

## Design & Heritage Statement:

This Application proposes to:

- **Divide the plot at 1 Wildes Cottages & replace the asbestos garage (Approved to be demolished in 2022 - DM2022/00704) with a detached dwelling and remove the uVPC porch on 1 Wildes Cottages (to become the symmetrical book-end cottage to no:8 Wildes Cottages once again and provide safer & more accessible access to the back gardens).**
  - Please note: The principle to re-develop on the site of this garage has already been Approved. - DM 2022/00704

### **1. Site location:**

This Plot of land is currently within the boundary lines of 1 Wildes Cottages, to the right of the former Unigate Dairy Crest site (now a residential development), on a wedge-shaped area of land that backs onto 31 Ewell Road, which is also now a large & high roofed development of self-contained residential units.

Having sought advice from local Estate Agent's, the demand to live in Cheam Village is evident; it is a popular area for the SW London migrators, young families, and downsizers, all of whom support the economic health & wealth of the Village.

Cheam Village offers a wide range of employment, good schools and excellent transport links to London & the surrounding towns.

- Cheam is a thriving Village and there is significant demand in the Village to live in a modest, centrally located cottage.

This application location falls within:

- The National Planning Policy Framework (NPPF), The London Plan (2020) and the Sutton Local Plan (2018).

### The NPPF

This key part of the Government's reforms should always be considered by Local Councils as it is there to make the planning system less complex and more accessible, whilst promoting sustainable growth.

- Section 5, in particular, of the NPPF provides guidance in relation to Delivering a Sufficient Supply of Homes, with Paragraph 59 stating 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...'*
  - Permission has already been granted on this site - (DM 2022/00704).
- Also mentioned is *'...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...'*
  - This is a previously developed piece of land, and a brownfield site.

### The London Plan

- In particular, GG2 - *'Making the Best Use of Land'* has been considered during this application – *"To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*

A. enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites - YES

B. prioritise sites which are well-connected by existing or planned public transport - YES

C. proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling - YES

D. applying a design-led approach to determine the optimum development capacity of sites - YES

E. understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London's distinct and varied character - YES

F. protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible - YES

G. plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient. - YES

- Also, Policy SD6 - Town Centres and High Streets – “The potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport.”
  - This asbestos garage already has Approval to be demolished and built on.
- And, table 4.1 within Chapter 4: Increasing Housing Supply - The 10-year housing target for Sutton is 4,690.

**Table 4.1 - 10 year targets for net housing completions (2019/20 -2028/29)**

Planning Authority	Ten year housing target
Barking & Dagenham	19,440
Barnet	23,640
Bexley	6,850
Brent	23,250
Bromley	7,740
Camden	10,380
City of London	1,460
Croydon	20,790
Ealing	21,570
Enfield	12,460
Greenwich	28,240
Hackney	13,280
Hammersmith & Fulham	16,090
Haringey	15,920
Harrow	8,020
Havering	12,850
Hillingdon	10,830
Hounslow	17,820
Islington	7,750
Kensington & Chelsea	4,480
Kingston	9,640
Lambeth	13,350
Lewisham	16,670
London Legacy Development Corporation	21,540
Merton	9,180
Newham	32,800
Old Oak Park Royal Development Corporation	13,670
Redbridge	14,090
Richmond	4,110
Southwark	23,550
Sutton	4,690
Tower Hamlets	34,730
Waltham Forest	12,640
Wandsworth	19,500
Westminster	9,850
<b>Total</b>	<b>522,870</b>

## The Sutton Plan

- Policy 7 – Housing Density – ‘...*Within District Centres and the Areas of Potential Intensification: As a guide, the council will expect new developments to be within the Urban Setting of the London Plan Density Matrix. This will be applied to an area within approximately 400 metres walking distance of a district centre..*’
  - This proposal satisfies Policy 7

Therefore, and specifically in line with SPD 5, Policy 30, SPD14 and Policy 10 of the adopted local plan, this application would make a contribution to housing targets in the borough, of which Cheam Village is stated as **‘incremental’ in residential growth potential.**

This application is made as ...

**‘...New development is vital in ensuring the prosperity of the London Borough of Sutton...’**

- This planning application would have a positive impact on the Village.
  - It satisfies a number of the council’s criteria for the local area (as stated throughout this document), and it provides a dwelling that is in demand in the area.
  - To the row of Wildes Cottages, the proposed scheme will ensure the symmetry of no:1 and no:8, (both being the bookends to the row of Cottages) remain as such.
  - It would replace the environmentally hazardous asbestos garage with a habitable building more suited to this location.

