

ELMWOOD

KINGSTON HILL

Design & Access and Heritage Statement

October 2023

silva
architecture

CONTENTS

SUMMARY

We seek planning permission for the extension and renovation of the detached house:

Elmwood,
Kingston Hill,
Kingston Upon-Thames,
KT2 7LN.

This Design and Access statement has been produced by Silva Architecture Ltd in accordance with the Royal Borough of Kingston's Local Development Framework and SPD's and is to be read in conjunction with the supporting drawings.

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1. INTRODUCTION

The following Design and Access Statement has been prepared on behalf of our applicant, who is looking to develop their existing detached house, to achieve the modern standards for family living and improve the quality of the design and energy efficiency of their home.

Previous consent was granted for the demolition of the existing property and the development of a pair of Semi-Detached houses; application no: 23/00922/FUL.

Whilst this new proposal seeks to retain the existing property, there will be significant alterations which will incorporate several extensions and external renovations to change the appearance to be more in character with the neighbouring properties: Ashirvad House, Stoke Bury and Hill House.

The proposal also includes demolishing the single garage and replacing it with a larger double garage.

See Fig. 1 Proposed Block Plan showing extent of the proposed extensions and the double garage.

The proposal seeks to provide a high-quality, well-designed development of the existing property. This will improve the standard of accommodation and design of the existing dwelling, thus enhancing the quality and appearance of the property to be more in keeping with the character of the surrounding area.

This document provides an explanation of the proposed scheme, evaluated against the constraints of the site and location, its proximity to the Conservation Area of Coombe, as well as all relevant local and national planning policies.

