

324 KINGSTON ROAD, STONELEIGH

Application for Redevelopment to provide Seven Flats



DESIGN AND ACCESS STATEMENT

The site

The subject property is an individually designed 2-storey dwelling with Dutch / barn hipped gable ends and aligned with its façade fronting the Kingston Road forming a consistent pattern with other detached and semi-detached houses in this residential suburb. The house is set back behind a long frontage hard stand and has a deep back garden with numerous trees. The existing building covers a footprint of approximately 80 square metres.

The boundaries to the sides are lightly shrubbed. There is at least a 2 metre's gap to the side boundaries with the houses at either side at nos. 322 and 326 (Melhurst). The land is flat in topography. The site is not within a Conservation Area, is not affected by any Tree Preservation Orders and the building is not Listed or locally listed. The site is also outside any defined flood risk zone.

Planning context, constraints and potential.

The proposal has been formulated pursuant to pre-application consultation with the Local Planning Authority and in the context of all relevant adopted Epsom and Ewell Planning Policy as well as Government and local supplementary planning guidance. The environs are defined by housing, this being an area characterised by inter-war dwellings typically of semi-detached form.

There are other land uses and these comprise retail and minor business or commercial premises located essentially on the opposite south western side of the Kingston Road. Therefore, on a principal basis, provision of further housing is not liable to be out of keeping as a land use in this setting.



Rear view of site

Proposed Development

The proposal will comprise a complete rebuild on the plot meaning that the current dwelling will be demolished and a new 2-storey building erected in its stead.

Design

It must be noted that almost unexceptionally in this suburb dwellings are of two storey form. Therefore, a 2.5 storey proposal would not appear unduly incongruous in the street scene and would not thereby risk

appearing dominant upon neighbouring homes. This is addressed further in the following paragraphs.

Amount

The new build will contain seven units of accommodation. The units will comprise two 1-person flats, three 2-person flats, one 4-person and one 5-person flat. Two of the 2-person flats will be one-bedroomed, one two-bedroomed. The two single-person flats will have one bedroom each. The four-person flat will have two bedrooms and the five-person flat three bedrooms.

Layout

The Nationally Described Space Standards, introduced by DCLG in March 2015, (see table extract below) set clear internal minimum space standards for bedrooms within new dwellings of 7.5 m² for single bedroom and 11.5 m² for a double bedroom.

The single person flats will be 39.97m² and 38.36m². The two person 1-bed flats will measure over 50m², the two person 2-bed flat 73m², the four-person flat 70m² and the top floor 5-person (roof level) unit 97.7m².

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

As can be seen from the above table, all the flats will be in line with the NDSS parameters.

The flats will have no dimensions within the minimum room widths.

There will be three units in the ground floor, three in the first floor and one occupying the roof level. There will be a single-storey flat roofed rear element but this roof will not be used by occupiers as a terrace.

Storage space and outdoor amenity space to the required areas will be designed in as will bin stores at the frontage area.

Scale

The maximum height of the build will be 8.75m. Its footprint will cover 230m² but this includes the bays at the front and the single storey rear projection which is 4m deep. The main body of the building which extends to 2 storeys with roof level accommodation will cover 180m².

The building would still fit acceptably in the plot with regard to the two neighbouring buildings given the rear extensions built on these adjacent homes which would render the proposal only relatively marginally deeper.

Appearance

Much effort has been expended in the design concept to ensure that the appearance of the new building will resemble the existing one and the appearance of the housing typical of the locality. The proposed marked hipped roof design recreates the current building shape and matches the form of many of the dwellings in Ewell. It also serves to ease the juxtaposition between the neighbouring buildings and the proposal.

External materials, detailing and form including tiling, dormers, brickwork plinths and glazing form will resemble the previous building and reflect the character of the suburb. Tiled roofing, projecting dormers with clay

tiles, angles bays with areas of render with brick plinths will thereby underscore the design trend of Ewell. This will maintain the street scene.