**Exhibit One: Site boundary of the proposed new cottage – it has excluded 1 Wildes Cottages in this instance**



## 2. Planning Statement

Points to Note:

- **The principle to replace the 1970's asbestos garage at 1 Wildes Cottages with a habitable building was established and Approved in 2022. – DM 2022/00704.**
- Following this Approval in 2022, DM2023/00415 was submitted on 14<sup>th</sup> March 2023 to better use the corner hardstanding that is already existing to the side of 1 Wildes Cottages.
  - Application DM2023/00415 was withdrawn following communications from the Planning Officer.
    - The Planning Officer was not available to provide advice on what would be deemed appropriate as alterations as part of this application. (Please note that the Planning Department granted Approval to the Pre-Application & Application for DM 2022/00704)

The below (*in italics*) is a summary of the email communication received from the Planning Officer regarding DM2023/00415 on 15<sup>th</sup> June 2023 suggesting we withdraw:

- *'... the proposal is wholly unacceptable on design grounds...'*
- *'...The proposed extension would be excessive in scale and massing, distracts from the character and appearance of the host dwelling and terraced row and wider street scene as it is contrary to guidance set out within SPD4 and the conservation area management plan...'*
  - It is worth noting here, that SPD4 has been highlighted by other local applicants (e.g 2023/00024/REF) as being inconsistency used in the Borough. In some cases, the guidance has been applied rigidly, however, in other instances the Council have shown greater flexibility in their decision making...
- *'...any revisions would essentially result in a different proposal...'*

For additional context, Exhibit Two & Three below illustrates the roof & ground floor plan of DM2023/00415, which shows in **yellow**, the narrow additional space being requested, but this was deemed *'wholly unacceptable... and excessive in scale and massing...'* by the Planning Officer:

- Grey is the existing cottage.
- Blue is the Approved side extension - DM 2022/00704.
- Yellow is the narrow additional space requested in DM2023/00415 which was regarded as *'...wholly unacceptable... and excessive in scale and massing...'*
- Red is the boundary line for 1 Wildes Cottages (Exhibit three)

### Exhibit Two - Proposed Ground Floor Plan



## **Exhibit Three - Proposed Roof Plan**



This proposal addresses the Planning Officer's recommendations by:

- Reviewing SPD14 to inspire and rework the concept for utilising the space efficiently and effectively.
- Creates a detached dwelling to ensure the terraced row is not distracted from excessive scaling of 1 Wildes Cottages.
- Provides a different proposal as indicated in the communications from the Planning Officer for DM2023/00415.

### **3. Amenity Space:**

In relation to DM2023/00415, Public Comments incorrectly referenced the proposed site as soft landscaping.

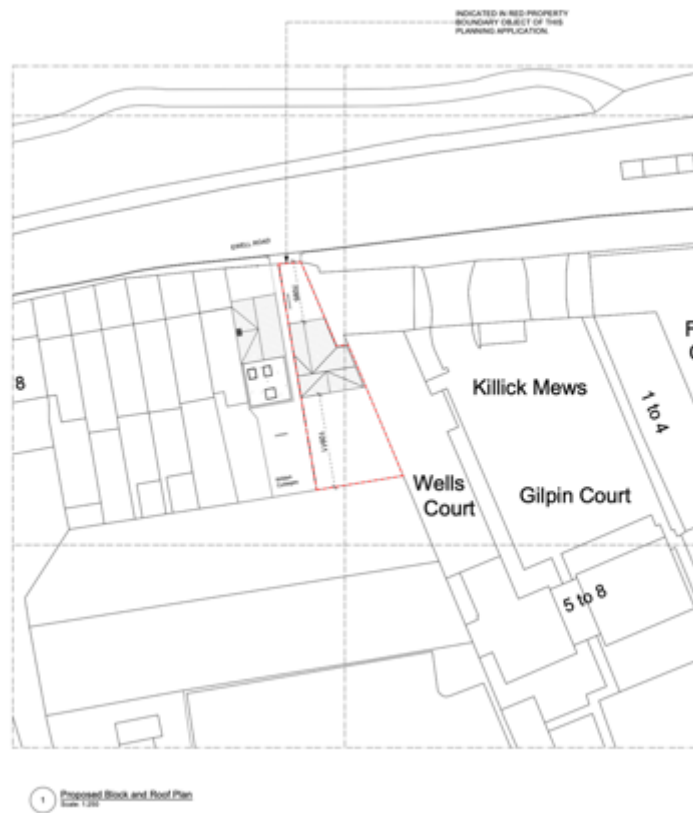
- The plot of land to the side of 1 Wildes Cottages is already concrete hardstanding (not soft landscaping) and this new dwelling's proposed footprint does not take away any of the garden lawn, or affect any soft landscaping within the boundary lines of 1 Wildes Cottages.