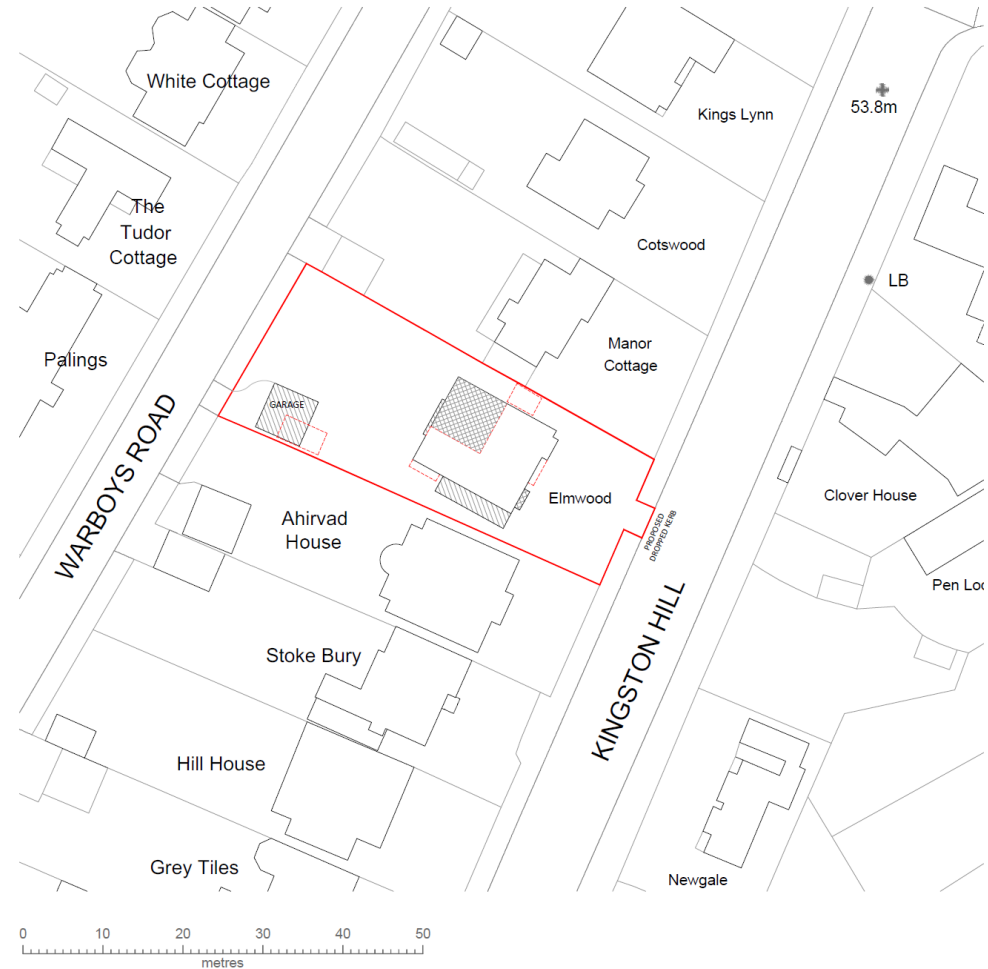


Fig. 1 – Proposed Block Plan

2. SITE ANALYSIS

LOCATION

The site is located within the Urban Area of Kingston-upon-Thames, on Kingston Hill Road.

The existing house is located between two public roads with vehicular access at the rear from Warboys Road and a vehicle and pedestrian access at the front from Kingston Hill Road, refer to 'Fig. 2 – Aerial Plan'.

The detached house is positioned in a residential area with large detached houses as neighbouring properties on either side; refer to Fig. 3 Aerial Site Plan. Meanwhile the rear of the property faces a row of private houses backing on to Richmond Park. The site itself descends from Kingston Hill.

The existing house is positioned facing the south east towards the front of the site, with the site measuring approximately 992 m² in total (which is equivalent to 0.25 acres) and the building footprint is approximately 124m².