Landscaping

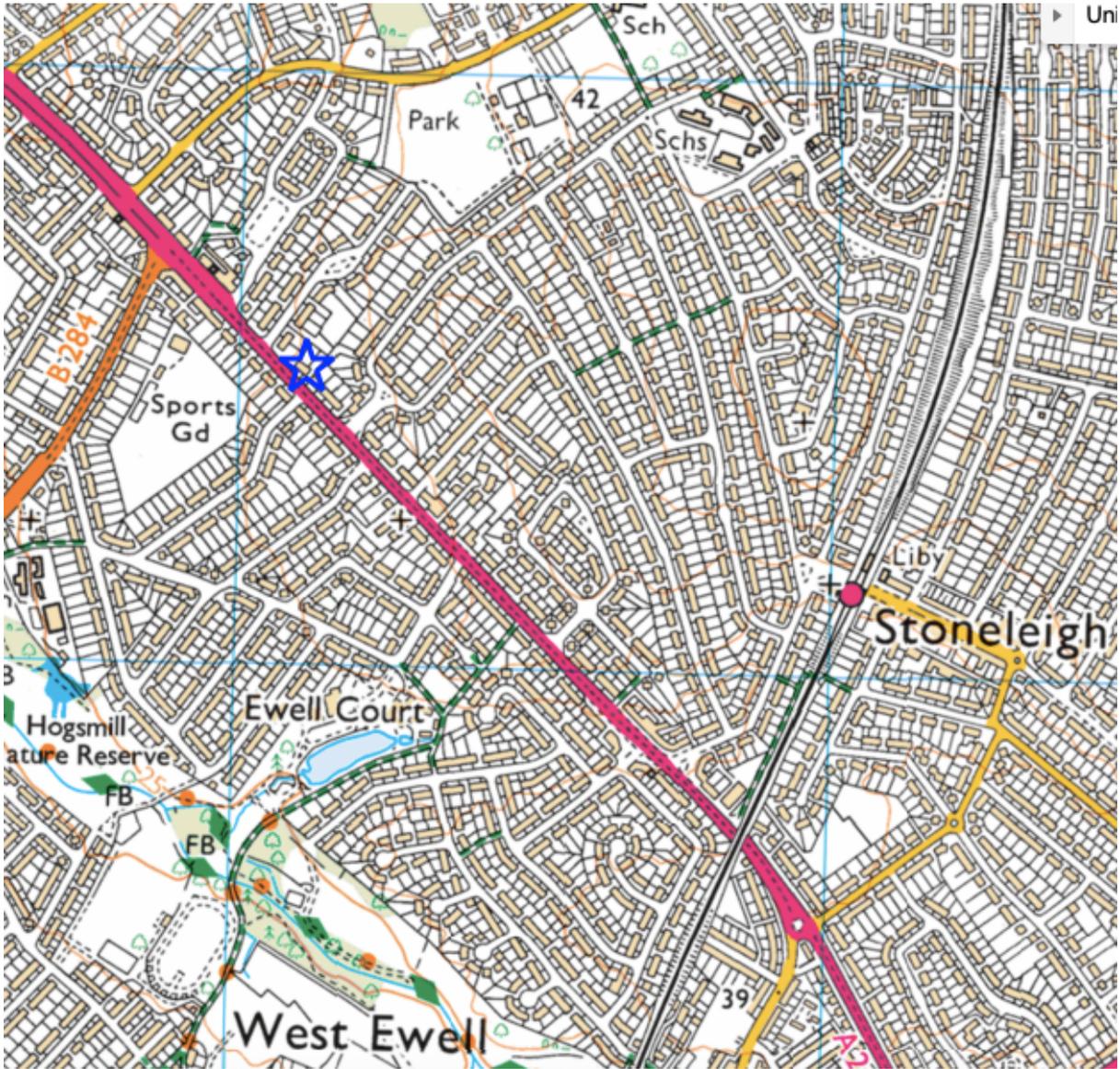
Planting, retention of the worthiest existing trees and shrubs as well as partial porous hard surfacing and lawn laying to the outdoor and private rear amenity areas will soften the surrounds. A separate landscaping scheme is submitted along with a site and tree survey plan. Whereas the frontage will host parking, it must be appreciated that this only replicates the current situation meaning that there will be no particular material change in this element.

Access

The site is walking distance to bus stops for routes 406 and 418 serving Tolworth and Stoneleigh and Stoneleigh rail station serving London. Epsom is a mile distant. Local shops lie within half a kilometre over level ground meaning that foot, cycle or public transport accessibility is good at the site. Racks for 14 bicycles to be stored securely are designed in and spaces for five cars to be parked off street are provided on the frontage.