Site Development Policy DM29, "Housing Standards", sets out in paragraph 2.14 of the Council's Urban Design Guide supplementary planning document ("Creating Locally Distinctive Places" January 2008) that dwellings of 3 or more bedrooms should be provided with 70m<sup>2</sup> of private amenity space, while 2 bed dwellings should have at least 40m<sup>2</sup> of private amenity space.

- Following Policy DM29 the scheme proposes an amenity space of approx. 85m<sup>2</sup>.
  - Compared to the other cottages in the row, both No:1 & the proposed dwelling would have a larger amenity space than what Policy DM29 recommends and the other cottages.
    - For instance, No:8, (the other symmetrical bookend to No:1 had its garden sold and is now a tarmac car park, next to the bin store for Timber Court.

- This proposal would provide both no:1 Wildes Cottage & the proposed dwelling with an amenity space in excess DM29's 70mn2 to enjoy the morning and evening sun, whilst the large expanse of green space in Cheam Park and Nonsuch is directly across the road of the proposed scheme.

**Exhibit Four: Proposed Site Plan of the new cottage illustrating the amenity spaces. In this instance, the red line is around the site of the new dwelling, excluding 1 Wildes Cottage.**



- The removal of the porch of 1 Wildes Cottages will restore the mirrored book-end symmetry to no:8 Wildes Cottages, which has been mentioned by members of the Public and the Council's Planning Team as important for the historical heritage look of the terraced row.
  - Its removal will allow for easier and safer access to the back gardens of the proposed dwelling and No:1.

**4. Design:**

In line with the Mayor of London's, 'London Design Quality and Standards SPG', this proposed dwelling of 105sqm exceeds the minimum essential GIA for a two storey, 3b5p.

**Exhibit five: Table 4:0 extract - Dwelling space standards.**

4.0	Dwelling Space Standards	Priority 1	Priority 2																																							
4.1	Internal Floor Area																																									
4.1.1	All developments should meet the following minimum space standards.																																									
	<table border="1"> <thead> <tr> <th></th> <th>Dwelling type (bedroom/ persons)</th> <th>Essential GIA (sq.m)</th> </tr> </thead> <tbody> <tr> <td rowspan="7">Single storey dwelling</td> <td>1b2p</td> <td>50</td> </tr> <tr> <td>2b3p</td> <td>61</td> </tr> <tr> <td>2b4p</td> <td>70</td> </tr> <tr> <td>3b4p</td> <td>74</td> </tr> <tr> <td>3b5p</td> <td>86</td> </tr> <tr> <td>3b6p</td> <td>95</td> </tr> <tr> <td>4b5p</td> <td>90</td> </tr> <tr> <td></td> <td>4b6p</td> <td>99</td> </tr> <tr> <td rowspan="5">Two storey dwelling</td> <td>2b4p</td> <td>83</td> </tr> <tr> <td>3b4p</td> <td>87</td> </tr> <tr> <td>3b5p</td> <td>96</td> </tr> <tr> <td>4b5p</td> <td>100</td> </tr> <tr> <td>4b6p</td> <td>107</td> </tr> <tr> <td rowspan="3">Three storey dwelling</td> <td>3b5p</td> <td>102</td> </tr> <tr> <td>4b5p</td> <td>106</td> </tr> <tr> <td>4b6p</td> <td>113</td> </tr> </tbody> </table>		Dwelling type (bedroom/ persons)	Essential GIA (sq.m)	Single storey dwelling	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	4b5p	90		4b6p	99	Two storey dwelling	2b4p	83	3b4p	87	3b5p	96	4b5p	100	4b6p	107	Three storey dwelling	3b5p	102	4b5p	106	4b6p	113		
	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)																																								
Single storey dwelling	1b2p	50																																								
	2b3p	61																																								
	2b4p	70																																								
	3b4p	74																																								
	3b5p	86																																								
	3b6p	95																																								
	4b5p	90																																								
	4b6p	99																																								
Two storey dwelling	2b4p	83																																								
	3b4p	87																																								
	3b5p	96																																								
	4b5p	100																																								
	4b6p	107																																								
Three storey dwelling	3b5p	102																																								
	4b5p	106																																								
	4b6p	113																																								
	For dwellings designed for more than 6 people, at least 10 sq m gross internal area should be added for each additional person.																																									

SPD 14 – Sutton’s Urban Design Guide ‘... promotes successful place making, through the implementation of several key urban design principles. The overriding principle is that design and layout should seek to build upon local character, including consideration of the existing streetscape, townscape and landscape qualities of the site and surrounding area. The Council acknowledges the importance of designing buildings and spaces that are attractive, modern, well connected, sustainable, inspiring and exciting, and therefore acknowledges that in certain instances, modern techniques and materials may achieve this...’