Fig. 3 - Aerial Site Plan

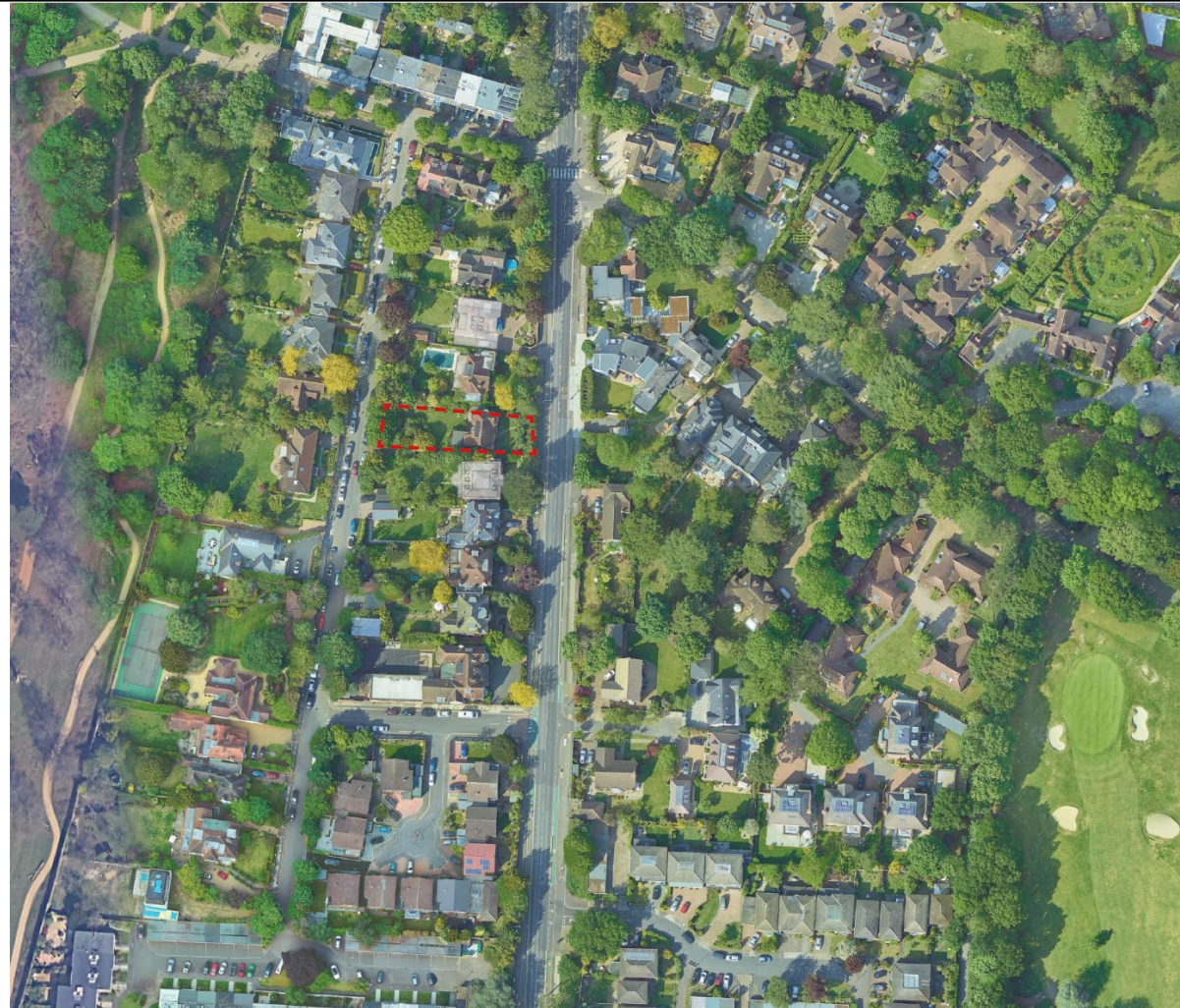


Fig. 2 - Aerial Plan

3. SITE CONTEXT AND CHARACTER

CONTEXT

The area is characterised by its large spacious detached dwellings. As can be seen on Fig. 4.

The local properties and developments in the surrounding area vary but are consistent in using elements of Georgian architecture in their designs whilst most often maintaining the 3 storey approach with dormer windows and gable roofs.

Elmwood is a 3 storey house, however, from the front facing Kingston Hill, it appears to be a 2 storey house. See Fig. 6.

The proposal is to retain the existing house but enhance the existing features i.e. the gable roof and bay windows, to transform the “Arts and Crafts” style house into a Georgian property, as shown on Fig. 5.

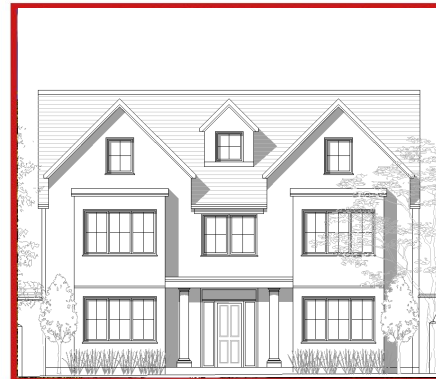


Fig. 4 – Neighbouring properties

Fig. 5 – Proposed Elmwood

Fig. 6 – Existing Elmwood

3. SITE CONTEXT AND CHARACTER

REAR VIEW FROM WARBOYS ROAD

The rear of the house has a large single storey extension with a flat roof. There is also a large dormer window which looks out of character with the rest of the house. This can be seen on Fig. 7 and Fig. 9.

Fig. 8 shows the recently approved planning drawing of the rear elevation. Note the large areas of glazing and the large dormer window.

The proposed alterations to the existing property will change the appearance of the house to be similar to the approved scheme, but with Georgian style windows and a smaller central dormer window. See Fig. 10.

Several properties have varying sized dormer windows facing Warboys Road, which is a character of the houses in this area.



Fig. 7 – Elmwood- View facing Warboys Road



Fig. 8 – Elmwood-App Ref:23/00922/FUL – Approved Rear Elevation



Fig. 9 – Elmwood – existing rear elevation



Fig. 10 – Elmwood – proposed rear elevation

4. HERITAGE STATEMENT

CONTEXT

The site is not located within a conservation area and does not comprise any listed buildings. However, the site does fall within the Kingston Hill/Coombe Hill Strategic Area of Special Character (a non-designated heritage asset) and within the Kingston Hill Area of Archaeological Significance.

The middle of Kingston Hill, just opposite the site, also marks the boundary of the Coombe Wood Conservation Area which is in close proximity to Elmwood, as can be seen on Fig.11. The proposed alterations to the external appearance of Elmwood would reflect the significance of being in close proximity to this conservation area.

COOMBE WOOD CONSERVATION AREA

Designation date: January 1990

No of properties: 113

Area: 40.6 hectares

Designation summary

The special architectural and historic interest of this area can be summarised as: Large Victorian, Edwardian, and 20th century properties set in a semi-rural street scene around the open space occupied by Coombe Wood Golf Course.

Historic development

Coombe Wood conservation area is unique in that it includes a very large area of open space, with the Victorian and early 20th century layout of roads and properties within the triangle of open land enclosed by Kingston Hill, George Road and Warren Road which has produced a semi-rural enclave.

