

MONTROSE HOUSE  
CORONATION ROAD  
ASCOT  
SL5 9LP

**DESIGN & ACCESS STATEMENT**

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**Prepared for:**

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## 1. Introduction

- 1.1 This statement has been prepared in support of a full planning application submitted on behalf of Mr. and Mrs. Lee Scott for a new build replacement of the existing house at Montrose House, Coronation Road, Ascot SL5 9LP, the construction of a new detached garage, external swimming pool, garden room and associated site works.
- 1.2 The statement should be read in conjunction with the full set of existing & proposed drawings, tree survey, bat survey, landscape drawings and energy assessment that complete this submission.

## 2. Existing Site and Context

- 2.1 The site is on the western side of Coronation Road, Ascot, just to the north of its junction with Llanvair Drive. The site lies approximately 2 kilometres south of Ascot town centre and approximately 1.5 km to the south of Ascot Railway Station. The site is within the defined urban area of South Ascot.



Fig.1: Site Location

- 2.2 The site currently comprises of a two storey detached dwelling which is located within a relatively large residential curtilage. The existing dwelling is sited at an angle to Coronation Road, close to the northern boundary of the site. There is also a detached garage adjacent to the southern boundary. Access to the site is currently gained from Coronation Road.
- 2.3 The frontage of the site with Coronation Road is well screened by trees and the side boundaries are also screened by hedging and trees.





Fig 2: View of site and existing entrance from Coronation Road

- 2.3 Coronation Road is generally characterised by large houses standing in substantial, landscaped plots which results in the area having a sylvan character.
- 2.4 To the south of the site are two detached dwellings; 'El Pinar' a large bungalow which occupies the front section of the site and 'The Tor' to the rear, which is a two storey detached dwelling. Further to the south is a substantial two storey dwelling with accommodation in the roofspace known as Petersgarth. This dwelling was approved in 2006 under ref. 06/01499/FULL. A currently undeveloped plot lies immediately to the north of the site. This plot was previously occupied by a dwelling known as Pinewood which has subsequently been demolished. In 2009 planning permission was granted on this site for a 2½ storey replacement dwelling, with a forward projecting garage with additional accommodation within the roofspace above. This consent does not appear to have been implemented.
- 2.5 The existing dwellings along Coronation Road are of varying, individual designs and external appearance and the street scene is therefore mixed in character.
- 2.6 In terms of the Council's Townscape Assessment, the site lies within a 'Villas in a Woodland Setting' Character Area (14E- Brockenhurst Road, South Ascot). The key characteristics of such areas are low density residential suburb comprising villas with large footprints in

substantial plots; buildings set back from the road with no on-street parking; varied building styles and roofscapes; mature trees giving the impression of dwellings in woodland; trees of historic character incorporated into development and forming important boundary features; and a 'closed' private environment.

2.7 Guidance and opportunities include various principles for the development process, including, the retention of mature trees; the retention of hedging and trees on boundaries; allowing for significant planted areas and space for planting to mature; maintain the pre-eminence of trees; the use of gravel surfacing for driveways; the retention of Victorian and Edwardian buildings; and sensitive contemporary design making reference to existing building heights, massing, proportions and form.

2.8 The proposal has been designed to fully consider the above guidance.

2.9 The existing property is not a listed building, located within a conservation area, Green Belt, or a critical drainage area.

### **3. Planning History**

3.1 09/02268/FULL – New entrance gates and crossover, fence to the front boundary and detached garage. Approved.

3.2 16/03887/FULL – Construction of a replacement dwelling with detached garage following demolition of existing. Approved.

3.3 20/03075/FULL – Replacement dwelling and garage with new vehicular entrance gates. Approved

3.4 As the most recent planning approval is still valid, the principle of building a replacement dwelling and garage on this site has already been established and therefore this application focuses on the revised house type design.

### **4. The Proposed Scheme – Design Principles**

4.1 The proposals as contained in this application are for the demolition of the existing detached dwelling and garage, the construction of a new replacement two storey dwelling with

accommodation in the roof, a new detached garage, garden room, external swimming pool and associated site works.

