PLANNING, DESIGN AND ACCESS STATEMENT
(incorporating an assessment of heritage assets)

In Support of a Planning Application for:

A Replacement Dwelling

At

The House in The Woods,
The Warren, Kingswood, Surrey

June 2015
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1.0 BACKGROUND

1.1 HW Planning Ltd has been instructed by Mr and Mrs Morley to prepare a Planning, Design and Access statement in support of their application for a replacement house at The House In The Woods, The Warren, Kingswood.

1.2 This document details the design process through which the scheme has evolved and explains the design rationale.

1.3 The site lies within a Residential Area of Special Character (RASC) and is constrained by a number of trees. These factors along with the relationship with neighbouring properties, character issues, the relevant policies from the development plan and the planning history have influenced the plan preparation and discussions between David Archer and Associates, the client and HW Planning Ltd.

1.4 The site is part of a locally listed garden, this factor has also been taken into consideration in developing the scheme, which seeks to enhance the contribution the frontage to the site plays.
2.0 SITE AND AREA APPRAISAL

2.1 The House in The Woods is a detached dwelling located on the northern side of The Warren, within Kingswood Warren. The area is residential in character typically comprising large detached dwellings set in spacious plots with high degrees of landscaping. The Warren provides a link between the A217 to the west and the main body of the Kingswood Warren Estate to the east.

2.2 Land in the vicinity of the site is relatively level in contour, with the site itself also being level.

2.3 Access into the site is currently via a single gated access point onto The Warren towards the eastern side of the frontage to the site.

2.4 The front boundary of the site comprises a tall and dense combination of laurel and rhododendron which form an effective screen of the site from the road. That planting is set behind a low brick wall, which is not a typical feature of other plots.

2.5 The application site is reflective of the wider area of The Warren in that it is occupied by a detached dwelling set in a large plot. The design of buildings in the wider area varies considerably and as such there is no over-riding style, scale or palette of materials.

2.6 The existing dwelling has been extended to its sides and rear with both single and two storey additions being noted within the site history.

2.7 The rebuilding of properties is readily apparent in the wider area, with numerous examples to be seen throughout Kingswood Warren. This building has no heritage merit.

2.8 The use of external materials in the wider area is varied, there being slate and tiles (of various colours) to the roof areas, brick, render and tile hanging to the walls.

2.9 The site lies within a RASC (Residential Area of Special Character) as identified on the Local Plan proposals map.
Photograph 1

This image shows the view looking northwest across the frontage of the site. As may be seen the frontage comprises a high hedge formed by a laurel hedge with a small amount of rhododendron set behind a low wall. This forms part of the locally listed gardens on The Warren. The wall, as may be seen, is not typical of the surrounding properties where planting alone tends to mark the front boundary.

Photograph 2

The left hand image shows the rear elevation of the existing house. As may be seen a high hedge separates the garden from land to the east (left hand side as seen in photo).
Photograph 3

This image shows the existing access point onto The Warren. To the right of the gates is a fir type hedge whilst to the left is a mix of rhododendron and laurel unlike the more dominant rhododendron seen to the front of other adjoining properties as may be seen in the image below.

Photograph 4

This image shows the view to the frontage of the property to the east of the application site with the Warren, as may be seen its frontage comprises rhododendron which is maintained in a less formal manner.
Photograph 5
This image shows the view along the road frontage from west of the site looking northeast.

Photograph 6
This image shows the frontage access and dwelling to one of the units on the opposite side of The Warren.
Photograph 7

This image shows the view across the front of the existing house with the existing detached triple garage seen in the background. As may be seen much of the frontage is given over to parking.

Photograph 8

This image shows the views across the rear of the existing dwelling looking west.
3.0 DESIGN PRINCIPLES

ASSESSMENT - PHYSICAL
3.1 As detailed above, the site lies within a RASC where large detached dwellings set in spacious plots are typical. A proposal for a large detached replacement building was seen to be in keeping with the character of the area.

3.2 The existing dwelling is not of any particular note, it is not seen to be a building which should be retained due to any historic or architectural merit.

3.3 Trees are a constraint to development and as such tree advice was sought at an early stage in progressing the proposal having regard to scale, position and construction of both the garage and the dwelling. It is the relationship with trees and hedging that led to the movement of the garage from the western to eastern side of the site to afford greater separation to the pine tree to the front of the site.

ASSESSMENT - SOCIAL, ECONOMIC
3.4 This replacement dwelling would have little impact on the social and economic wellbeing of the area. It would meet the needs of the current occupants of the site. It will provide support to the local economy during the construction process.

EVALUATION AND DESIGN
3.5 Any proposal for a replacement dwelling on this site provides an opportunity for a dwelling of an improved design as well as an opportunity to enhance the frontage of the site which is part of a locally listed garden.

3.6 There is a wide variety of form, scale, design and materials within the wider area, within which it is typically the landscaping that dominates views. A broad palette was seen to exist in respect of the design of a replacement building.

ACCESS
3.7 A single central access point was seen as appropriate given enhancements sought to the road frontage in the form of new planting to enhance the rhododendron screening to the boundary.

