rear garden of the property.

Householder Application

Ref. No: 22/1454/HOT | Status: Granted

Decision Issued Date: 21/07/2022

Relevance: Timber clad, self contained dwelling on garden land.



23 Riverdale Gardens Twickenham TW1 2BX

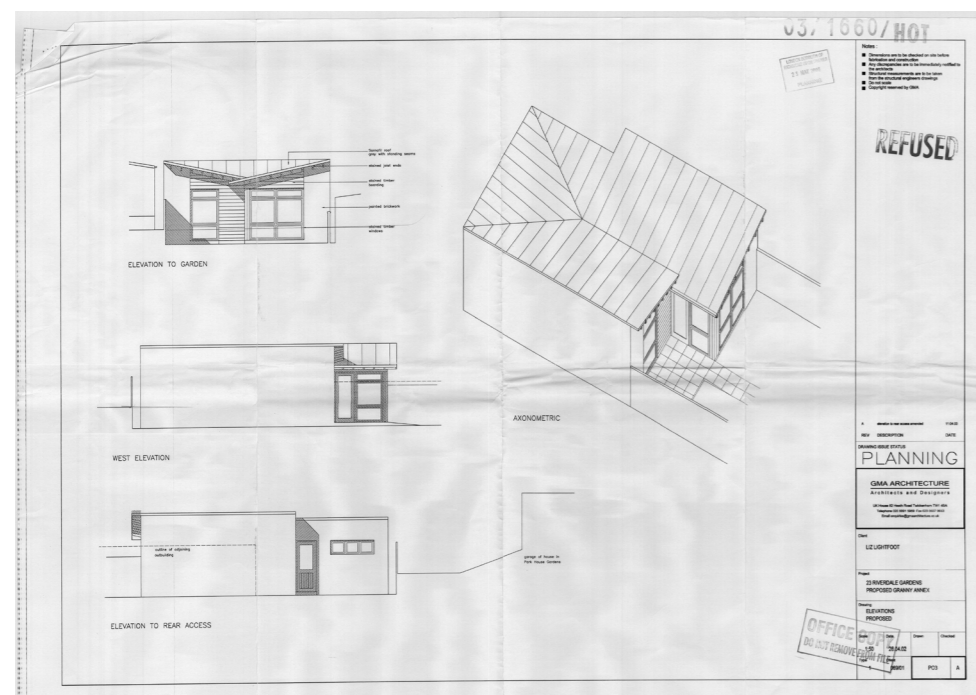
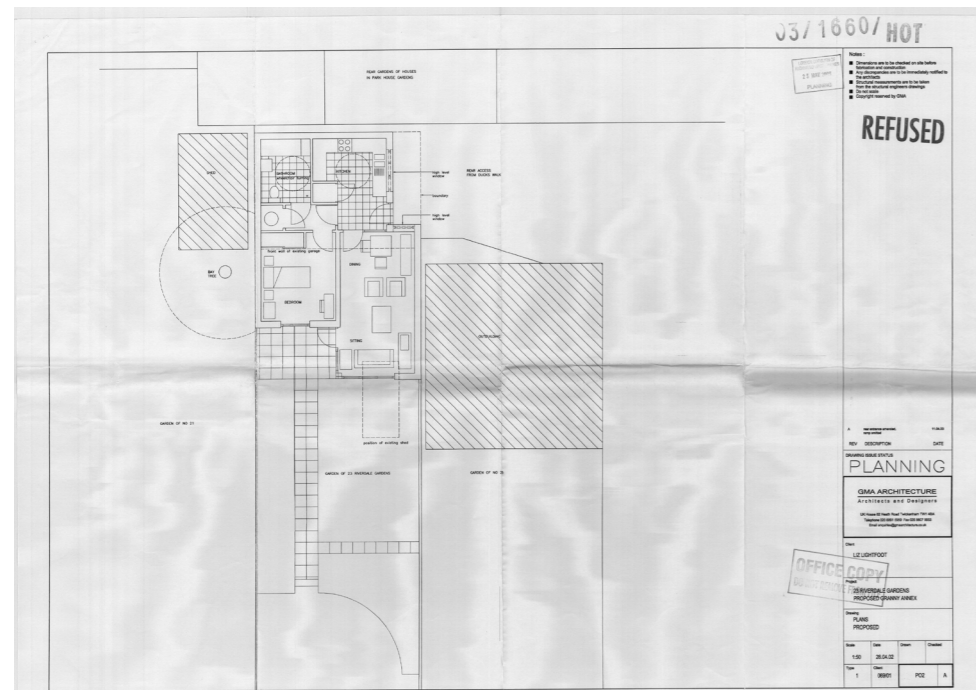
Demolition Of Existing Single Storey Block Built Double Garage/sauna/bathroom Complex And Erection Of A Single Storey 'granny Annex' Providing Living/dining Room,

