

09 / 1983 / FUL

22 THE CAUSEWAY, TEDDINGTON, MIDDLESEX

PLANNING APPLICATION FOR REDEVELOPMENT AS GROUND FLOOR BUSINESS
USE AND RESIDENTIAL ABOVE

RECEIVED

24 JUL 2009

DESIGN AND ACCESS STATEMENT BY HTP ARCHITECTURE LLP
July 2009

1.0 BACKGROUND

- 1.1 The site is located on the south side of The Causeway that connects Park Road with Broad Street, Teddington.

The present building on the site was constructed in 1960/61 following Planning Consent to extend an earlier single storey building (LPA Refs: 7548/97, 25th October 1956, and 621/60, 15th August 1960).

Adjoining Buildings

At the time of its construction, No.20 The Causeway appears to have been an existing three storey building. This was demolished in 1974 and then rebuilt with No.s 16 and 18 as a single comprehensive redevelopment.

No.24 The Causeway appears to have been a single storey building that has since been redeveloped.

- 1.2 The site is essentially rectilinear with a narrow frontage of 5.5 metres in width by 29 metres deep (approximately 0.016 hectares in area).

The existing building has a footprint of 50 square metres.

Orientation is north north east (The Causeway frontage).

- 1.3 The building is overshadowed at the rear by the more recent redevelopment of both the adjoining properties.

2.0 ASSESSMENT

- 2.1 **Context** (see also photosheet no/.1 attached)

The Causeway is in the heart of Teddington Town Centre and comprises mainly shops at street level, with mixed accommodation on the upper floors.

The Causeway, South Side

No.s 1 to 14 on the south side form part of a continuous terrace.

The redevelopment of No.s 16 to 20 has maintained a similar eaves level but has a substantial fourth floor element set back beyond the general site lines from ground level (The Causeway frontage).

No. 24 The Causeway maintains a similar 'eaves' level, but has a flat roof.

Levels of window cills and heads along the south side is inconsistent, especially for no.s 16 to 28 where upper floor levels vary according to the function, and the building

standards applicable to the period in which each was redeveloped.

The Causeway, North Side

The north side of The Causeway, No.s 3 to 13, has been comprehensively redeveloped as a series of four storey buildings, with the top storey set back so that the balcony parapet maintains a similar line to the 'eaves' level opposite.

Middle Lane Frontage

A series of disparate building styles and frontages that do not present a consistent relationship with each other.

2.2 Social

The site is well served by shops and public transport. Teddington British Rail station is 5 minutes walk, and bus routes pass via Broad Street, less than 100 metres away.

The existing building has a net usable office area of 107 square metres, excluding staircase, circulation and toilet accommodation. This is provided over three floors in a series of individual offices.

2.3 Planning Policy

Current Planning criteria for the property are set out in the Richmond Unitary Development Plan (UDP) Review adopted in April 2005, and the forthcoming Local Development Frameworks (LDF).

UDP

The key policies are likely to be the retention of employment use (EMP 4) and residential development in areas of mixed use (HSG 5).

Loss of Employment could be discouraged to be balanced against the gain in residential use.

LDF

The core policy in the Local Development Framework would appear to be CP8D – (maintaining level of offices but not significant expansion), and CP15 (Affordable Housing).

2.4 Involvement

The Applicant has forwarded advance copies of the redevelopment proposals to both the adjoining owners in No.s 20 and 24 The Causeway.

The principle changes between the existing building and the proposed redevelopment will be:

- a) Introduction of residential accommodation at the upper floor levels in place of offices.
- b) The depth of the new building will extend further towards Middle Lane.
- c) Introduction of a third floor residential unit.

No.s 16 to 20 comprises a ground floor retail unit, offices at first and second floors with a residential unit at third floor level.

No.24 comprises office accommodation over three floors.

2.5 Evaluation

There is currently a surplus of office accommodation in Teddington with secondary office space (quality and location) becoming difficult to let. The existing building is inefficient being a series of six small individual offices with substandard clear storey heights on the upper levels. The net usable area of 108 square metres, because of the inefficient layout on three floor levels provides working space for six individuals.

There is demand in Teddington for small residential units, in a town centre location with good transport links.

The existing building under utilises the site potential, and is constructed to the less demanding standards of the 1960's era, in respect particularly of thermal (insulation) performance.

An opportunity exists within a new development to maintain an employment use on the site whilst providing much needed housing.

