

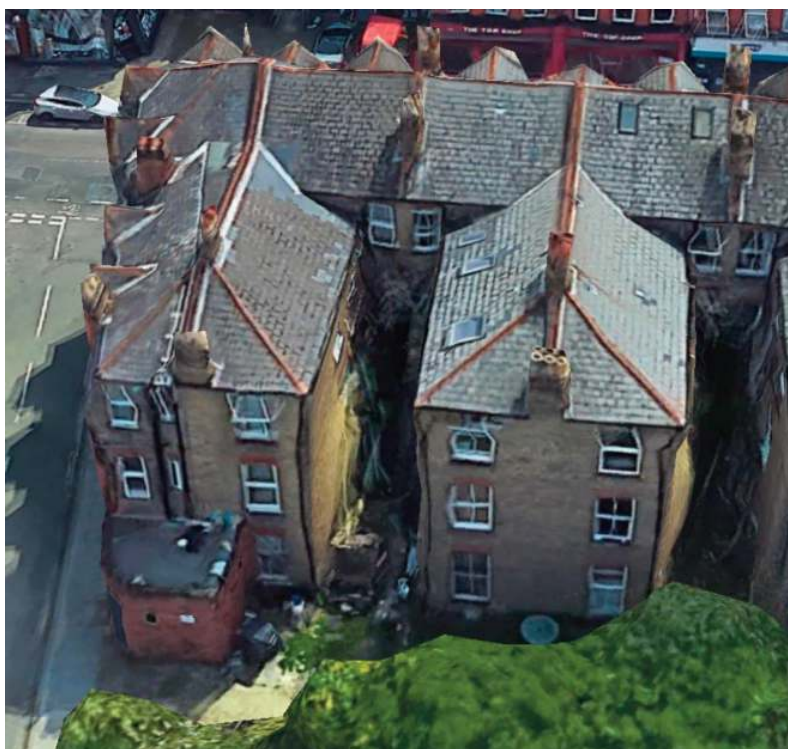
**Design and Access Statement:
Proposed Extension 367 Richmond Rd, Twickenham, TW1 2EJ**



FRONT



REAR



AERIAL

PROPERTY PLANNING HISTORY:

Development Management Application:.99/1568
Status: REF
Date:09/08/1999 New Shopfront

Development Management Application:99/2473
Status: GTD
Date:10/11/1999 Proposed Shopfront.

Development Management Application:80/1013 I
Status: REF
Date:05/12/1980 Use of the ground floor as an estate agents office.

Development Management Application: 10/1792/FUL
Status: REF
Date: 18/08/2010 Alterations and erection of a ground floor single storey side/ rear extension to form new one bedroom flat.

Development Management Application: 11/1123/FUL
Status: GTD
Date: 23/05/2011 Alterations and erection of single storey side / rear extension to existing retail unit.

PROPOSAL:

Re-submission of original scheme from App 11/1123/FUL above.
Alterations and erection of single storey side / rear extension to existing retail unit.

The proposal will create an extra ancillary beauty salon facility whilst still retaining the existing retail ground floor A I shop unit.

LAYOUT:

The new area will provide storage space, a shower / changing room and beauty salon facilities
Access will be provided to the extended shop unit from an existing rear service road .
The existing retail shop and main front entrance will be retained .

The newly extended shop premises will be 23 .2m2 in floor area and the existing retail shop unit will now have a total area of 97 .2m2. floor space.

LANDSCAPING:

There are no major landscaping proposals for this scheme.

APPEARANCE:

The style of the existing windows will be retained as sash type in the new extension.
New external walls will be facing stock brickwork to match existing elevations.
The new flat roof will be level in height with the adjoining rear extension to 369.

ACCESS, VEHICLE and TRANSPORT LINKS:

The building faces the main road and is well served by good transport links which has a regular bus service in operation. Richmond main line train station and St Margarets are only a 10 minute walk away.

INCLUSIVE ACCESS

Access for those with disabilities can be easily obtained with level access to the entrance door threshold and 900mm clear door openings.
Access for emergency services is not effected