Householder Application

Ref. No: 03/1660/HOT | Status: Granted on Appeal

Decision Issued Date: 21/07/2003

Relevance: Timber clad self contained dwelling on garden land, 3m+ overall height.



31 Riverdale Gardens Twickenham TW1 2BX

Replacement of existing garage and workshop and replacement with new outbuilding for gym, study and storage use.

Section 192 Permitted Development

Ref. No: 19/2156/PS192 | Status: Granted

Decision Issued Date: 13/09/2019

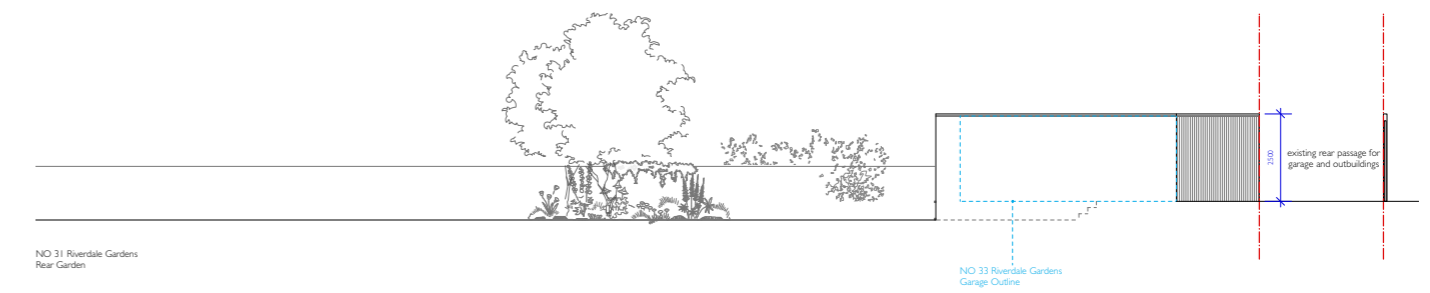
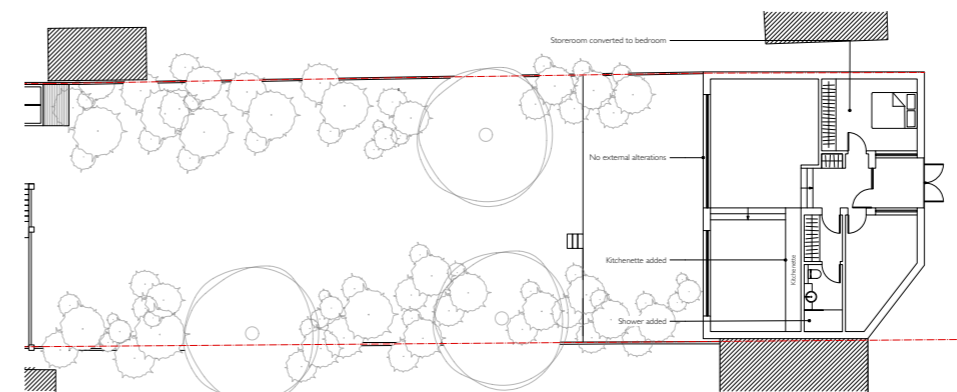
Use of outbuilding as ancillary residential annex and installation of a sedum type green roof over the existing flat roofing membrane of outbuilding.