3.0 DESIGN ASSESSMENT

3.1 Re-use of Existing Structure

A dimensional survey has been made of the existing structure to record the relationship of the existing building with its neighbours, both in plan and elevation. The results are shown on application drawings No.s 07050/PL01, PL02 and PL03.

Record drawings of the construction of the building have been obtained from the applicant.

Examination of the construction drawings of the existing building indicates that it has a reinforced concrete framed structure (columns, beams, upper floors and roof structure) with a suspended timber ground floor partially supported off steel beams from an earlier building structure.

An initial assessment of the existing building is that the building structure cannot be retained if the Council's adopted standard for residential construction (CSH Level 3), and current Building Regulations requirements, are to be achieved.

3.2 Appearance (see photograph A)

There is little consistency in appearance between No.s 16 to 28 The Causeway save for the general alignment of window heads and cills, and parapets, which reflect the three storey construction of each building.

There is still variation in these elements most notably at first floor level. This is particularly noticeable in no.22.

In terms of scale, No.s 16 to 20 and No.s 26 to 28 The Causeway are more imposing than No.s 22 and 24.

The external materials used in No.s 16 to 28 vary and reflect those of the period in which each was constructed.

The principles to be adopted in the new elevational design have been generally identified as creation of unifying elements between 22 and 24 The Causeway so that these two buildings would read more strongly together. This can be achieved through matching parapet and balcony heights.

These would then be reflected in the rear elevation of the new building. Here the relationship of the facades to the buildings either side are not so directly linked as a common building line is absent.

4.0 THE DEVELOPMENT

4.1 USE

The proposal is to retain business space at ground floor level with residential units above.

Net usable area would be approximately 81 square metres in two open plan areas separated by a central service 'core', and would comprise 2 no/. spaces of 36 and 45 square metres each and will continue to provide working space for 9-10 individuals in open plan.

Residential units are proposed for the upper floors as follows:

First Floor - 1 No. 1 bedroom flat
 1 No. studio

Second Floor - 1 No. 1 bedroom flat
 1 No. studio

Third Floor - 1 No. 1 bedroom flat

4.2 Layout

Flats Discussions have been held with Richmond Borough Council regarding storage and collection of refuse, and they have advised that this must be located in the Middle Lane frontage.

Access to the flats will therefore be via Middle Lane via a small lobby and entrance corridor to a central staircase.

Offices Access will be available from The Causeway (principal entrance) or Mill Lane as indicated on drawing No. 07050/PL04B.

4.3 Scale

The Causeway frontage

The new parapets and balcony rail lines are maintained consistent with that of No.24 The Causeway. The existing building line is retained. The proposed third floor is set back so that the roof line is not visible to pedestrians on the north side of The Causeway.

Middle Lane frontage (see attached Aerial Views, Existing and Proposed)

The rear elevation has been positioned and stepped to avoid loss of natural light to No/.24. The third floor is set back in order to maintain a parapet similar to the adjoining buildings.

4.4 Landscape

This has not been covered in detail at this stage but it is envisaged that it will be predominantly hard surfacing to the Middle Lane frontage to the pedestrian access and the car space.

4.5 Appearance

The variety of materials and design styles to the buildings in the immediate vicinity is maintained, but within the principles set out in paragraph 3.2 above.

A contemporary appearance is proposed using natural sustainable timber boarding framed in a painted rendered surround to both The Causeway and Middle Lane elevations.

Balconies would have clear glass containment with minimal steel supporting structure. An opaque screen partially enclosing the roof terrace (Middle Lane frontage) will be provided to eliminate overlooking of 14-16 Middle Lane.

The roof to the third floor has been curved to assist the sight lines, with a central flat area to take advantage of the north south orientation for solar energy collectors, and to locate air source heat pumps.

ACCESS STATEMENT

5.0 LEVELS

- 5.1 The floor level of the ground offices will be the same as the footpath with a level threshold; the door(s) will be sized to allow wheelchair access. There will be a disabled w/c in accordance with Building Regulations Part M (see plan).
- 5.2 The access to the upper floor flats is via an ambulant disabled staircase in accordance with Part M. The ground floor in the staircase will be set at a level approximately the same as the road outside.

6.0 CAR PARKING

6.1 Office Space

1 No. car space to disabled standard is proposed.

6.2 Residential units

No on-site car spaces are proposed.