POLICY — CENTRAL GOVERNMENT GUIDANCE
3.8 The NPPF was published in 2012, replacing the former PPGs and PPSs and is relevant to this proposal for a replacement dwelling.

CORE STRATEGY
3.17 The following policies are relevant to the consideration of this application: CS1 - Presumption in Favour of Sustainable development; CS10 - Sustainable Development, CS11— Sustainable Construction , CS12 - Infrastructure Delivery; CS13 - Housing Delivery; CS15 - Affordable Housing; and, CS17 - Travel Options and Accessibility.

POLICY - LOCAL PLAN
3.9 Policy Pc4 relates to the protection of trees and is relevant to this proposal. The extracts on the following pages provide details from the site survey and tree survey.

3.10 Policy Ho 9 addresses Design and Layout. It seeks the best use of sites and their characteristics, including views into and
out of the site. It seeks to reinforce local distinctiveness. It addresses the scale of development and the amenities of adjoining residents; the design including the treatment of the elevations, the roof-scape and proposed materials; landscaping, outlook, privacy and garden space. The policy goes on to refer to highway standards and energy conservation.

3.11 Policy Ho 9A relates to housing density and making the best use of land.

3.12 Policy Pc11 relates to Historic Gardens and is relevant in respect of the frontage to the site.

3.13 Policy Ho13 addresses the maintenance of character and amenity, stating that these factors will normally be the prime consideration when residential development is contemplated.

3.14 Policy Ho 15 relates to RASCs. It seeks development that respects and is compatible with the existing character of the area, that maintains the existing visual predominance of tree cover and space between buildings and seeks to maintain high degrees of amenity.

3.15 Policy Ho16 addresses frontage plots and extensions. It is a criterion based policy that states that the Council will give consideration to the type, design and size of dwelling proposed in relation to the size and shape of the plot and to its relationship with existing properties.

**PLANNING HISTORY**

3.16 Permission was granted under reference P/09/01955/H HOLD for the provision of roof dormers and a loft conversion on 17th February 2010. In 2006 permission was granted for a single storey extension whilst in 1991 permission had been granted for a side and rear ground and first floor extension.

3.17 In 1984 permission was granted for a dwelling house with double garage and the provision of a triple garage under planning reference 84P/0173/F.

3.18 Woodlawn, the neighbouring dwelling to the east of the application site has been extended significantly to its southern elevation and permission has been granted for a replacement 5 bedroomed dwelling under application ref 14/00775/F, which follows a previous permission in 2011 under reference 11/00411.
4.0 DESIGN AND ACCESS SOLUTION

PRINCIPLE OF A REPLACEMENT DWELLING

4.1 The principle of replacement dwellings and the redevelopment of sites has also been widely accepted within Kingswood Warren. The existing building is of no particular merit and as such there is not seen to be a policy objection to the redevelopment of this site with a single replacement dwelling.

4.2 Any proposal would need to address matters including trees, neighbour amenity, character and scale and bulk having regard to the site characteristics including its relationship with the road frontage and adjoining properties.

HISTORIC GARDEN

4.3 The frontage to the site forms part of a heritage asset in the form of the landscaped drive on The Warren. Typically frontages on this part of The Warren comprise rhododendrons, whilst, in the case of the application site, a wall and laurel hedge marks this boundary with a small amount of rhododendron.

4.4 The proposal seeks to make improvements to the front boundary of the site through the removal of the wall and the reinstatement of rhododendron planting.

ACCESS

4.5 The proposal seeks to maintain a single, more central access point on to The Warren. The relocated access point would provide sight lines in both directions, whilst the existing access point would be closed up and a wall end landscaping provided to respect that which exists across the remainder of the frontage. Associated with the movement of the access point are improvements to the heritage asset as set out above.

TREES

4.6 Trees on and adjacent to the site have been the subject of a tree survey, an extract from the related plan is provided in page 14 of this document. That plan sets out the root protection areas around trees and formed the starting point for consideration of the provision of a replacement dwelling and garage in discussion with David Archer and Associates.

4.7 Whilst not seen as a particular constraint to the positioning of the dwelling, the presence of trees has influenced the garage location which is moved from the west to east side of the site in order to avoid potential root damage.

4.8 An Arboricultural Method Statement (AMS) and related Tree Protection Plan (TPP) have been produced in support of the proposal. An extract from the TPP is provided on page 16 of this statement.

LOCATION AND DESIGN OF THE PROPOSED DWELLING

4.9 Section 3 of this document examined the design principles and policies relevant to the site and the consideration of the location of a replacement dwelling. Having regard to these issues and the size of the site, scope was seen to replace the house.

4.10 The architectural design ethos adopted is set out on page 20 of this document, with influential buildings from the wider area shown in the images on page 12 of this supporting statement.