- This contemporary, one way mirrored architectural glass fronted designed house, complies with all of the above, whilst also:
  - Erases all Public concerns of making 1 Wildes Cottage look subservient by implementing the Approved Side Extension - DM 2022/00704.
- Within SPD14, another point has also been noted:
  - ‘...The Government provides specific design advice for the historic environment in Planning Policy Guidance (PPG) 15, stating that old and new buildings can be integrated and woven into the existing urban fabric. Importantly, PPG15 emphasises that new buildings do not have to replicate older buildings, however should respect the setting; scale; height; massing; alignment; and the appropriate use of materials...’
    - This detached design is considerate to the above.

#### **Exhibit Six: Holy Trinity Church, Maldon Road, Wallington, London, SM6 8BL**

**Sutton Urban Design Guide use this glass contemporary design to show how modern buildings can respect historical character.**



This proposal would significantly enhance the visual impact of the surrounding area by reflecting the buildings that are deemed to be of importance in the immediate vicinity and erase the concern mentioned in SPD 14 that ‘...quality of recent development is raising concerns that “identikit” design solutions are ignoring the surrounding context, and creating places, streets and spaces with little definitive character or identity...’

- This design addresses that concern whilst also complies with the architectural style of Sub Area ‘I – Ewell Road’ which has a ‘mixed character, with a variety of residential architectural styles...’
  - As started in the SPD14 ‘...new development should reflect the existing local palette of materials. Contemporary materials may be introduced, even in historic environments, where these offer an elegant contrast to the more ‘solid’ appearance of traditional materials...’

Below are other examples of the where glass has been incorporated into designs in the immediate, local vicinity:

**Exhibit Seven: Whyte Mews, SM3 8DR - visible from Ewell Road, (next to Wildes Cottages, & behind the old Dairy Farm)**



**Exhibit Eight: Whyte Mews, SM3 8DR**



**Exhibit Nine: Timber Court, 31 Ewell Road, SM3 8AS (visible from Ewell Road and directly behind Wildes Cottages) Completed in 2022.**





**Exhibit Ten: Timber Court, 31 Ewell Road, SM3 8AS.**



In line with Guideline G1 Development of the Cheam Village Conservation Area

- This dwelling is of height, scale and design that is in character with that of its surroundings - with the reasons statement throughout this document.
- This design conserves and enhances the elements which contribute to the strengths of the Cheam Conservation Character Appraisal & Management Plan.
- It highlights the symmetry of Wildes Cottages, (historical buildings of merit, but NOT listed) but uses the material glass, which is being used throughout the Village. Exhibit's Six-Ten.
- This design is also proposing to use appropriate architectural detailing and materials that are characteristic of Cheam's sub area 'I' Cheam Conservation Character Appraisal & Management Plan.
- This design also incorporates triangular, steep sided frontages are also prominent in the local area of Cheam Village.
- It would significantly reduce the visual impact that the overpowering roofline that Timber Court now has on the cottages. – Exhibit Ten.
- It would enhance rather than detract from the concrete wall next to 1 Wildes Cottages.
- Would not be an overdevelopment of the site, as the site would be split and as stated above, the plots of land are still both larger than the other plots within the row of Wildes Cottages. – Exhibit Four.
- It would reflect the surrounding landscape of Cheam's conservation area, including the greenery from the park opposite, angles of the terraced cottages, and the local Tudor styled buildings.
- This proposal would make a positive contribution to the street frontage the streetscene, as it would replace an asbestos garage, and hide an ugly concrete wall of the neighbouring property to the left.
- This proposal responds to natural features, there are no hedges / trees that would be affected, and it would reflect the greenery of Cheam Park opposite. – Exhibit Eleven.