Householder Application

Ref. No: 19/2988/HOT | Status: Granted

Decision Issued Date: 12/02/2020

Relevance: Timber clad, self contained dwelling on garden land. 3m in height at lowest point of ground.





4.0 Design principles and context

4.1 Amount and Scale

The proposal will see the improvement of the existing 3 storey property to provide an innovative, functional and sustainable single storey outbuilding of the highest architectural quality, ancillary to the main house. The proposal will retain the existing property as it is. The existing structures to the rear of the rear garden will be demolished and in their place an outbuilding of 95m² floor area erected. The proposal remains sympathetic to the scale of the detached house and the surrounding context and as such will not harm the amenities of adjoining occupiers due to the nature of the site.

The height of the proposed would be 3m from adjacent ground level. The construction will form part of new boundary walls. Boundary fencing within the small 'courtyards' to the rear of the proposed will be replaced with 2m high fencing.

The proposal is to have a flat roof construction with skylights, large glazing and courtyards to maximise natural light for the interior spaces. The external is to be clad in vertical timber battens, so as to soften the look amongst the trees.

Proposed footprint would be 113m².

4.2 Proposed Use

The proposal seeks to provide an annex building to the end of the rear garden, ancillary to the main house. This includes 2 bedrooms, study, kitchen, bathrooms, living and dining areas and amenity space. This annex will provide living accommodation for elderly parents who are approaching a stage in life where they will become physically less able to live on their own. So for the applicant it's more about planning for the future and being able to accommodate them, whilst giving them their own space.

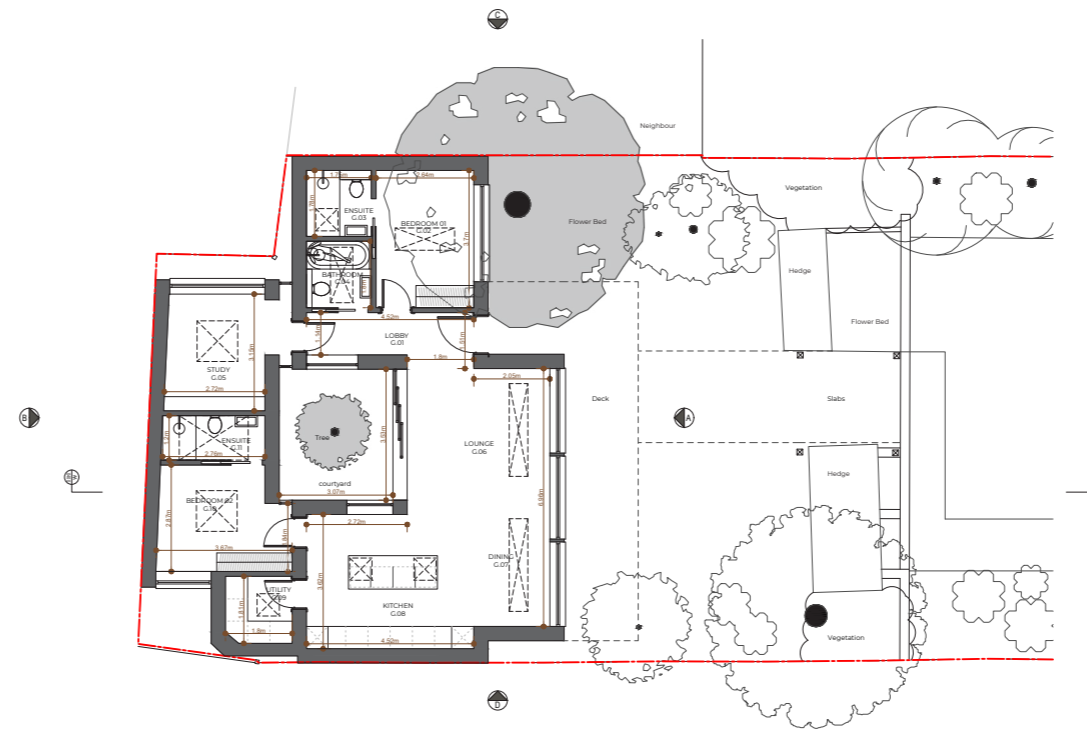
The proposal seeks to provide similar use and scale as surrounding outbuildings, such as in the adjacent no. 23 Riverdale Gardens.