4.11 The proposed building remains in a similar position on the site compared to the existing dwelling and in turn is set back a similar distance to others to the west on The Warren.
4.12 The height of the proposed dwelling closely reflects that of the existing building as does its profile as may be seen in the images on pages 18 and 19 of this document which provide comparisons of the front elevation. In respect of the building’s footprint, this demonstrates a reduction in width allowing for a greater sense of space around the building than currently exists as may be seen in most clearly in the extract from the block plan which is provided on page 17 of this statement.

4.13 The proposal provides a well articulated building of brick construction and careful attention to detailing. Its hipped roof form provides for a greater sense of separation to the side boundaries with that spacing being further enhanced through the areas of planting shown in the plan extract on page 15 of this statement.

4.14 Having regard to space around the building, the proposed footprint is less wide than that of the existing building. It provides a greater degree of separation to the side boundaries and allows for enhanced planting. That increased landscaping will screen the proposed building and ensure that the arcadian setting of the area is maintained.

4.15 The proposed triple garage to the eastern side of the site is opposite that which currently exists, which will be demolished. It will be well screened by frontage planting as well as planting to the east of the site. Its design picks up on the style and form of the proposed building.

**NEIGHBOUR AMENITY**

4.16 The separation distance from and orientation with neighbouring properties, coupled with the scale and design of the proposed building ensures that no adverse impact will result on the amenities of adjoining residents in terms of light, overlooking, loss of privacy or overbearance.

4.17 Whilst side facing windows are proposed at first floor level in the main body of the dwelling, these serve bathrooms and would naturally be obscure glazed, a matter which may also be controlled by condition.

4.18 Care has been taken with regard to the balconies with that to bedroom 2 being fitted with a privacy screen in the form of an extended side wall which along with the high boundary hedge will prevent any loss of privacy.
REFUSE AND RECYCLING
4.19 There is ample space to the front, side and rear of the dwelling as well as within the garage to provide for bin and recycling storage. On collection days the bins will be taken to the drive for edge of curtilage collection, as is the case with the existing dwelling.

CYCLE STORAGE
4.21 Bicycle storage will take place within the garage.

RENEWABLE ENERGY
4.22 It is requested that renewable energy matters be addressed by way of a condition so that latest technologies can be employed as available at the time of construction. At this stage it is anticipated that solar PV panels will be sited on the roof of the dwelling and will achieve in excess of the 10% requirement as detailed in the report by ThermEnergy.

INFRASTRUCTURE PAYMENTS
4.23 No contribution is required as this proposal relates to a single replacement dwelling.

SUSTAINABLE CONSTRUCTION
4.24 Policy CS11 of the Core Strategy states that new development will be expected to be constructed to a minimum of Code of Sustainable Homes Level 4. An energy statement was submitted with the application outlining measures to be employed to achieve code level 4 would be met. A condition may be applied to any grant of permission to ensure this is secured.

AFFORDABLE HOUSING
4.25 The proposal does not result in a net gain in dwellings and as such no requirement for affordable housing arises.
Extract from Tree Survey (showing root protection areas)
Generous spacing is retained between the proposed building and all adjoining buildings.

Existing landscape features such as the frontage hedge are retained and additional planting proposed.

Additional planting to sides of dwelling.

Relocated garage
Extract from Tree Protection Plan
Improved spacing to boundary and neighbouring dwelling

Building line maintained

Garage well screened from road
Overlay Front Elevation
Showing Existing (Lilac)
and Proposed Dwelling
(Green dotted line)
Overlay Front Elevation Showing Existing (dotted red line) and Proposed Dwelling
‘Architectural Ethos:

House in the Wood has been re-designed to reflect an ever-changing perception of neo-classical architecture. The new designs extract numerous popular features of the Georgian period fused with subtle off-balances evident in styles such as Queen Anne and Arts and Crafts.

Often poorly proportioned and unnecessarily bold interpretations of neo-classical, particularly neo-Georgian, houses are produced across the UK. Alternatively, House in the Wood aims to apply careful consideration and attention to detail towards the knowledge that previous architectural styles have provided rather than a direct copy. This knowledge has been introduced via architectural form, proportion, high quality material combinations and material selection.

The new designs are inspired by the previously, subtle yet luxurious architectural styles in which the area was founded upon, with its directive towards a modern interpretation of classical form.’
Hipped roof form minimises bulk and ensures a retained sense of spaciousness

Front Elevation as Proposed

Generous space maintained to boundary and adjacent dwelling
5.0 CONCLUSION

5.1 The proposal has been informed by an assessment of the wider context of the site with regard being had to neighbour amenity, scale, building line, landscaping and tree issues.

5.2 The proposal provides for a single replacement dwelling of a style and scale that accords with the wider character of the area and which maintains the amenities of future and adjoining occupants.

5.3 The proposal is supported by a tree survey, tree protection plan and an Arboricultural Method Statement, reflective of the care that has been taken to ensure that the proposal responds to and provides for the future retention of trees around the site.

5.4 Materials proposed reflect those used in the wider area of the RASC.

5.5 The proposal will meet development plan policy requirements in respect of renewable energy and Code 4 for sustainable homes.

5.6 The proposal meets the requirements of policies Pc4 Ho9, Ho13, Ho15 and Ho16 of the Borough Local Plan.