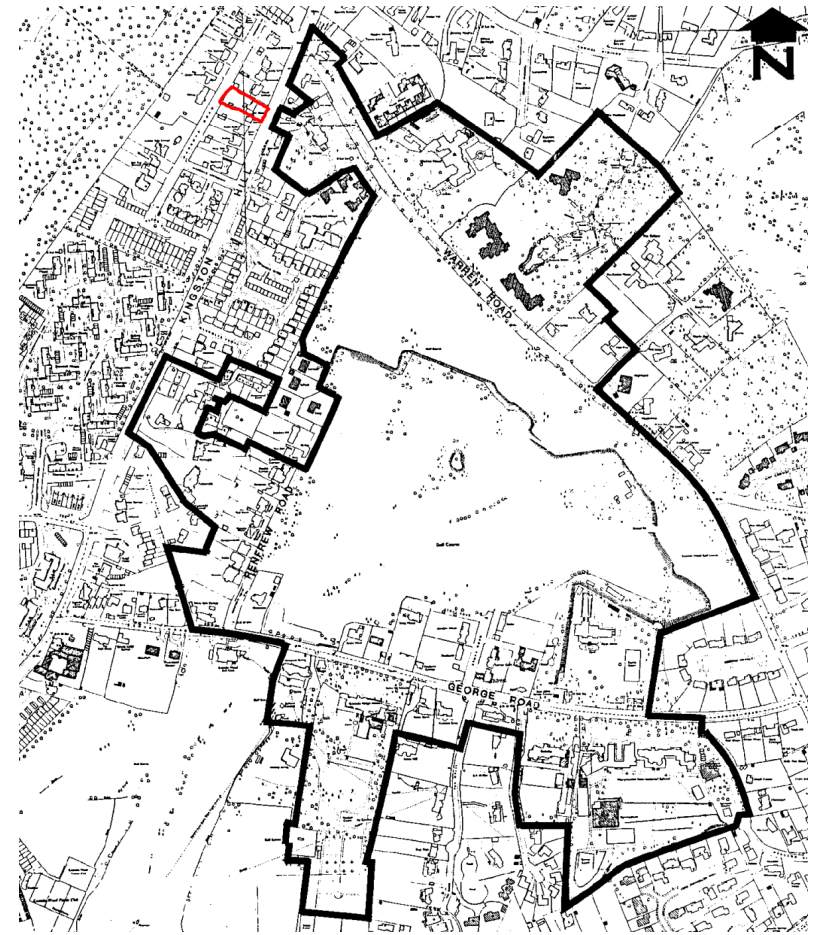


Fig. 11 – Map of the Coombe Wood Conservation Area.
The red box shows the outline of the Elmwood property.

5. EXISTING PROPERTY

FLOOR PLANS (See Fig. 12)

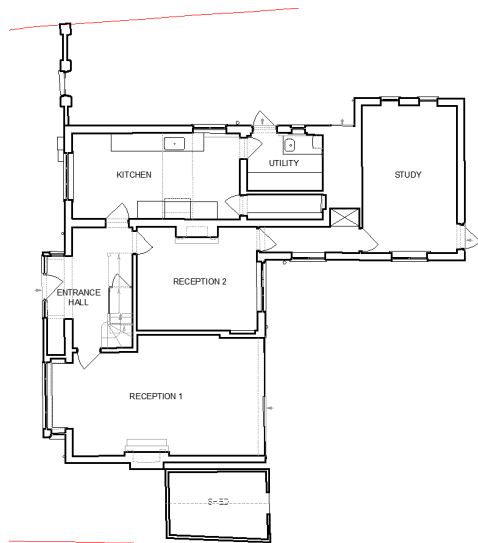
The existing property is a 5 bedroom, 2 bathroom house.

There are several Reception Rooms on the ground floor, including a Study in the rear, which is accessed from one of the Reception rooms.