4.3 Proposed Layout

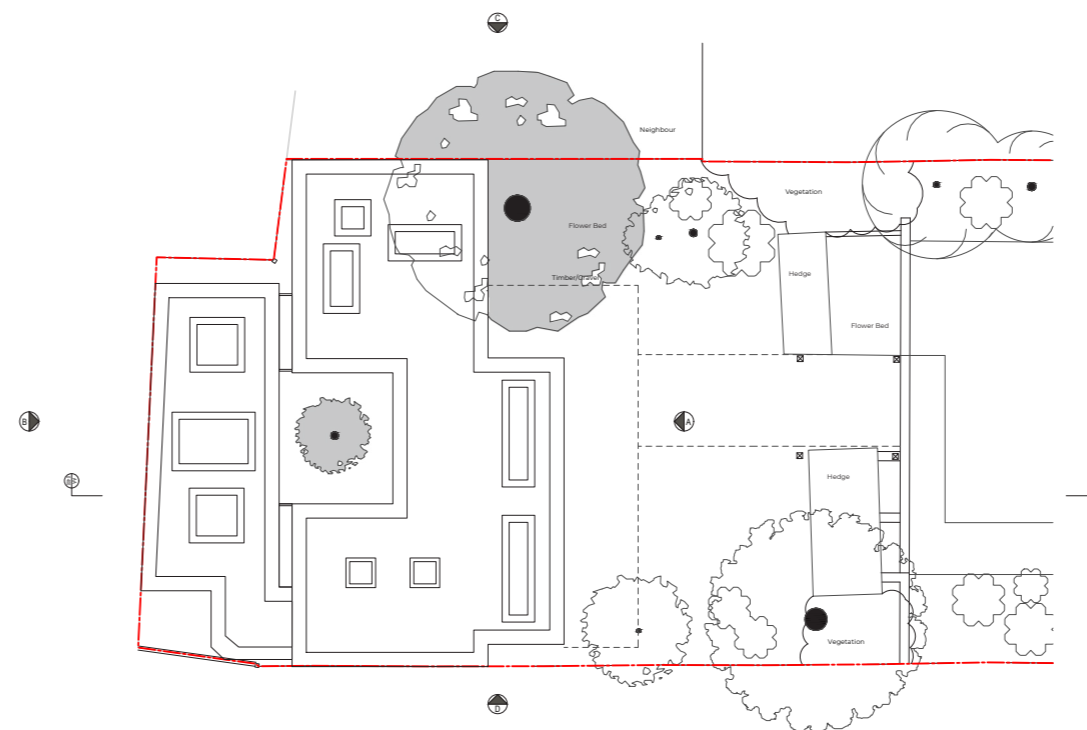
The proposal seeks to provide privacy whilst maximising light and connectivity to the outdoors. This is achieved via the open plan kitchen/living/dining, of which are based around a central courtyard along with the bedrooms. Large floor to ceiling glass doors and windows, as well as skylights allow light to flood in and access to the outdoors to be easy.

4.3.1 Ground Floor

Access to the building can be made through the formal front door, offset to the east side, so as not to be in view of the main house. This leads into a vestibule space in which one direction holds one of two bedrooms and study and bathroom, zoning them separately from the rest of the communal spaces (open plan kitchen/living/dining and Utility). The second bedroom sits in the lower corner with it's own ensuite, to maintain zoning of areas and privacy. The central courtyard brings a feature to the building, as well as natural light into what would otherwise be a very deep building. This can be accessed by floor to ceiling sliding glass doors.



