

1032:
**PROPOSED REFURBISHMENT / REPLACEMENT OF EXISTING GARAGE
TO FORM TWO BEDROOM RESIDENTIAL ACCOMMODATION AT
12-14 DITTON ROAD, SURBITON, KT6 6QZ:**

1032-D01: DESIGN AND ACCESS STATEMENT:

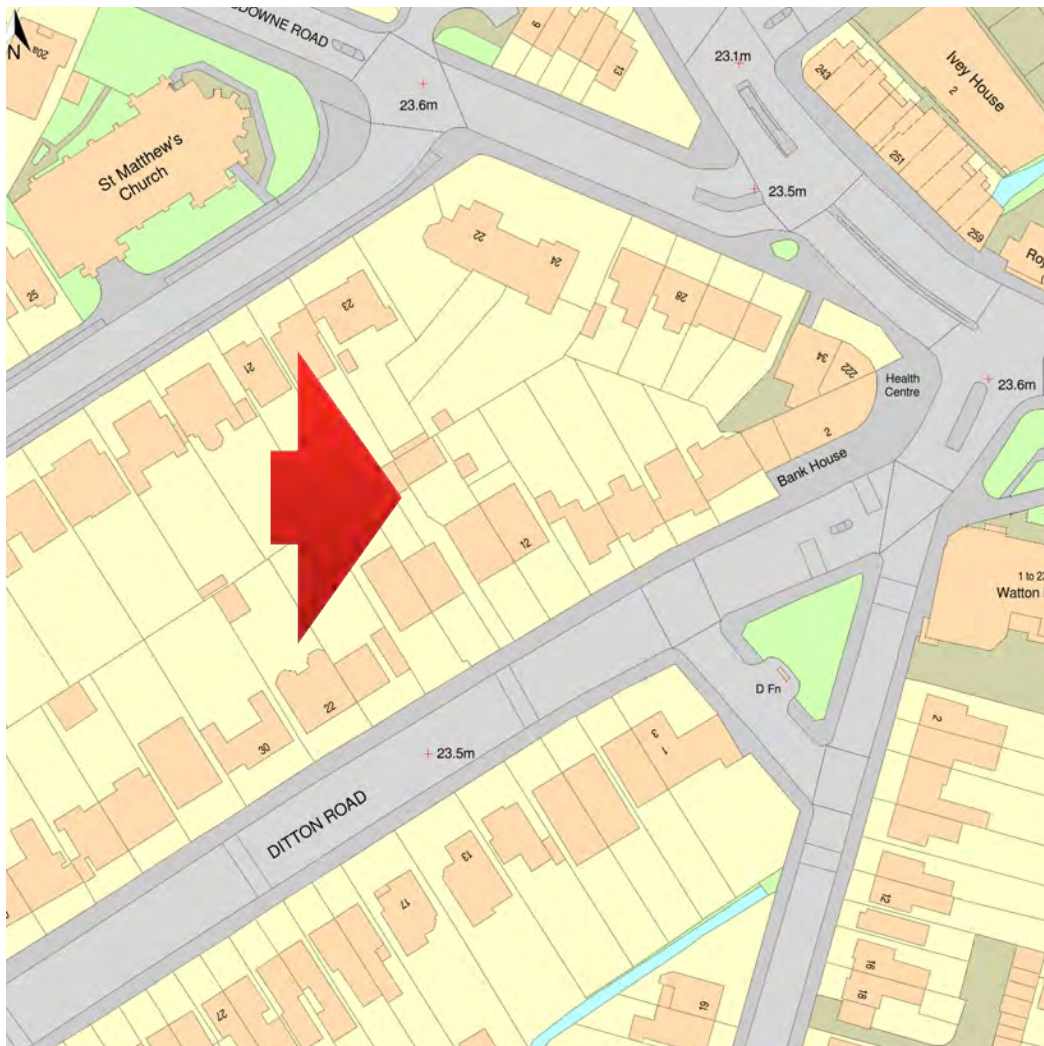
DESIGN AND ACCESS STATEMENT

TO BE READ IN CONJUNCTION WITH DRAWINGS NOS:

1032-21
1032-22
1032-23

SITE DESCRIPTION

The Proposal Site lies on the north side of Ditton Road.



