

## DESIGN AND ACCESS STATEMENT

project : Land to rear of 80 - 92 Whitton Road, Twickenham TW1 1BS

date : June 2010

The back-land site is bordered by long back gardens to the houses on Erncroft Way, Grimwood Road, and Lime Grove to the east

### **Proposed Scheme**

d23ltd have designed the scheme to sit comfortably within the existing residential area, subservient to the houses on Whitton Road. As with the existing housing stock in the area, the aesthetic is a Victorian pastiche, using many of the materials that are already present on houses locally.

### **Building Form**

The building form is taken from houses along Whitton Road. The form takes a 2 - storey building with a pitched roof over. The general aesthetic of the design is taken from the Victorian houses to the south of Whitton Road, cloaked in similar materials.

### **Scale and massing**

The proposed nine houses, on this back-land site are subservient to the existing houses along Whitton Road. The general scale and mass of the buildings generally increase in size and height towards the north of the site, as with the existing residential layout along Whitton Road. This layout therefore respects the existing situation. The new office-building mimics, in size and location, the old workshop, that once stood on the site.

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Old B1 units

### Layout

The proposed site layout eliminates potential overlooking and overbearing impact, by a reduction in bulk from a previous withdrawn scheme. The scheme is generally 'inward' looking, the houses being clustered around the access road and associated parking.

### Detailing and Materials

The choice of materials will preserve and enhance the character and appearance of the area. d23ltd have designed the scheme to fit comfortably within its surroundings, and to match the existing materials in use nearby - in line with all Council recommendations.

MATERIALS SCHEDULE	
roof - pitched	Reconstructed slate
roof - flat	Code 5 lead
walls	Red stock brick
windows	Timber double glazed sliding sash windows - painted white
glazed screens (rear)	polyester powder coated aluminium - colour as windows
means of enclosure	existing and new boundary timber close boarded fence

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### **Access**

Access to the site will be via a new 3.1m minimum width tarmacadam access road, with pedestrian path, joining Whitton Road at an existing Cross - over. The 3 x 70m vision slays are shown on the Site Plan drawing.

### **Landscape**

The hard landscaping scheme has been designed around the access road, and the need to get refuse vehicles and fire appliances in and out of this site. We have attempted however to retain as much soft landscaping as is possible. The landscaping scheme currently shows that 40% of the available land will be considered soft landscaping. An ecology corridor has been inserted around the edge of the site.

### **Refuse, Recycling and Bicycle Stores**

Each house has an external store for refuse, recycling and bicycles

### **Environmental**

The Client has commissioned a flood survey to confirm that the ground floors are set at the correct level, and employed an arboriculturist to advise on the existing trees that are close to the site.

d23ltd will specify, wherever possible, materials from sustainable sources, in accordance with current good practice, and will be investigating the practicality of utilizing 'grey water' within the mechanical designs for the building.