Ground Floor Plan - Not to scale

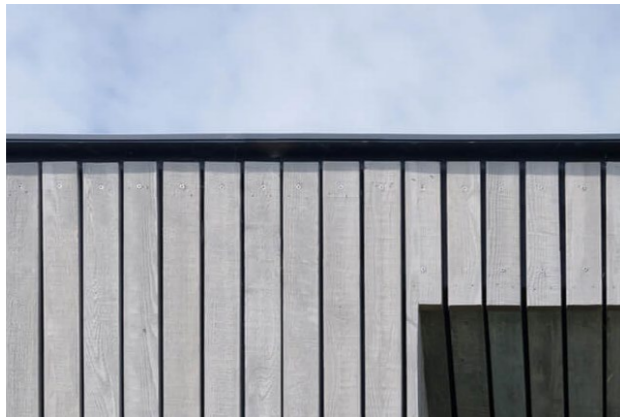


Roof Plan - Not to scale

4.4 Design Precedents



TIMBER



SIBERIAN LARCH

WINDOW



TIMBER FRAMED



BLACK METAL SLIDING

4.5 Material Palette

The proposal employs a palette of high quality materials to complement and contrast with the existing site and local area.

The overall ambition is to create a robust, warm home that is contemporary in terms of light, space and volume but respectful of the local area. The materiality has been chosen to weather the building into the site, harmonising with the natural colours and textures of the materials found on site such as with the many trees with the use of timber cladding.

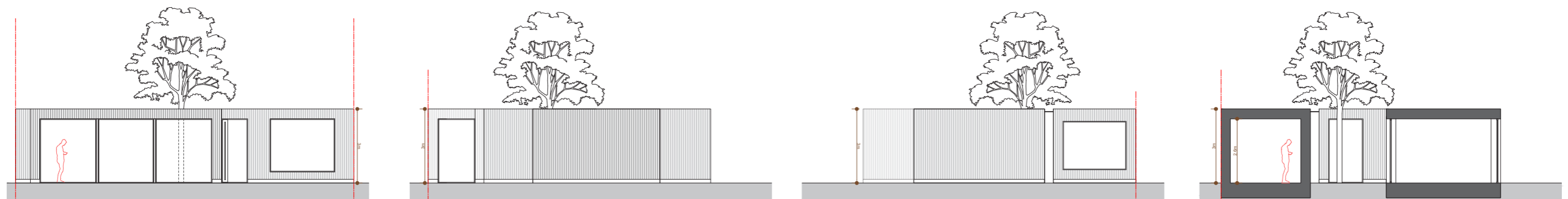
The images to the left highlights the material palette that has been selected.