Location of entire site – not to scale



 APPLICATION SITE

Locational context of the application site

Supplementary Planning Documents referred to

Sustainable Design February 2016

Parking Standards for Residential Development December 2015

1- & 2- bedroom flats	1 space per unit
3+ bedroom flats	1.5 spaces per unit

Vehicular and Cycle Parking Guidance 2018

Single Plot and Other Types of Residential Infill Schemes 2003

The Council's Parking Standards for Residential Development SPD requires 1 space per unit. The delivery of additional units at this site would effectively mean that there would be a shortfall of two spaces. Given the sustainable location of the site, any shortfall of parking spaces is not considered to cause significant harm to on-street parking or local traffic conditions.

There should be no conflict with Policy DM37, which requires developments to demonstrate an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking and local traffic conditions.

Policy

The below policies were observed and provided the parameters for the formulation of the scheme.

National Planning Policy Framework (NPPF) 2019

Chapter 5 Delivering a sufficient supply of homes Para 59-61, 64, 68
and 75

Chapter 11 Making effective use of land
Para 117- 122

Chapter 12 Achieving well designed places Para 124-131

Local Development Framework – Core Strategy 2007

Policy CS5 Policy CS1 Policy CS5 Policy CS6 Policy CS7 Policy CS8
Policy CS13 Policy CS16

The Built Environment General Policy

Built Environment Sustainable Development Housing Provision Housing
Location Community Facilities Highways

Development Management Policies Document 2015

Policy DM4 Policy DM5 Policy DM9 Policy DM10 Policy DM11

Biodiversity and New Development

Trees and Landscape

Townscape Character and Local Distinctiveness Design Requirements
for New Developments Housing Density .

Policy DM12 Policy DM22 Policy DM37

Epsom and Ewell District-wide Local Plan 2000

HSG11 Permission will only be granted for housing development in residential areas provided that:

the proposal would:

1. (i) be at a density appropriate to the site and character of the surrounding area;
2. (ii) respect the amenities of existing dwellings in terms of road access and layout;

(iii) provide sufficient separation to limit overlooking and loss of privacy and give adequate garden size for both existing and new housing;

(iv) provide for security and public safety;

5. (v) be of a design and height appropriate to the character of the surrounding area;

6. (vi) provide satisfactory internal space in dwellings; and
7. (vii) satisfy the open and play space needs of the prospective occupants.

Core Strategy Policy CS6

Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development - both new build and conversion.

In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:

- • minimises the use of energy in the scheme by using an appropriate layout, building design and orientation;
- • minimises the emission of pollutants, including noise, water and light pollution, into the wider environment;
- • has no adverse effects on water quality, and helps reduce potential water consumption, for example by the use of water conservation and recycling measures and by minimising off-site water discharge by using methods such as sustainable urban drainage;

- • avoids increasing the risk of, or from, flooding;
- • minimises the energy requirements of construction, for example by using sustainable construction technologies and encouraging the recycling of materials;
- • encourages the use of renewable energy by the incorporation of production facilities within the design of the scheme;
- • incorporates waste management processes, for example for the recycling of water and waste. The waste hierarchy (Reduce-Reuse-Recycle-Recover-Dispose) should be applied to all stages of development design, construction and final operation.

Policy CS 5

The biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat.

Development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity.

Policy CS 7

High quality and inclusive design will be required for all development in the Borough to support the creation of sustainable environments and communities.

The Council will require development:

- to achieve high standards of layout and design, including the creation of attractive, functional and safe public and private environments, which take full account of the amenities enjoyed by adjoining properties and the principles of "designing out crime";**

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- to reinforce local distinctiveness, by careful landscaping and building design, which complements the varying character and heritage of the Borough, particularly when defined in**

approved design statements which indicate the principles of good design applicable to locally distinctive areas (such as conservation areas and Epsom town centre);

- to make an efficient use of land, including having regard to its accessibility by sustainable travel means, its landscape and built context, and its potential for development in a comprehensive way;**
- to make appropriate provision for a mix of uses where this would contribute positively to the vitality of an area, and**
- to help conserve or enhance heritage features of recognised importance.**

National Planning Policy Framework 2019

The NPPF paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 68 - small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing **requirement on sites no larger than one hectare**; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring **small** and medium sized sites forward;

c) support the development of **windfall sites** through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the **sub-division** of large sites where this could help to speed up the delivery of homes.