**Exhibit Eleven: View of Cheam Park that would be reflected by the Glass designed dwelling.**



- In line with Policy 30 'Heritage' '*...The council will expect that new development integrates into the historic environment and will look for opportunities from new development affecting heritage assets and their settings to enhance or better reveal their significance...*'
- This proposal will reflect the Historical Cottages of Interest, hide, the concrete wall to the east, and help replace the environmentally hazardous asbestos garage.

This proposal would not:

- Be excessive in scale and massing; but would be in keeping in height and mass of neighbouring plots.
- Affect the symmetry of Wildes Cottages as it is set back further than No:1 – But reflect what is valued within the particular area of Cheam Village.

To comply with the concerns of those who objected and the Planning Officer, this design adheres to their concerns and has been used elsewhere in Surrey.

- Please see inspiration below found at Thorncroft Manor in Surrey.

**Exhibit Twelve - Side elevations of Thorncroft**



## 5. Access

Discussions were held between the Council's Highways Engineer and TFL in 2022 regarding the driveway and position of any future building that was to be on the plot when the garage is demolished. The outcome was that Sutton Council's Highway Engineers would accept 4.8m clearance from the pavement:

- Received 1<sup>st</sup> Dec 2022 from the Planning Officer '*...Whilst they (TfL) make recommendations on further set in than 5 metres, having discussed this with the Council's highways engineer we consider the development to be acceptable as it would otherwise comply with Sutton's standards (as TfL does not have their own specific standard)...*

And whilst this design adheres to the above requirement; the Council's User Hierarchy (as started in SPD14) mentioned that actually, private vehicles are at the bottom of the hierarchy. Therefore, and in relation to the proposal:

- '*...where parking on front gardens is the only solution, this is minimal, sympathetic, landscaped using sustainable urban drainage systems and **does not result in excessive building setbacks***'

AND

- '*...Buildings for the future encourage the key principles of sustainable development..... and reducing the need to travel by car (car sharing / public transport)....'*
  - Wildes Cottages and the Plot are less than 5 minutes flat walk to Cheam train station, minutes from shops, services, schools & nurseries and on a Bus route;
    - Therefore, access to necessary amenities of Cheam Village and wider peripheral towns are all accessible via public transport or by foot.
    - Both of which are being encouraged by the Council through their User Hierarchy (based on the national & local sustainability agenda), with private vehicles being at the bottom of the list.

## 6. Impact on neighbours

As part of any planning application, it is important to ensure proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or privacy. The proposed dwelling has been specifically designed to avoid any potential harm to neighbouring residents.

- As was mentioned in the LBS Pre-App report for the granted DM2022/00704, and in line with Policy 29 of the Sutton Local Plan 2018, the flats at Timber Court, (behind the plot at 1 Wildes Cottage), do not have habitable rooms to the rear, (overlooking 1 Wildes Cottage) so a development on the Plot at 1 Wildes Cottages would not impact the occupants of those dwellings.
- Building a detached house on this plot, does not affect anyone's right to light / privacy or loss of amenity to any adjoining property.
  - There are no windows, other than two small frosted bathroom windows, on the west elevation to avoid overlook into any Wildes Cottages gardens.
  - The proposed dwellings roof height maintains the existing the roof ridge height beyond the highest surrounding roof heights, and it is therefore considered that the new roof will not impact upon levels of daylight of neighbouring properties.

## 7. Conclusion

- This Application seeks to address those concerns of the Public and Planning Officer by:
  - Ensuring the heritage asset that is the row of Wildes Cottages (1-8) would not lose its symmetry of No:1 & No:8 being bookends.
- The impact of the proposal is minimal / none, and it does not affect any neighbours, does not affect anyone's right to light / privacy or loss of amenity to any adjoining property.

- In accordance with SPD14, the existing asbestos garage offers no character to the street scene, whereas this proposal would create a new distinctive contemporary design in accordance.
- This proposal would not affect the character and appearance of 1 Wildes Cottage, the terraced row or wider street scene.
- The principle to replace the asbestos garage with a habitable dwelling was Approved in December 2022 - DM 2022/00704
- In accordance with SPD14, this proposed development falls in line as it respects existing building lines, heights, scale, boundary treatment, massing, geology, hydrogeology and archaeology.
- This proposal is considered to be compliant with national, regional and local planning policies as mentioned above, and therefore should be considered for approval for the reasons outlined in this planning statement.
- The proposed would create a presence on Ewell Road, yet be quite invisible, as it would be ***reflecting the conservation area, rather than affecting it.***

**Exhibit Thirteen - Thorncroft, Surrey**



**Exhibit Fourteen: Proposed Design for the Plot at Wildes Cottages, SM3 8AS.**

