



DESIGN AND ACCESS STATEMENT

Rear of 35 Twickenham Road, TW11 8AH

(Now Known as)

24a Manor Road, Teddington Tw11 8AB

THE HISTORY

THE SITE

The site is situated to the rear of 35 Twickenham Road, Teddington in the London Borough of Richmond upon Thames. The site formerly housed the garages for the mid century housing block 35 Twickenham Road. The site is currently vacant with active planning permission for the construction of one dwelling house (17_0788_FUL). This has had approval for some material changes (23/2839/VRC) making the design more in fitting with neighbouring properties. The site features dual aspects facing Manor Road and driveway access to the garages of the Victorian terraces 37-49 Twickenham Road.

THE PROPOSAL

As part of the planning permission 17/0788/FUL this development requires 1.5 parking spaces – this was rounded up to 2 spaces. However we have also had comments from a senior planning officer that removing the undercroft parking would be a positive action on design.

We now have an option on small plot of land (3.5m x 5m) on the private road and opposite this development.

Our proposal is to use this as a private carport for 24a Manor Road and reduce the undercroft parking from two cars to one. Thereby increasing the ground floor living space. Currently the property has only 60sqm living space for four bedroom well below the average for this area and would make for better living standards with an increase in living area.



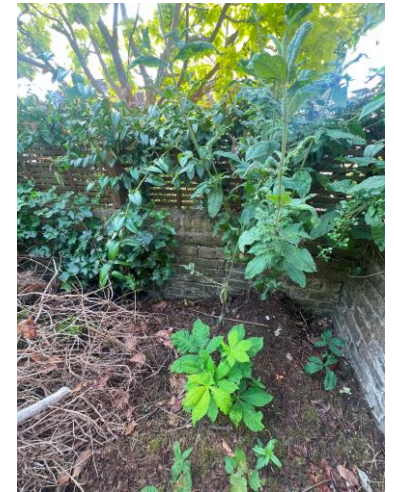
CURRENT IMAGES AND USE

THE LAND

The land currently has a Pontic Buisson Ardent shrub a species of Firethorn – currently infected with Brown Spot. This bush is currently overgrown and collects rubbish that has blown into it. It also has restricted the ability to maintain the boundary wall which is in dire need of repair and repointing.



CURRENT IMAGES AND USE



THE LOCATION

THE LOCATION

The proposed location of the carport is on the opposite side of the private road and in front of existing single-story garages.

The location is not in a conservation area.

NEW CARPORT

PRIVATE ROAD

LOCATION OF 24A MANOR ROAD



THE FRONT

No changes to the front façade of the house facing Manor Road



THE WEST SIDE

On the west side you can see that one of the under-croft parking spaces has been removed and now houses the kitchen area.

Materials for the fenestration and brickwork to be consistent with rest of the house.



PRIVATE ROAD

UNDERCROFT PARKING
SPACE FOR ONE CAR

THE CARPORT

The carport is constructed of 125x125 Cedar beams to match the current trellis. With a roof of Pagurek Retro 25 steel cladding in RAL 7024. This cladding has hidden fixings and is designed to replicate a lead roof. It allows a pitch down to as low as 9 degrees, thereby keeping the overall height to a minimum

Eaves height is 2100 and highest part is 2450.

Inside the carport will be a charger for an electric car.



Pagurek Reto 25 Steel cladding in RAL 7024 looking like lead roofing.

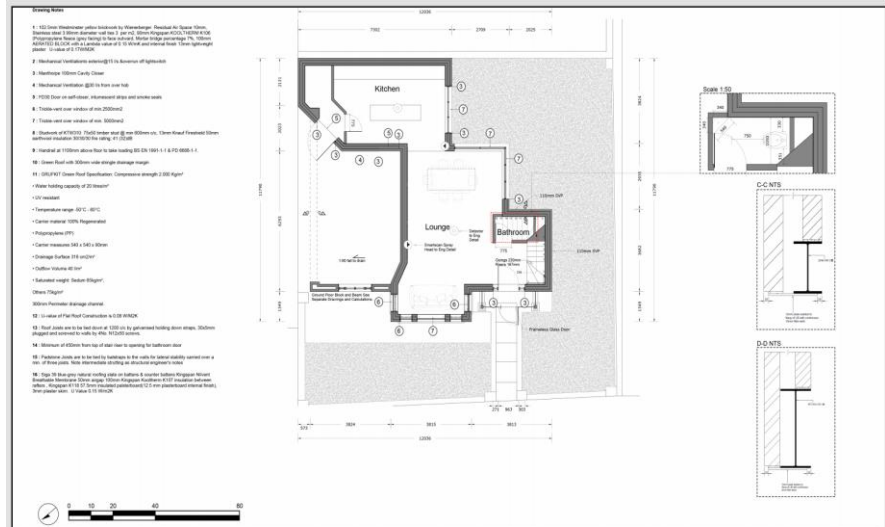


GROUND FLOOR PLANS

The ground floor is the only floor that changes.