Chapter 11 para 117 of the NPPF states that Planning policies and decisions should promote an **effective use of land** in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic

policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land

Para 112 states that "Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

Policy DM11 Housing Density states that in principle, proposals for new housing that make the most **efficient use of sites** within the boroughs urban area will be supported in principle.

In view of the above, the redevelopment of this site within an already developed residential area is an appropriate and sustainable location for increasing the amount of residential development at the site subject to other material considerations and local planning policy.



Street scene along Kingston Road

Associated Considerations

Trees

Whilst there are some worthy trees on and around the site, none are TPO safeguarded and most of the mature specimens are sufficiently distant as to lie outside any construction zone and avoid being damaged. BS5837 required practice methodologies will apply during construction phase. Therefore, there are no serious constraints with respect to trees. A landscaping plan is provided which will afford amenity for occupiers, make the site attractive and provide good screening. This may would be also subject to a condition on permission.

Impact on Neighbour Amenity

Policy DM10 requires development to have regard to the amenities of occupants and neighbours, in terms of privacy, outlook, sunlight/daylight, noise and disturbance.

There are neighbouring dwellings to the south east and north west of the site, but these have no upper-level flank windows meaning that the proposal shouldn't result in increase in built form or bulk or intervisibility so great as to impact adversely upon these properties in terms of loss of light, outlook or privacy. Obscure glazing as proposed for the side apertures will again mitigate any overlooking issues. Rear windows would

overlook gardens but this replicates the suburban norm.



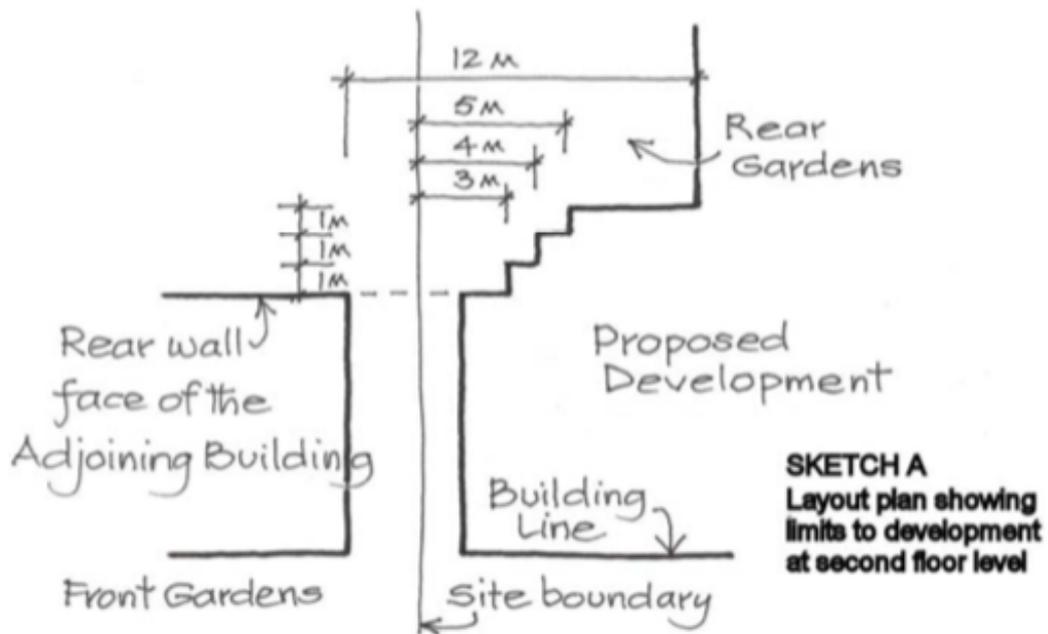
View to dwelling to the north west

Supplementary Planning documents set out a guide to the form, shape and position of builds. A stepped formation for upper storey structures whereby an added metre of space from the boundary will be needed for every additional metre of depth must be allowed for. See below SPD extracts:



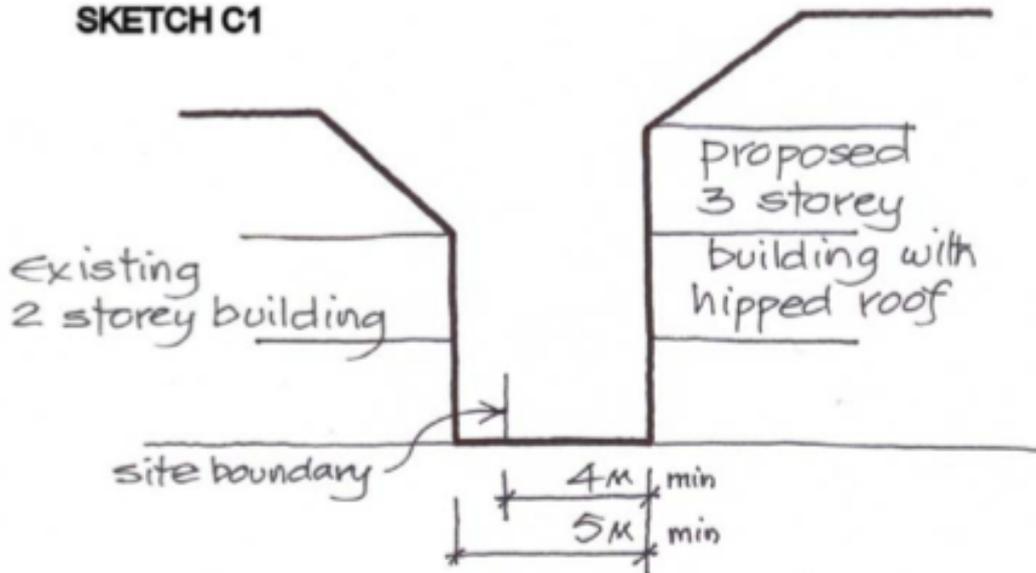
View across south eastern boundary

- 3.4 The **first floor** should not extend beyond **3 metres** of the rear wall of the adjoining building, unless that building is more than **12 metres** away.

