

DESIGN & PLANNING STATEMENT
DEVELOPMENT OF 7 GRAHAM GARDENS KT6 6LT
TO CREATE 6 NEW DWELLINGS

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INTRODUCTION

This Statement is to accompany Drawings No. 309/00, 01, 02, 03, 04, 05 & 06 which forms part of an application for Outline Planning Approval.

This application follows Pre-Application Advice provided by TRB of Kingston-Upon-Thames ref 19/02299/PRE dated 18/02/20.

The scheme involves the demolition of a detached house, with integrated garage at No. 7 Graham Gardens and the construction of 6 new dwellings, comprising 3 Houses and 3 Apartments.

THE EXISTING SITE

No. 7 is located at the end of Graham Gardens, which is a Close with a total of 7 dwellings. All with different architectural styles, sizes and characteristics.

7 Graham Gardens has a total plot area of 1243sqm or 0.124 Hectares and has an extensive rear garden. The garden is the largest in the local area as evident by Drawing 309/00 Site & Location Plan.

The rear garden is surrounded predominately by the gardens of other private dwellings.

The garden has been well maintained and benefits from a number of mature trees and established plants.

An Arboricultural Impact Assessment has not been carried out yet and this would form part of any Reserved Matters, along with an Arboricultural Method Statement and a Tree Protection Plan.

Careful consideration was given to the existing garden during the design process in an effort to maintain as much open green space as possible, so as to preserve the character of the existing landscape as described in the Residential Design SPD item 3.9.

During the Design Development, consideration was also given to SPD policy Guidance 8 relating to the incorporation of landscape features to harmonise with the character and setting of the area. Along with a strategy to ensure there will be no net loss of trees.

PROPOSED SITE LAYOUT

Density

The site straddles PTAL Zones 1a & 2. For the purpose of density calculations we have assumed PTAL Zone 2, as this is the dominant zone in the local area.

Using Table 3.2 of The London Plan to calculate densities:

- Each House has 6 Habitable Rooms x 3 = 18hr
- Each Apartment has 3 Habitable Rooms x = 9hr
- Total Habitable Rooms = 27, divided by number of dwellings 6 = 4.5 hr/unit

Table 3.2 shows that developments with 3.8-4.6 hr/unit should have a density of 35-65 units per hectare in a setting with PTAL Level 2.

The proposed development at 7 Graham Gardens has a density of 50 units per hectare. This is within the maximum density range.

Layout

The main priority during Design Development was to retain as much open green space as possible.

The 3 proposed houses to the southern end of the site are set 7.5m away from the existing garden rear boundary in accordance with Policy Guidance 16.

The flank wall of the proposed house to the West of the site is set 15m away from the rear elevation of No. 6 Kirkleas Road in accordance with Policy Guidance 16.

Positioning the proposed houses at the Southern end of the site provides a distance of 21m to the proposed flats at the North end of the site in accordance with Policy Guidance 16.

This allows for open green space to be retained in the central part of the site and for the shared garden space to dominate the site, rather than the new buildings. This also provides the

possibility to retain both mature trees on the site, subject to an Arboricultural Impact Assessment.

The 3 Apartments to the front of the site are generally in the same position as the existing house, albeit further towards the boundary with No. 5 Graham Gardens. This allows for a driveway to be constructed to access a new communal parking area.

Gardens & Amenity

The 3 Houses are designed to have a minimum of 50sqm private gardens in accordance with Policy Guidance 13, with the house to the East of the site having a larger garden of 90sqm.

The 3 Apartments are designed to have 5sqm of private balcony or terrace (Ground Floor) and 160sqm Communal Amenity Space.

Using Policy Guidance 14 to calculate Communal Amenity Space:

- 10sqm should be provided for each apartment = 30sqm
- 5sqm of private balcony or terrace proposed for each apartment = 15sqm
- Shortfall of 15sqm to be added to 50sqm minimum = 65sqm of Communal Amenity Space

The Communal Amenity Space designed exceeds the minimum by 95sqm and creates an open green space to the development.