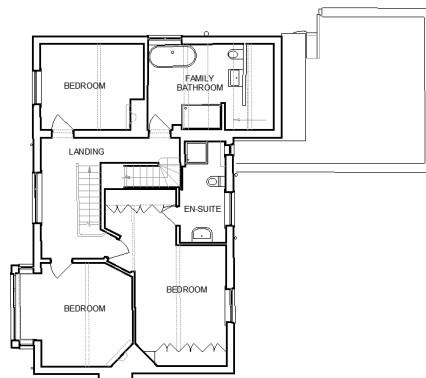
There are two bathrooms on the first floor; this location is not so convenient for the use on the ground or the 2 bedrooms on the second floor.

The total GIA is 254.5 sqm. Which is small for the size of this plot.

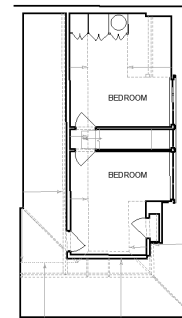
There is definite scope to improve this layout, and in doing so, both the quality of the accommodation and design of the house can also be improved.



EXISTING GROUND FLOOR PLAN
Scale 1:100 @ A3
GIA: 111m²

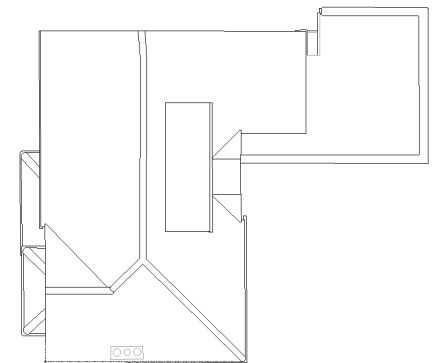


EXISTING FIRST FLOOR PLAN
Scale 1:100 @ A3
GIA: 80m²



EXISTING SECOND FLOOR PLAN
Scale 1:100 @ A3

GIA: 32m²



EXISTING ROOF PLAN
Scale 1:100 @ A3

GIA: 223m² (house) + 8m² (shed) + 14.5m² (garage)
TOTAL GIA: 245.5m²

Fig. 12 – Existing Floor Plans

5. EXISTING PROPERTY

STREET-SCENE ELEVATIONS (See Fig. 13)

Both the front and rear elevations appear out of character and fairly insignificant in design, compared to the neighbouring properties, of Ashirvad House, Stoke Bury and Hill House, on Kingston Hill. This can be seen on the street-scene elevations below: Fig. 13.

The roof shape alone shows an inconsistent design, with one side as a hipped roof and the other, a gable end.

There is scope to improve the overall appearance of the house to create a Georgian style house, similar to the neighbouring properties.



EXISTING FRONT (EAST) STREET-SCENE ELEVATION
Scale 1:200 @ A3



EXISTING REAR (WEST) STREET-SCENE ELEVATION
Scale 1:200 @ A3

Fig. 13 – Existing Street-Scene Elevations

6. DESIGN APPROACH

LAYOUT (See Fig. 14)

By extending the existing house we can adjust the layout to create a larger home that functions well, incorporating inclusive design and open-plan living.

The property now has 6 bedrooms and 4 bathrooms.

The roof is now gabled on both ends to keep the shape symmetrical. The larger extension towards the rear, allows for a lower roof extension and a central dormer window facing Warboys Road.

The total GIA is 428 sqm which is more appropriate for the size of this plot.