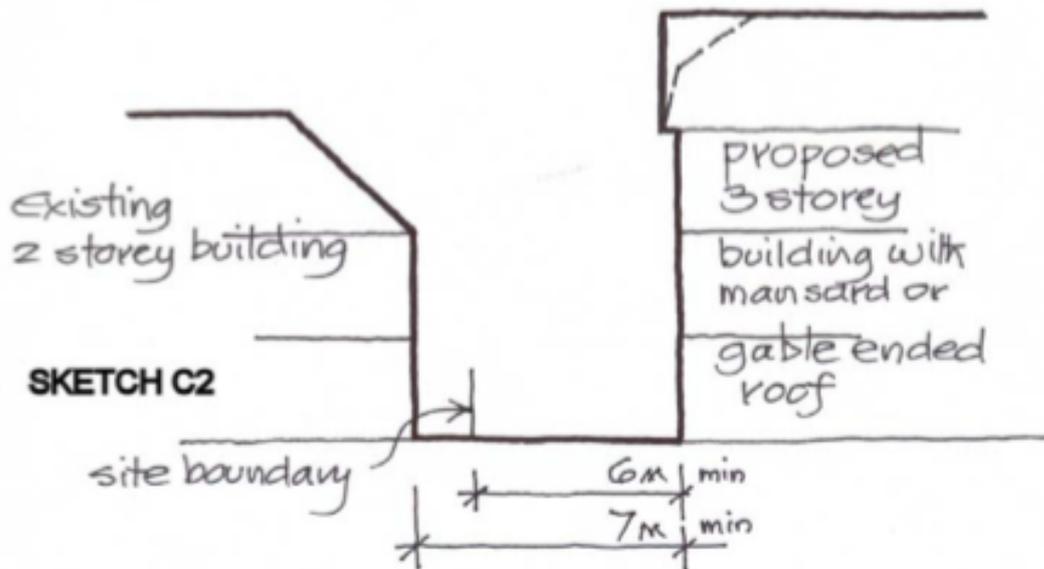


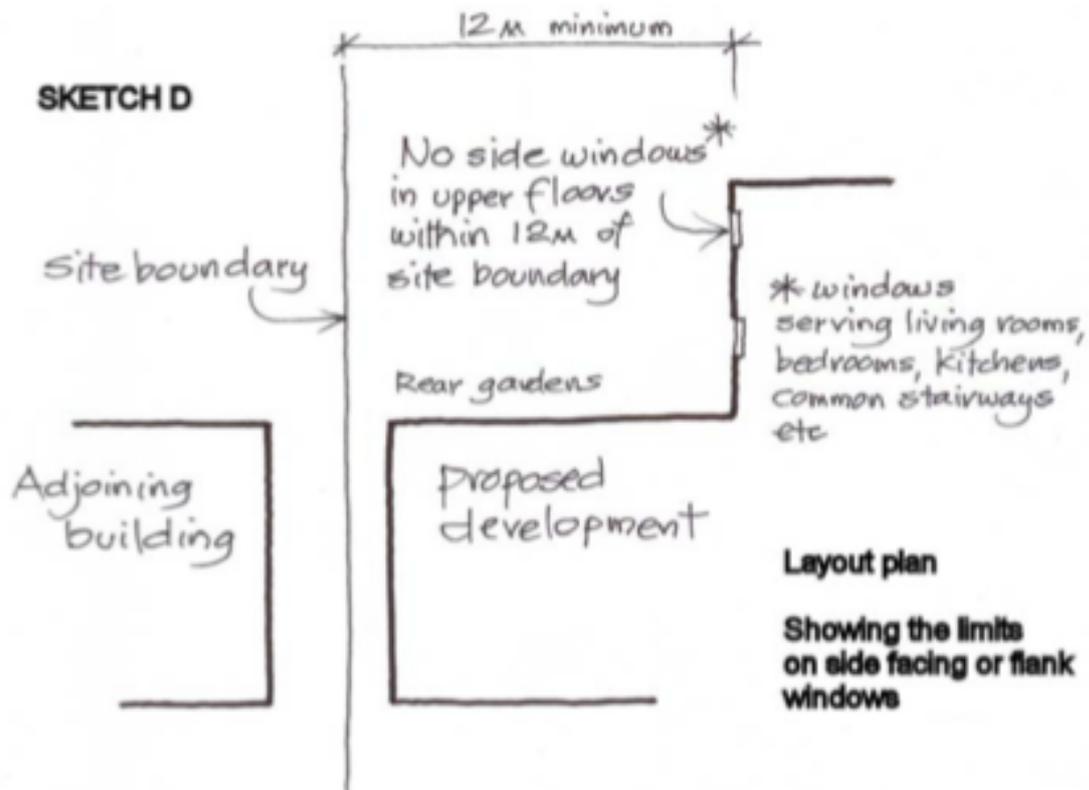
- 3.10 Flank windows serving living rooms, kitchens, bedrooms or common stairways will be allowed only at ground floor level, or elsewhere when the proposed dwelling is sited **12 metres** or more away from the common boundary; see sketch **D**.

SKETCH C1



Elevations showing the required side gaps





Neither 322 nor Melhurst have flank windows in their upper floors facing the subject plot and moreover Melhurst has extensive outbuildings that would offer screening at ground floor level and the house at 322 similarly has an outbuilding that would serve as a visual interruption. The scheme should therefore comply with Policy DM10.



Boundary with Melhurst, no. 326 the dwelling to the north west



Boundary with no. 322 the dwelling to the south east

Biodiversity

No known protected species habitats have been discovered on the site and any risk to such interests would be addressed as and when identified, subject to survey and suitable subsequent measures.

Archaeology

No archaeological interests are known to be present on the plot subject to the application. The Surrey County Archaeology Officer would be best placed to advise on these matters.

Carbon

Renewable energy derivation to minimise carbon use has been designed in through the provision of heat pump and solar voltaics.

Flood Risk.

The Environment Agency Flood Risk map shows that the site lies outside any long or medium term risk zone.

Summary

In summary, the proposal represents a well-designed building that would fit well in the street scene that would avoid harm to privacy and light and will avoid any risk of dominance where neighbouring properties are concerned. The added 'housing' will contribute to the local need, be in line with the National guidance and Local policy as offering smaller and relatively affordable units of accommodation currently in short supply in these areas.