Parking

In order to maintain an open green space in the centre of the proposed development, the majority of car parking is sited towards the west boundary. An existing line of trees adjacent to the boundary provides good separation to the neighbouring gardens. Other car parking spaces have been sited in discrete but practical places.

All parking is proposed to be off-street and not visible from Graham Gardens and therefore maintain / enhance the existing street front in accordance with Policy Guidance 21.

Parking Density has been calculated using the Sustainable Transport SPD and Table 6.2 of The London Plan Parking Standards (March 2016 Update).

Subject to preparation of a Transport Statement, an allowance of 1 Car Parking Space has been provided per dwelling, with a total of 6 spaces across the site. 2 spaces will be provided with an adjacent charging point for electric vehicles.

Bikes

The 3 Houses will have adequate space in private gardens for the storage of bikes.

The 3 Apartments will have a dedicated space for the storage of up to 6 bikes (2 per dwelling).

Cycle Storage will be provided to the side of the apartment block and will not project forward of the established building line in accordance with Policy Guidance 20.

Cycle Storage will be constructed from durable materials appropriate to the setting in accordance with Policy Guidance 20.

Waste

Waste storage for the 3 Houses will be sited in the private rear gardens, which can be accessed without travelling through the dwellings. On collection day the residents will move the bins to the front of the site into a dedicated bay ready to be emptied. This bay will be approximately 3m from the public highway.

Waste storage for the 3 Apartments will be sited to the side of the block adjacent to the boundary of No. 5 Graham Gardens. The Waste Store will be suitably screened and constructed of materials appropriate to the context in accordance with Policy Guidance 22.

Waste Storage for the Apartments will be approximately 6m from the public highway.

DESIGN

Houses

Each house has been designed to have 4 bedrooms with around 140sqm of Gross Internal Area to accommodate up to 5 people.

The row of houses have been designed in a Georgian style of architecture with traditional detailing such as column/porch entrance, sash windows, quoin stones and parapet detailing. The external walls are intended to be finished in painted render.

Each house is 3 storeys high, with the 3rd storey within a mansard roof structure. This helps to break-up the massing of the elevation and reduce the impact of the development. The mansard roof is intended to be finished in either lead or zinc sheets with dormer windows and traditional detailing.

Apartments

Each Apartment has been designed to have 2 bedrooms with 81 or 72sqm of Gross Internal Area to accommodate up to 4 people.

It is intended that the Houses and Apartments will have the same architectural language, therefore the Apartments have also been designed in a Georgian style of architecture with traditional detailing such as column/porch entrance, sash windows, quoin stones, parapet detailing and wrought iron balustrading. The external walls are intended to be finished in painted render.

The apartment block is 3 storeys high, with the 3rd storey within a mock-mansard roof structure. The walls of the 'mansard' are vertical (rather than sloping), but are setback from the parapet to help break-up the massing of the elevation and reduce the impact of the development. The mansard roof is intended to be finished in either lead or zinc sheets with dormer windows and traditional detailing.

Landscape

The overriding principle of the site plan is to preserve as much green open space as possible.

Subject to an Arboricultural Impact Assessment, the vast majority of trees and plants are intended to be retained, including the 2 mature trees in the centre of the existing garden.

Any trees that do need to be removed as part of the development will be replaced with new trees suitable to the location.

Subject to a detailed Landscape Design, the new landscape surfaces will include:

- Block Paving to the driveway from the vehicle entrance to the back of the apartment block;
- Honeycomb paving driveway from back of the apartment block to the 3 houses, to allow grass to grow through paving;
- Lawn and Plants to the communal garden space;
- Lawn and Plants to the front of the 3 Houses

CONCLUSION

We believe the development of 7 Graham Gardens provides an opportunity to provide much needed high quality housing in an area of under-utilised land as promoted in Paragraph 118 of the National Planning Policy Framework.