OSGridRef:
TQ 18656646.

The site comprises a rectangular parcel of land, extending back from the north side of Ditton Road. Originally a pair of semi-detached houses, the property is currently occupied as 8 no self contained flats. There is substantial garden area to the front of the existing property. The rear is accessed via a driveway on the west side leading to a paved courtyard and a number of garden areas that variously enclosed private areas or open grassed garden.

At the rear of the paved courtyard is brick garage building with a pitched roof.

The garage is in need of refurbishment and is not used on a daily basis for vehicle parking or storage.



View of the existing Garage Building from the paved courtyard looking North.

APPLICATION CONTEXT

The whole of the site is in single ownership and the applicant proposes to utilise the existing garage building to provide an additional accommodation unit in this location of high demand. The proposal is for a high-quality single-bedroom unit configured meet the local market needs.

The proposed reconstruction of the garage will utilise the existing footprint, underpinning and strengthening or replacing the existing walls as required, with slight dimensional extension. The floor will be lowered to enable the proposed internal accommodation, which will lead out to a dedicated sunken and concealed garden area.

The eaves height will remain similar to existing, with the roof pitch slightly steepened to match local styles, but keeping the essential profile of the existing.

The design of the proposal is configured to respect attributes of the site:

- a) The resulting development will have very little visual change from existing.
- b) The design of the rebuilding is carefully considered to avoid any mutual overlooking or daylight intrusion and respect local character of design.
- c) The occupation of the proposed residential unit will not impact on the access to existing units and amenity space.
- d) Amenity spaces within the 0.07ha site will be retained for existing units and provide for the new unit.



View of the Main Building at 12-14 Ditton Road, looking South from the existing Garage Building

PLANNING HISTORY

A search of the database did not reveal any previous Planning Applications on the site.

PROPOSALS AND DESIGN

The design of the proposed accommodation has been configured to maximise the potential of the existing building profile, with subtle extensions and adjustments have the minimum visual impact while harmonising with the local vernacular and respect neighbour amenities.

All building materials have been designed and chosen to match existing adjacent finishes, and the whole will be refurbished to a high standard specification, improving the performance and sustainability of the project.

The sunken garden area will be concealed behind a matching brick parapet wall that will of a height to ensure privacy, avoid mutual overlooking and avoid risk of falling.

The existing adjacent garden will be preserved with minimum disruption and reduction in size.

AMOUNT

The Site Area is 0.07 ha. encompassing the existing building at 12-14 Ditton Road with garden areas to the north and south, existing walled gardens, a disused triple garage building and a brick storage shed..

The footprint of the existing garage building is 43 sq m and the 6 sq m adjacent shed is to be retained.

While refurbishing/ reconstruction the garage building footprint will be increased slightly to 49 sq m.

By lowering the floor, and inserting a timber floor to create an upper level, an total Gross Internal Area (GIA) of 82 sq m is achieved, with appropriate standards of headroom and access, while keeping the eaves height compatible with the existing building and maintaining a similar outward appearance.

MCLAREN ASSOCIATES

architectural and design consultants

That accommodation comprises a Kitchen / Living / Dining space exceeding LHS floor space standards, and a Bathroom two Bedrooms, similarly exceeding LHS standards.

A private sunken garden of 43 sq m is provided at the lower level.



View from the East looking towards the end of the existing Garage Building that Will be refurbished/replaced. The sunken garden will to the right of the view.

LAYOUT

The dwelling is approached from the existing paved courtyard via a central door leading to a small hallway with stairs leading down to the lower level and up to the upper level, with natural lighting from a glazed door panel but principally from a rooflight above that stair well.

The lower level is laid out on an open-plan manner with large bifold glazed doors leading out to an enclosed landscaped sunken garden at the same level. This provides significant daylight, morning sunlight and visual amenity.