- 4.2 The proposed new build house replaces the existing dated accommodation on site with a single, family dwelling and ancillary garage of similar scale to other properties in the surrounding area. The demolition and new build strategy will deliver a far more efficient and environmentally sustainable property to contemporary standards that will uprate local building stocks. Additionally, it will enhance the quality of the overall build, by allowing improved planning out of physical space and the removal of unattractive extensions that will improve the overall look of the property. The principle of a replacement dwelling and new garage on this site has already been established under Ref: 20/03075/FULL.
- 4.3 The aim of this proposal is to enhance the site with a high-quality classical style property with contemporary elements, like many that have been developed within the Ascot area in the past few years.
- 4.4 It is intended to respect the privacy of adjoining properties; to provide safe access for vehicles and pedestrians including provision for turning cars on site; to provide adequate parking for residents and visitors off the highway; to create well landscaped spaces to the front and rear for private recreation of the residents.
- 4.5 The proposals also allow for the implementation of a high-quality, detailed landscape proposal which will enhance the surrounding area and the consequentially, the Brockenhurst Road, South Ascot character area.
- 4.6 Finally, the proposal attempts to create a replacement house of pleasant appearance using quality materials and details that will enrich the locality.

## **5. Design Solutions**

- 5.1 The new property will be a six-bedroom, detached home with the main accommodation spilt over two floors and additional rooms in the roof. The proposed development will also feature a new triple garage, a garden room and new external pool to the rear. The design of the ground floor rear of the proposed dwelling incorporates a single storey canopy which covers an external seating area.

- 5.2 The proposed design, style and appearance of the proposed dwelling would not have a detrimental impact on the surrounding area or when viewed from the street scene due to the extensive existing vegetation on site coupled with the proposed new tree and screen planting.
- 5.3 The proposed dwelling is not detrimentally out of scale given many of the surrounding development and recent approvals for replacement dwellings in the area. The proposal is greater in size and bulk than the dwelling it will replace, however it is smaller than the dwelling previously approved (Ref: 20/03075/FULL).
- 5.4 The existing dwelling is located at a slight angle to Coronation Road and is positioned relatively close to the road frontage and to the northern boundary of the site. The proposed dwelling will front onto Coronation Road perpendicularly, in a more conventional manner in line with previous approval for the site (20/03075/FULL) and the previous approval for the neighbouring site known as Pinewoods (09/01766/FULL). This will enable a larger arrival area to be provided to the front of the dwelling and will mean the proposed dwelling is less prominent when viewed from the Coronation Road as it will now be located much deeper into the site.
- 5.5 The local architectural vernacular is very mixed but the design for the new house takes some inspiration from the context and the materials of the surrounding buildings. It is generally classical in style with traditional features of hipped roofs and timber, sliding sash windows. The mass of the building is broken up with elements of varying heights which provides contrasting and articulated elevations, with a mixture of materials finishes. All works will be completed in a classical style with a modern twist, such as the classical vertical proportions of the windows, tall chimneys and a symmetrical front façade.
- 5.6 The rear elevation opens up the proposed dwelling to the serenity of the existing extensive gardens and the new pool area. It will incorporate extensive glazing on the ground floor to encourage inside/outside connectivity and maximise natural daylight and thermal gain from the afternoon/evening sun. The main living areas of the proposed dwelling will all be located to the rear to allow them to open out onto a new patio area and the gardens beyond. A covered external seating area will also be incorporated here to provide a sheltered space for further social enjoyment into the evening and during inclement weather, whilst also providing shade to the kitchen/dining areas.
- 5.7 The insulation and heating arrangements of the house will be designed to meet or exceed, the standards set out in the current Building Regulations; minimising energy consumption

and the carbon footprint of the house – both in construction and use.

- 5.8 It is proposed to reuse an existing access arrangement to the site off Coronation Road by reopening the right-hand side entrance and closing the current left-hand side entrance. The property will continue to benefit from the provision of a turning area in front of the proposed dwelling and as such, all vehicles will be able to exit the site in a forward gear, if need be, thus not causing any harm to the safety of other road users. This area will also provide sufficient parking provision in front of the new garage in close proximity of the proposed replacement dwelling for convenient everyday parking. New entrance gates and pillars are proposed.
- 5.9 Only mainly low quality trees and shrubs will be removed to facilitate development or those deemed in poor condition by the tree survey however a comprehensive landscape proposal has been designed for the site which includes significant replacement planting to maintain the 'woodland' character synonymous with the area.