7.0 CYCLE PARKING

- 7.1 Covered space for the cycles is provided for the residential units, externally near to the Middle Lane entrance. 1 no/. space per flat is accommodated.

Attachments:

Photosheet no/.01
Aerial View – Existing
Aerial View – Proposed

PRB/LMJ/07050/D
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22 THE CAUSEWAY, TEDDINGTON TW11 0HF
 Photographs of the Existing Building and Surroundings
 December 2008



View from The Causeway with no.s 26-28 in the foreground (white rendered frontage)



22 The Causeway. The building sits uneasily with its neighbours



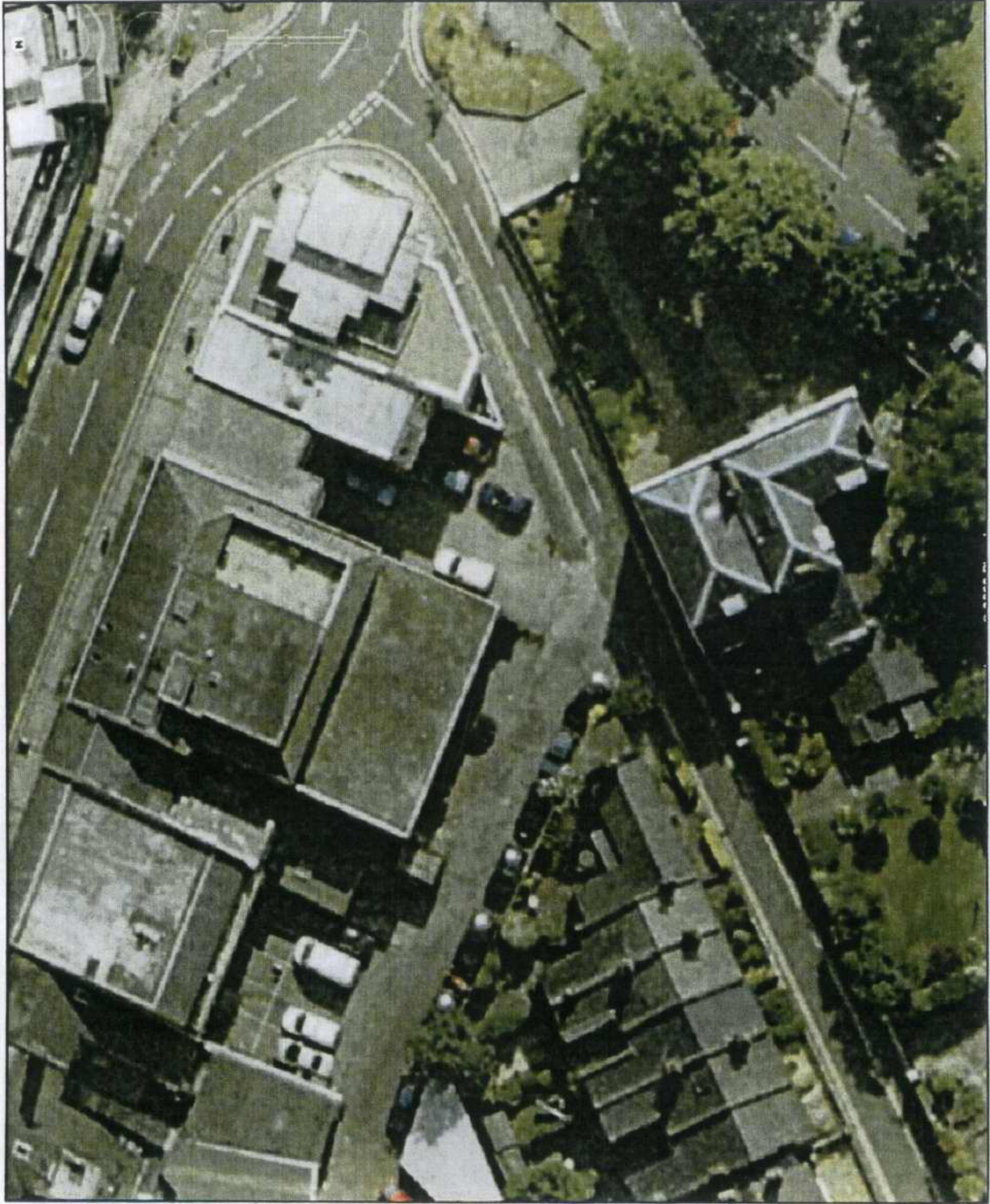
View to the south-east. The new design would benefit from improving the relationship with no. 24 by maintaining parapet and horizontal window lines