The kitchen and the living area also benefit from shallow windows that are at high level relative to the interior, but above the paving level viewed from the outside. They will be designed to ensure privacy, but will provide additional daylight and sunlight from the southern exposure.

The upper level is laid out in a compact manner to achieve the maximum bedroom floor space. The landing which has a rooflight above, leads to a bathroom and two bedrooms. Bedroom 2 has two rooflights allowing outward views but no overlooking, while Bedroom 1 also features full height glazed doors with a "Juliet" balcony overlooking the garden.

SCALE AND APPEARANCE

The existing property at 12-14 Ditton Road, the perimeter walls, the existing garage and garden shed, and the inner enclosed gardens all feature multi-red face brickwork with red brick quoin features, slate roofs and white fasciae and window frames with black rainwater goods.

These materials will be retained/ reinstated for the new building, which will therefore match the existing and neighbour buildings.

The length of the garage building will be increased only slightly, and the ridge slightly raised due to the steep pitch that will now match the main 12-14 building.

The proportions will therefore be similar to the existing garage, and the detail configuration of the proposed south elevation facing the courtyard will actually be more in character than the current three large white-painted garage doors and the 'gable-feature' above.



***View looking North on the east side of the Main Building showing existing garden area.
The proposed sunken garden will be against the boundary in the background.***

LANDSCAPING

The site includes a garden amenity on all sides, bounded by a brick wall and 2m close boarded fence in good condition.

These areas will be retained and protected during works.

The lawn in the northeast of the site will be reduced in size to enable construction of the sunken garden to serve the proposed new residential unit.

The sunken garden will be surrounded by the existing close-boarded boundary fence, above a new retaining wall that will be extended upwards on the south side to provide safety and privacy.

The garden will be landscaped with turf and planting to provide both outdoor amenity and a beneficial visual outlook for the new unit.

If appropriate, a Landscape Scheme will be submitted for approval.

FLOOD RISK

Maps for the Flood Risk levels have been studied on the Environment Agency (EA) data base.

They show there is a risk level better than "Very Low" for both river and surface water flooding potential.

The design of the retaining walls included in the construction regime for the refurbishment/ replacement works will embrace specialist waterproofing methods with membranes and drainage/ pumping components as required.

FOUL DRAINAGE

The existing foul drainage system on the site includes inspection chambers on the east side of the existing building, accessing the drain run to the sewer in Ditton Road.

The proposed accommodation will drain to a new chamber and then connect into that system.

Preliminary inspection shows that although the proposal has the lower floor at a level below that of the approach courtyard, the internal drainage can be configured to drain naturally into the levels of the existing foul drainage system.

REFUSE COLLECTION

A dedicated bin store for both landfill and recyclable waste separate bins from each unit will be provided and the bins will be moved for the regular collections in the High Street roadside in common with current practice for all neighbouring properties.

AMENITY SPACE

As described, dedicated outdoor amenity space will be provided and landscaped.

The locality is very well supported by footpaths and cycleways, with open space and riverside environments within easy reach.

TRANSPORT

There are many bus and train routes and pedestrian and cycle pathways in the area as provided by local Policies to encourage the use of public transport.

In common with other residences locally, vehicle ownership is a relatively low priority and parking space is available in public designated zones and by private arrangement on nearby properties.

Secure and weatherproof Cycle Stores for each residential unit are provided.

SECURITY

The proposal site is fully enclosed with fences and vegetation. This is desirable from a privacy and amenity consideration, but measures will be necessary to ensure security.

The property provides multiple occupancy including casual surveillance.

The new building extension will be equipped with unobtrusive security lighting to deter intrusion including low-level and narrow-angle illumination of key zones around entrance doors.

The doors will be specified in compliance with Section Q of the Building Regulations, and all doors and windows will have high-spec security locks.

A media-integrated security alarm and call system with remote viewing access will be installed to professional specification.

DISABLED ACCESS

Building Control Approval will address any issues of Compliance regarding internal provisions under discussion with the Building Control Case Officer.

SUSTAINABILITY

Materials sourcing and site waste will be responsibly managed with attention to whole-life consumption and in accordance with relevant regulations and conditions of approval.

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