

**REDEVELOPMENT of POUPARTS YARD & 84a HAMPTON ROAD,
TWICKENHAM**

DESIGN & ACCESS STATEMENT

(relating to drg. nos 715/TP1s-13s)

SUPERSEDED

General Concept

The general concept for the design of the current development proposal is to satisfactorily address the appeal inspector's comments on a previous planning application and to improve the amenities of the development as follows:-

1. The existing bungalow of 84a is to be retained and does not form part of the new development except that part of its rear garden is assigned to it so that new private gardens may be provided for the lower flats.
2. The visual bulk of the building to replace Poupards Yard is reduced by setting the flats back from the northern boundary and shortening the depth of the flats by 3m, by reducing the ridge height and shape of the roof on the office building and by altering the central gable to that of a hipped roof.
3. A full height basement is formed which enables more cars to be parked out of sight and for more of the land to be retained for garden amenities. The provision for housing bicycles is also more discretely located at ground floor level under the garden steps of Flat 5.
4. The addition of a basement into the development also affords an opportunity to include two more habitable rooms and to ensure that an adequate proportion of smaller units is provided.
5. Heat recovery and rainwater harvesting systems are incorporated to improve the buildings' sustainability standards.
6. A lift is added to the office facilities to provide more convenient access to upper floors.
7. More outdoor amenities are provided for the new flats in the form of private gardens, verandas, balconies and terraces.

Original Building Plot

The "Works" building known as Poupards Yard (off Third Cross Road) is to be demolished and the site increased in size by adding part of the rear garden of 84a Hampton Road. The resultant site is excavated to form a full basement.

New Housing Development

The new south facing facade of the development is located and configured to ensure that a minimum distance of 20m is maintained between new windows which face the existing windows of 84a & 84b. The new residential building is set back from the existing building line of Pouparts Yard by approximately 3m to provide two small private patio gardens on either side of the central arched opening which form a spacial buffer between ground floor windows and existing commercial uses to the north.

Living rooms are given priority access to sunlight by locating them all on the south-east facing side of the building with bedrooms located on the north-west side.

Two rainwater harvesting tanks are installed under the rear upper terraces of the gardens to Flats 1 & 2 and collected "grey" water is distributed throughout the new development for use in wc cisterns, washing machines and hoses.

New Commercial Building

A new 4 storey commercial building with a smaller footprint than that of the existing "Works" building is proposed to adjoin the residential building and provides a similar internal work area to that of the original building. It is designed to express its function whilst harmonising with the proposed residential building on the site by using similar materials and building components.

Building Materials

A combination of good quality traditional and modern materials is proposed as follows :-

- i) Natural slates and lead flashings to finish the roof.
- ii) White painted smooth rendered front and rear walls with "maintenance free" London Stock brick flank and garden walls.
- iii) Gunmetal grey dormer cheeks and conservatory glazing bars. White painted dormer fascias.
- iv) Clear glass balconies with black painted steel handrails.
- v) White painted timber joinery.
- vi) Black painted wrought iron gates, veranda frame and window planters.
- vii) White glass to veranda canopies.

Gross Floor Area of Flats Building = 643.1m²

Internal Gross Floor Areas of Flats

Flat 1 = 37.3m²

Flat 4 = 60.3m²

Flat 7 = 58.7m²

Flat 2 = 96.2m²

Flat 5 = 48.1m²

Flat 8 = 59.3m²

Flat 3 = 61.7m²

Flat 6 = 63.6m²

Flat 9 = 61.9m²

Gross Floor Area of Proposed Office Building = 348.1m²

The gross floor area of the existing "Works" building of Pouparts Yard = 284.7m²

Net Lettable Space of Proposed Office Building = 193.4m²

Access

Existing vehicular and pedestrian access to the development site is maintained from Third Cross Road through Fernleigh House Works site and extended into the middle of the site in the form of a covered and gated entrance approach with a clear headroom of 3.0m to give access to two flat entrance lobbies, a car lift and bicycle shelter beyond.

Steps are avoided on the outside approach to entrance lobbies. Internal staircases and steps are arranged to comply with "Part M" of the Building Regulations.

Car Parking

A car scissor lift with a contract load of 3000Kg, equipped with various safety sensors, wheel retaining devices and enclosed by partitions, balustrades, mesh chain curtains and electrically operated gates etc., is located within the central entrance approach to provide access to the basement car park.

Refuse

Two enclosures are provided on the northern boundary to receive 6no. standard refuse bins and recycling boxes. Other individual receptacles are provided within respective private gardens.

Existing Trees & Landscaping

Existing trees along the southern boundary of the Pouparts Yard site are to be removed and a variety of small garden trees planted along the new garden boundary with 84a.

oooooOooooo