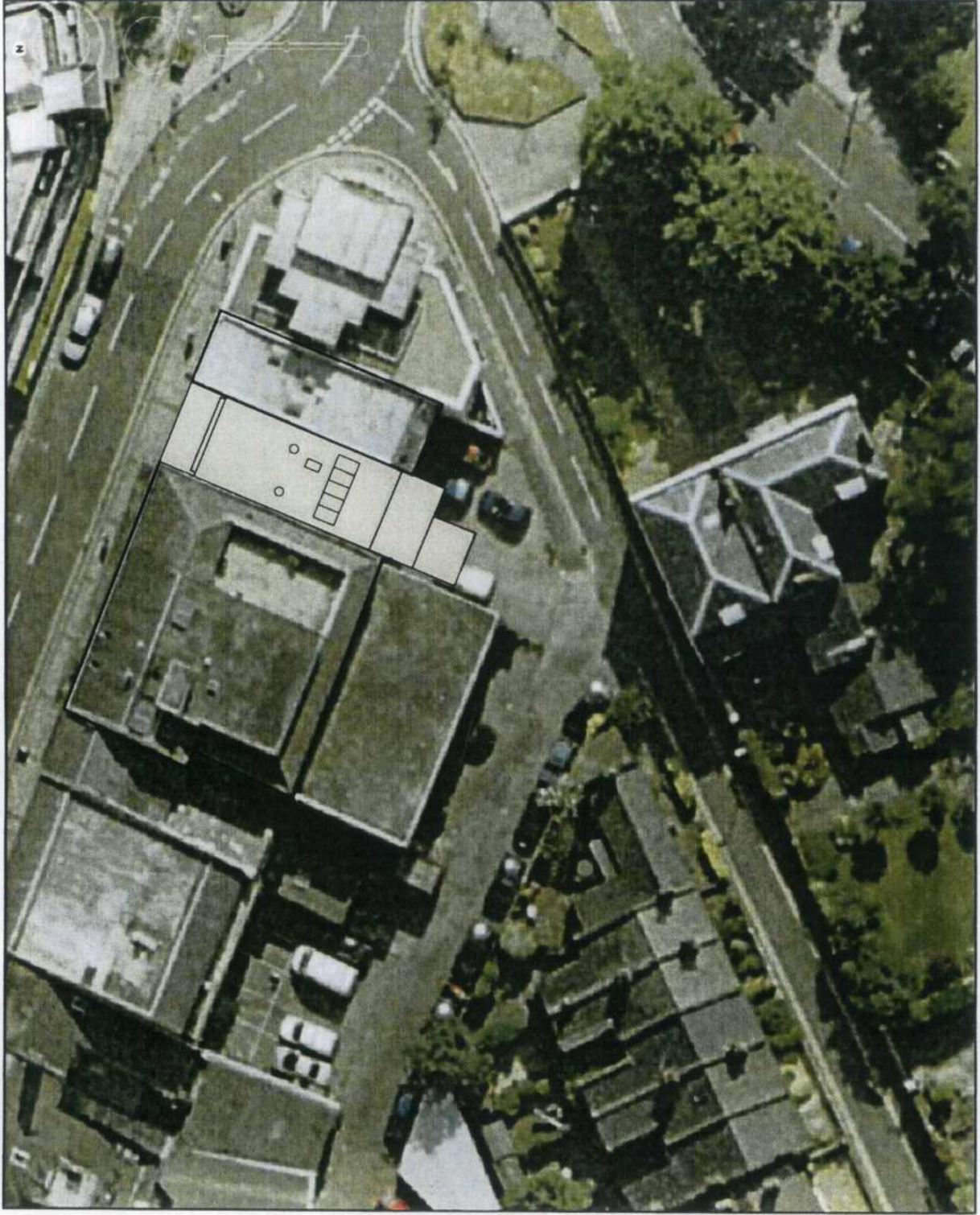
View of no. 20 The Causeway from Middle Lane. The flank wall is an overbearing feature



View of no.s 22, 24 and no. 26 from Middle Lane. No. 22 is squeezed in by the adjoining properties



AS EXISTING



AS PROPOSED