Fig.4: Proposed front aerial view of site



Fig.5: Proposed rear aerial view of site



Fig.6: Proposed front elevation





Fig.7: Proposed rear elevation

## 5. Sustainability and Energy

- 5.1 Sustainability has been integral to the design process, informing a strongly 'fabric first' construction strategy to reduce energy requirements and carbon emissions. Consideration has been given to the embodied energy associated with the new material and locally sourced materials will be used wherever possible.
- 5.2 Window sizes and location will maximise natural lighting to the internal spaces, thus reducing demand for artificial lighting. All internal lighting will be dedicated LED fittings.
- 5.3 The development will enhance the ecological value of the site through measures such as the implementation of bird and bat boxes where feasible and new natural species planting.
- 5.4 The aspiration for the scheme is to significantly improve the existing site and its immediate environment by providing an efficient and inclusive development.
- 5.5 The proposed energy efficiency measures for the new dwelling include levels of insulation beyond Building Regulation requirements, low air tightness levels, efficient lighting as well as energy saving controls for space conditioning and lighting.
- 5.6 Renewable energy technologies will also be incorporated into the proposed scheme. An Air Source Heat Pump has been identified as the most feasible option to achieve the carbon reduction set-out by Windsor and Maidenhead Borough Council. Other low carbon

technologies have been identified as viable when used in conjunction with each other and so Solar PV panels will also be used.

5.7 Please see the submitted supporting Energy Assessment prepared by Focus 360 Energy for full details.

## **6. Landscaping**

6.1 The design intent is to create a high-quality home with attractively landscaped areas to compliment the 1.02-acre mature gardens. The positioning of the new house, garage and parking arrangements have been informed by the landscape setting as well as the neighbouring buildings arrangements.

6.2 We have taken our influence from the local vernacular for both the hard and soft landscape, with the aim to enhance the landscape setting of the dwelling, ensuring that it remains well screened from Coronation Road and that the woodland nature of the Brockenhurst Road, South Ascot character area is maintained.

6.3 The existing trees and vegetation have been surveyed and a full health and condition report has been included in the planning submission. Where possible the majority of existing trees, hedging and other planting on the boundaries of the site will be retained. Only mainly low quality trees and shrubs will be removed to facilitate development but extensive replacement and enhancement planting is proposed which will be a betterment for the integration of the site within the locality and for biodiversity also.

6.4 Please see the submitted information from Park Hood landscape architects for the full landscaping proposals.

## **7. Access Statement**

7.1 The site currently benefits from two vehicular entrances off Coronation Road however only the left-hand side is actually used. It is intended to reopen the right-hand side entrance, making it the primary access to the site with new gates and pillars. The existing left-hand side entrance will be closed with new hedging and boundary tree planting. Parking will be provided in front of the proposed house and garage which will offer good access for the

mobility impaired.

- 7.2 The proposed dwelling will provide level access from the main entry point throughout the ground floor level of the house and out into the extended garden area. Corridors will be wide, and all rooms are capable of arrangement to allow wheelchair access.
- 7.3 Although not at present configured for disability access the house has ample room to provide for a range of impairments and full wheelchair access. All doorways are of sufficient width to accommodate a wheelchair. Additionally at implementation stage, the positioning of light switches controls etc. will be at appropriate height to facilitate lifetime use.
- 7.4 A lift has also been incorporated into the design, to facilitate vertical movement through the house which also aids futureproofing.

## **8. Conclusion**

- 8.1 The proposal is for a high quality, sustainable, replacement family home, garage and swimming pool, similar to the existing planning approval for the site - Ref: 20/03075/FULL.
- 8.2 The proposed dwelling respects the established character of the surrounding area and provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design.
- 8.3 The siting of the new dwelling has considered the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.
- 8.4 It is considered that the application represents a considered and sensitive approach to its context through its aesthetic and proportional appearance and will be an appropriate addition to local building stock whilst causing no harm to the neighbouring buildings.
- 8.5 Existing trees and other significant landscape features will be retained where possible and supplemented by extensive additional planting.
- 8.6 The supporting documents confirm that an appropriate solution is proposed that delivers a well-designed scheme, which is in accordance with national, regional and local planning objectives.



8.7 In the circumstances, there would not appear to be any overriding planning policy objections that would prevent permission being granted for this application in this instance.