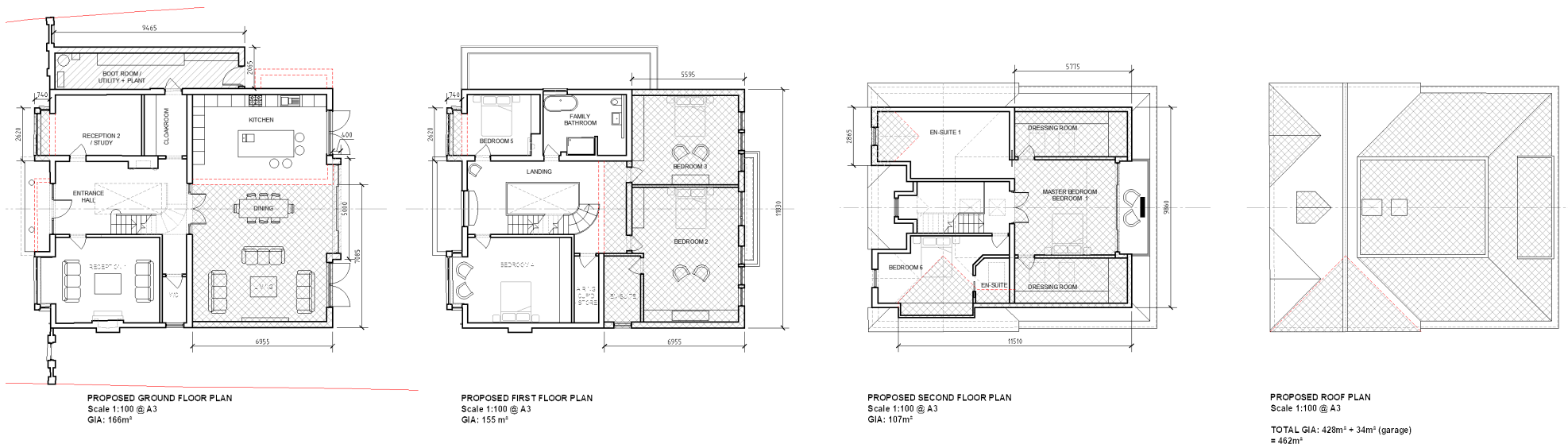


Fig. 14 – Proposed Plans

6. DESIGN APPROACH

STREET-SCENE ELEVATIONS (See Fig. 15)

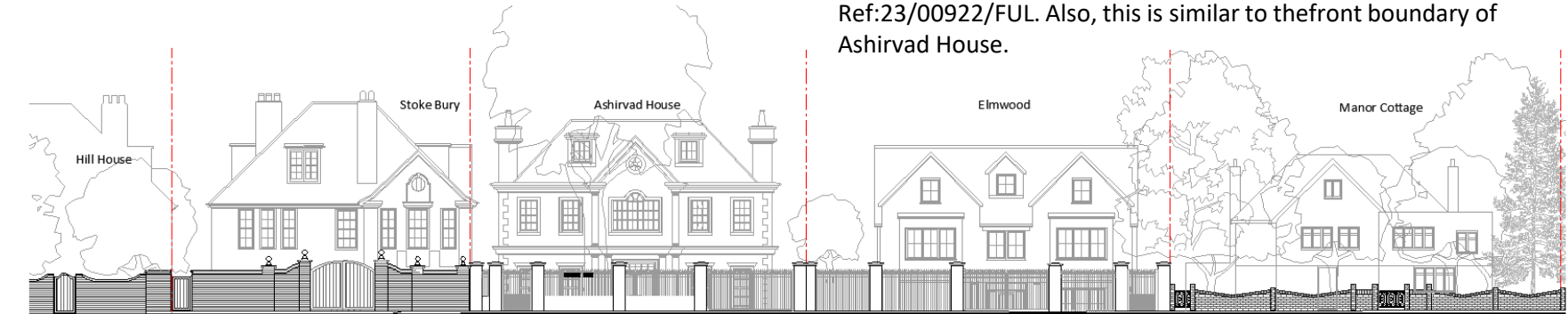
Both the front and rear elevations are now more in character with the neighbouring properties.

The two gables at the front, and the gable ends, creates a more symmetrical roof form, as opposed to the awkward shape of the existing design.

The new single storey garage, is similar in design to the neighbouring garages on Warboys Road.

The new garage, and the front driveway will improve the parking for Elmwood, which would reduce the cars parked on Warboys Road.

The Front boundary pillars and railings are as consented in App Ref:23/00922/FUL. Also, this is similar to the front boundary of Ashirvad House.



PROPOSED FRONT (EAST) STREET-SCENE ELEVATION
Scale 1:200 @ A3



PROPOSED REAR (WEST) STREET-SCENE ELEVATION
Scale 1:200 @ A3

Fig. 15 – Proposed Street-Scene Elevations

7. MATERIALS

WINDOWS

White timber, double glazed, "Georgian" style windows



ROOF

Slate roof tiles



EXTERNAL WALLS

White render to match existing



8. ACCESS

ACCESS

There will be no change to the existing access from Warboys Road which has a dropped kerb and a pedestrian gate; see Figs. 16 & 18. The only change is a wider driveway and access to the bin store as shown on Fig. 17.



Fig. 18 – Rear access from Warboys Road



Fig. 19 – Front access from Kingston Hill

The existing access from Kingston Hill, is only for pedestrians. The proposed scheme allows for both the vehicle and pedestrian access. A new dropped kerb and sliding gate is proposed, similar to Ashirvad House and the previous consented scheme: Application Ref: 23/00922/FUL.

