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Planning Design and Access Statement

Proposed erection of a Two storey two bedroom detached house

Public Conveniences, Malden Road, Worcester Park, Kingston Upon Thames,

KT4 7NR

CONTENTS

1.0 DESIGN STATEMENT

1.1 INTRODUCTION

2.0 THE SITE BACKGROUND, CONTEXT & CURRENT USE

3.0 PRE-PLANNING CONSULTATION

4.0 THE PROPOSAL

5.0 ACCESS TO THE HIGHWAY

6.0 CYCLE PARKING

7.0 WASTE MANAGEMENT STRATEGY

8.0 DRAINAGE STRATEGY

9.0 ACCESS STATEMENT

10.0 DAYLIGHT AND SUNLIGHT ASSESSMENT

11.00 SUMMARY

1.0 PLANNING AND DESIGN STATEMENT

1.1 INTRODUCTION This statement has been prepared by KB Architectural service/Draftsman. In connection with a proposal for a erection of Two bedroom two storey detach house.

This application includes the following:

- Provision of private amenity space to the house - location of cycle store *4

- . CIL Form
- . Location Plan
- . Block Plan
- . Proposed Block plan
- . Existing and proposed floor plans and elevations
- . Proposed Roof Plan
- . Proposed street view
- . Planning Statement, Design & Access Statement
- . Daylight/sunlight assessment
- . Topographical survey
- . Tree consultant report
- . Heritage consultant report
- . Pre Planning Application advice Report
- . Submitted plans for pre planning advice
- . Photographs

2.0 THE SITE BACKGROUND, CONTEXT & CURRENT USE

- . 2.1 The site is former public convenience and it has been terminated the use, my client bought this property at auction and it's previously owned by the Kingston council
- . 2.2 the site had many complaints from the council for being unsightly since the auction, also had complaints from neighbours for overgrown vegetation.
- . 2.3 The site is within a conservation area and is not a Listed Building. There are no TPO trees within the site. It is also not in a Flood Zone area.
- . 2.4 The plot is approximately 152.1 m²
- . 2.5 the property is located on the south west side of Maldon Road alongside the entrance to a restaurant carpark, opposite a parade of local shops. The plot is to the south of the A3 at New Malden.

3.0 PRE PLANNING CONSULTATION

Pre planning application was submitted to the Council on March 2020. Application Ref. No. 20/02152/PRE and the report dated 15th January 2021.

4.0 THE PROPOSAL

4.1 The proposal includes rear of the plot allow for the creation on 1 x 2-bedroom two storey detached house with a gross internal area 104.10m². One double bed of 18.67m² and One single bed of 14.48m². The proposal include storage in the G/Floor and first floor total off 4.0m². Access to the house shall be through the front main entrance door from Malden road. The new house will also use designated amenity space. This amenity area is enclosed with 1835mm high timber screen and amenity space of 74.93m². Overgrown trees of this development outside the boundary is concealed from the main street view of Right and Front Elevation.

Walls of the proposed will be constructed part brickwork and part rendered and window to match the existing adjoining property No 375, the windows shall be casement type and top hung in white uPVC to match the existing No 375. Fencing enclosing private amenity spaces shall be part timber screening and part proposed landscape as shown in the drawings P-8, A secure cycle store for a minimum of 4 bicycles will be located at the front right of the plot. A bin storage area will be located at the front left of the plot and to bring forward of the plot on a bin collection day.

4.2 Adjacent Listed Building property details as below –

<https://historicengland.org.uk/listing/the-list/list-entry/1080094>

“4/10 The plough inn public house 30.5.51(Formerly under Malden road) II”

“C15 and later. Two-storey double pitched tiled roof. two chimneys, one large chimney, 3 window, Casement, with bars, modern entrance door, with pedimented hood on shaped brackets, 2 bay windows ground floor, one modern, one C18. The original C15 work is in the centre, showing external timber frame in first floor room. Modern addition on right. Front stucco. Weatherboarded gable end.”

4.3 Demolish the existing former public convenience at the rear of the plot and remove all overgrown vegetation.

4.4 Core Strategy seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise/Disturbance

5.0 ACCESS TO THE HIGHWAY

Access to the development will be from Malden Road. The plot is to the south of the A3 at New Malden.

6.0 CYCLE PARKING

A secure cycle/car park store is proposed on the ground floor front right of the plot. It includes covered cycle parking for 4 nos. Please refer to drawing floor plan P-2.

7.0 WASTE MANAGEMENT STRATEGY

A safe and secured bin store shall be provided as shown in drawing floor plan ground floor. A bin storage area will be located at the front left of the plot and to bring forward of the plot on a bin collection day.

8.0 Drainage strategy

8.1 Permeable paving footpath - Permeable paving is the solution for this proposal and its fully sustainable footpath with no additional drainage required. The paving's is designed to enable rainwater to percolate directly into the ground below, without overloading the street drains.

8.2 Landscaping Turf – Landscaping amenity space area with Turf so the rainwater to percolate directly into the ground. Water butt to be installed most corners of the proposed house in order to collect rainwater, 210Ltr Water Butt

9.0 ACCESS STATEMENT

- . 9.1 Access to the building - Access to the site is from Malden Rd to the front of the proposed house.
- . 9.2 Access to house the proposed house shall be from Worcester park, Malden road to the front of the house.
- . 9.3 Proposed house are to be provide access for wheelchair users.

10.0 Daylight and Sunlight assessment

10.1 Due to the size of the proposal and its location there are no adverse impact on either the scheme or its surrounding neighbours in terms of loss of either daylight or sunlight.

11.0 Summary

11.1 The proposed scheme makes great use of the existing site and the layout and scale fit very well within the boundary. The scheme will enhance the appearance of the site and reference the characteristic of the neighbouring properties.