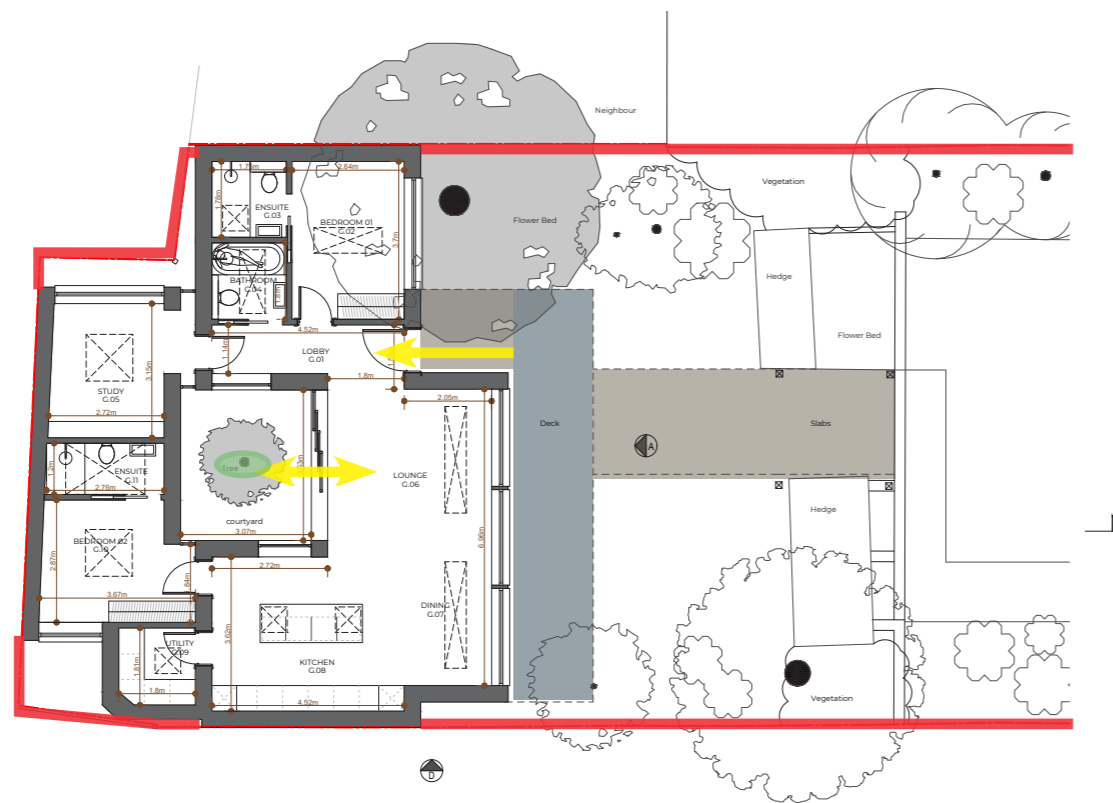
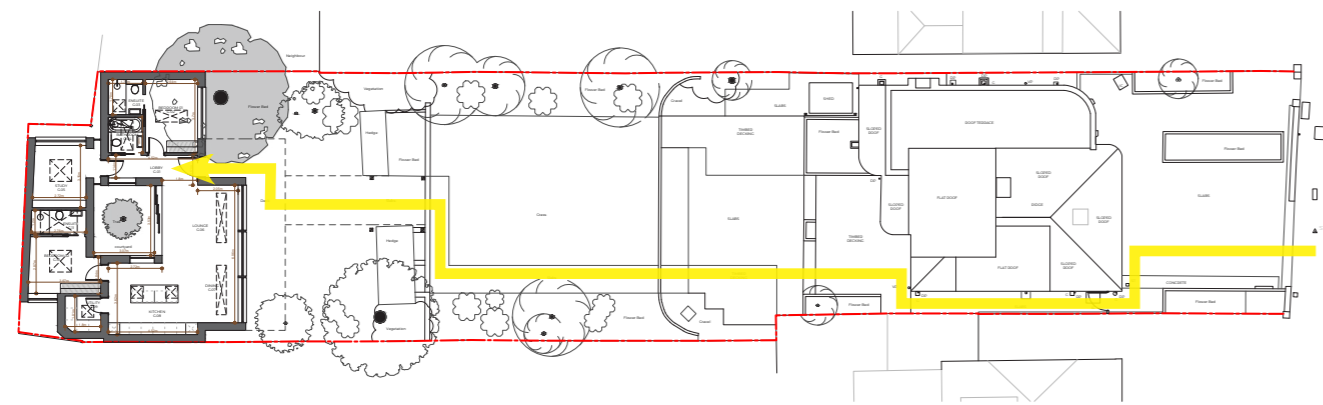
4.6 Appearance

It is the intent of the design that the materiality and proportions of the facade are sympathetic to the surrounding landscape and architecture. The detailing of the building will be modest, contemporary and elegant whilst respectfully responding to the appearance, materiality and quality of its context.