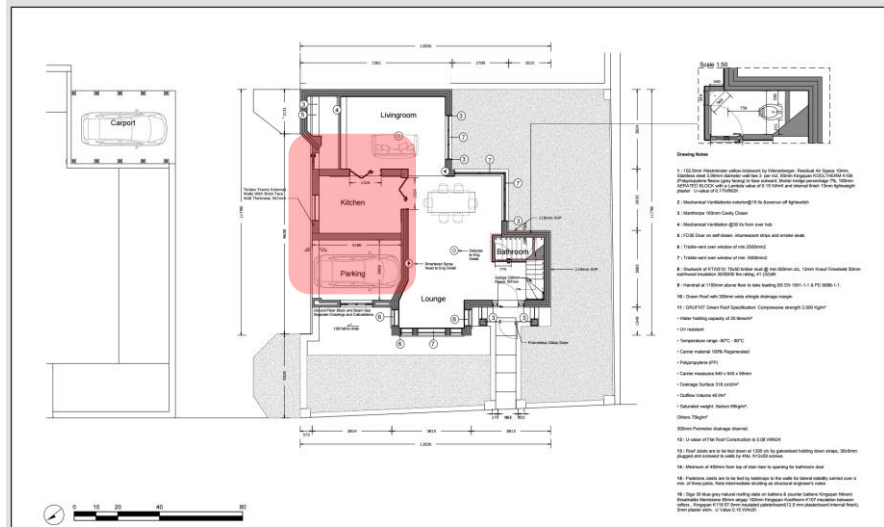


EXISTING PERMISSION



	Foster Kenny Developments Ltd 21 Melville Road London SW13 9RH TEL: 0777920965 email: jonathan@fosterkennydevelopments.com	Project : 25 Manor Rd, Teddington TW11 8AA Title : Proposed Ground Floor Plan Date : mm/dd/yy Scale : 1:100 @ A3 - 1:50 @ A1	Drawing Number : 2845 BC 1b Review : Date : Review : Date : Review : Date :
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PROPOSED



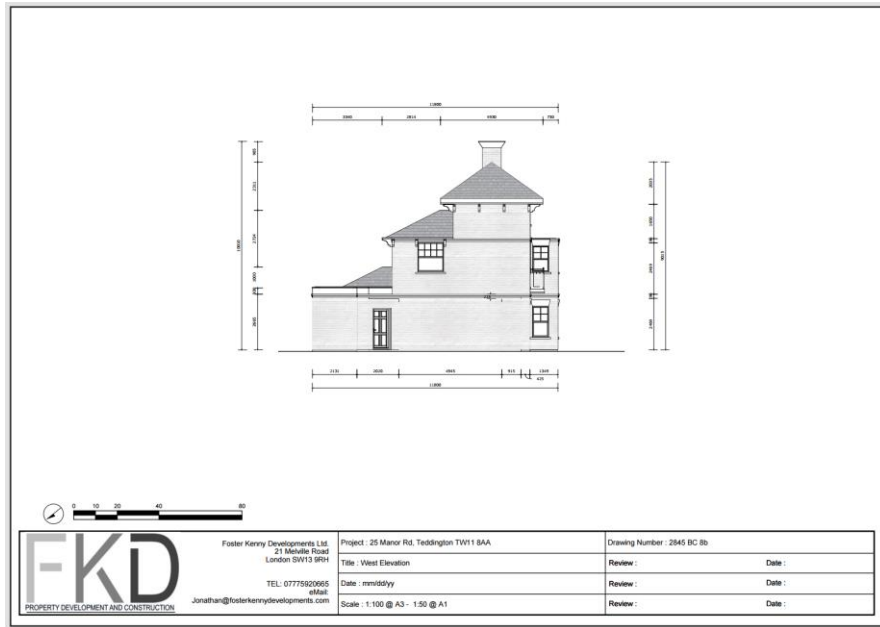
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WEST ELEVATION

The West elevation is the only elevation to change



EXISTING PERMISSION



PROPOSED