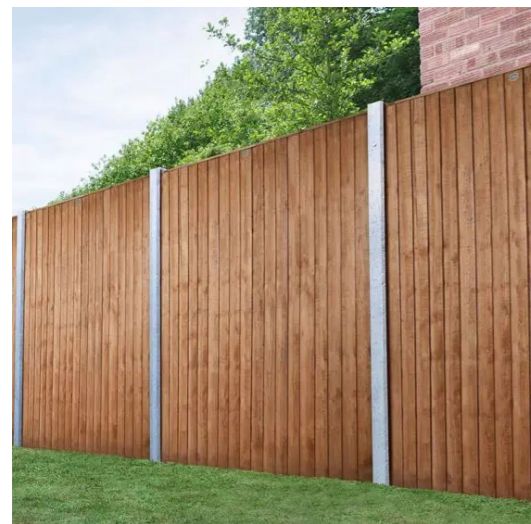
The proportions and size of the proposal will not be dominating or imposing on neighbouring properties as it is to refer to the height of existing outbuildings in the immediate area which are of similar height and form to the proposed.

The annexe will not be visible from the street. It will be timber clad. This will potentially also have some screening with vegetation and will provide a soft modest appearance alongside the timber boundary fence. Many other outbuildings on the street are of similar form, scale and of timber cladding.





- Soft landscaping
- Timber Decking
- Patio slab surfacing
- 2m timber fencing
- Access



Example photos of brick walls with wrought iron railings. Note brick colour is to match existing building.

4.7 Access & Boundary Treatments

Access to the property is gained as existing, through the front garden gate and then via the main entrance door. For the proposed building, access can be made through the existing building, or via the side gated access to the garden, through the garden and the large landscaped box hedges (which split the garden in two), over a proposed path and onto decking, then finally the front door of the proposed.

The annexe extension will have a door opening onto the garden with a level threshold, ensuring excellent access and freedom of movement.

New boundary treatment is proposed where given the age of the property the existing is in disrepair. The proposal is highlighted in the drawing to the left with reference images.

Where fencing is not adequate, particularly to the rear 'courtyards' of the proposal, 2m high fencing is proposed.

4.8 Landscaping

The rear garden is to be re-landscaped as part of the works to include good quality paving and planting in order to provide a high quality amenity space. This will provide an excellent environment for potted plants and herbs as well as seating.

5.0 Sustainability

By adhering to British Standards, all materials will be chosen to withstand the challenges of the site, from overheating to waterproofing. The design will follow the latest Building Regulations which comes into effect in June 2023 where higher standards of insulation will be required.

Passive techniques of maintaining comfortable living conditions include the heat exchange from thermal mass in the excavated floor, high ceiling to promote stack ventilation and recessed windows to promote shading.

Biodiversity on site will also be considered, with measures in place to act accordingly. Respect to the site boundaries with as much vegetation as possible will be promoted.

6.0 Conclusion

Planning permission is sought for the improvement of the house to provide a new high quality annexe garden building to the property at 21 Riverdale Gardens.

The proposal is considered to enhance the character and appearance of the area while making the best and most efficient use of the site. The owners of the site are looking to invest in this beautiful building and enhance its features and add a high quality built design. The proposal intends to enhance/improve the existing street scene. The development looks to add high quality extensions which responds to its setting. The proposal for redevelopment has embraced the opportunity to provide a deeply considered response to the unique context of the site, particularly in regards to views and townscape, building form, materials and sustainability.

We believe the proposed extension would have a positive impact on the visual amenities of the building and the surrounding properties. The extension would actually make a positive contribution to the appearance of the building, reflecting nearby extensions and would be of no substantial harm to the host property. The proposal seeks to add space to accommodate a growing family and in doing this will require rooms which are both functional and adequate in size. The Epsom Householder SPG has been used as a reference to ensure that the additional rooms and extensions meet the guidance with the aim to provide comfortable living accommodation.

The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extension would not be contrary to National or Local Planning Policy and for the above reasons it is politely requested that this application is permitted. We are more than happy to provide clarification or further information on any other matters. Please don't hesitate to get in contact if you have any further questions