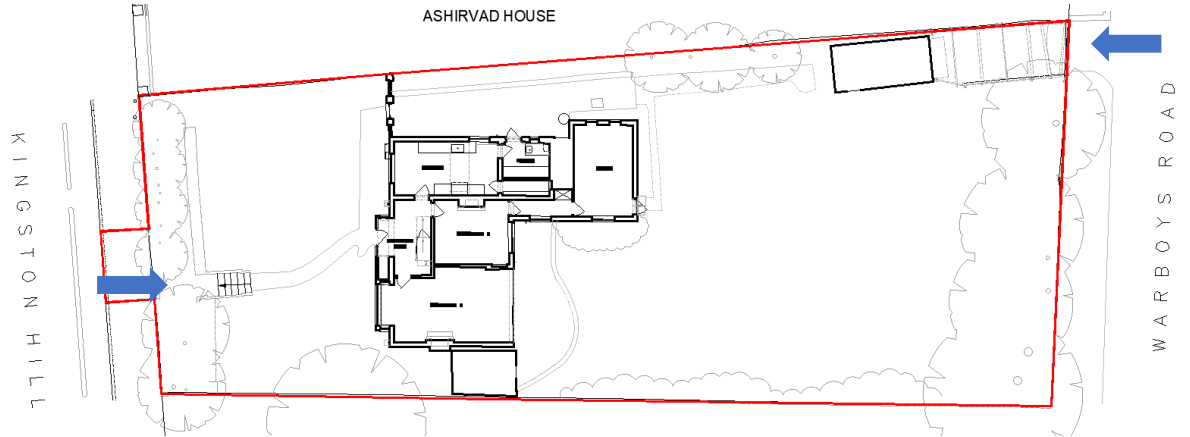


Fig. 16 – Existing Site Plan

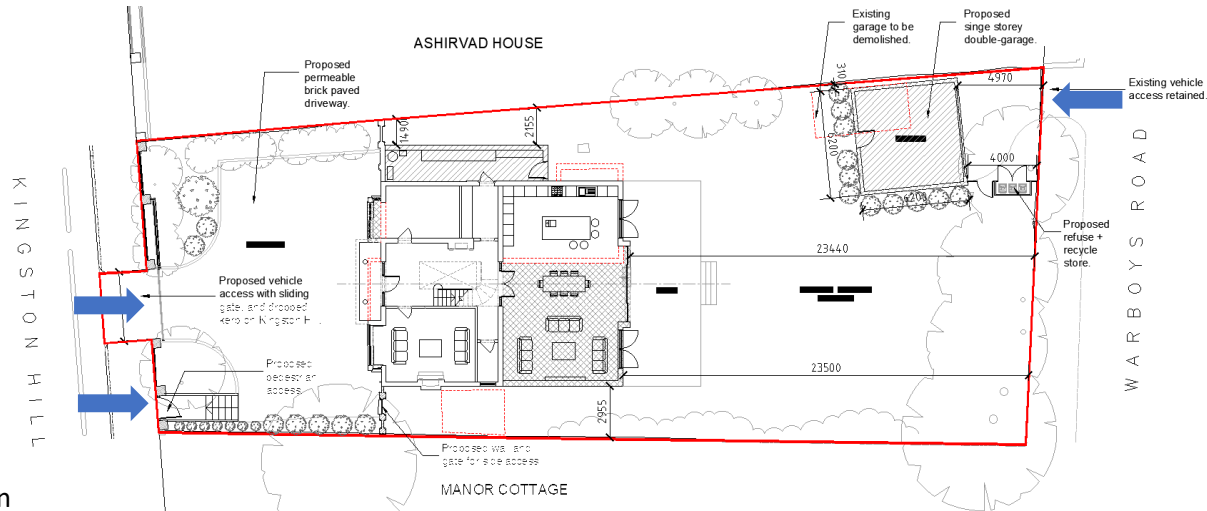


Fig. 17 – Proposed Site Plan

11. CONCLUSION

1. Elmwood is a detached house that has had random extensions resulting in a property that does not function well as a modern home with the current trends and lifestyles. In addition, these alterations have had a negative impact on the external appearance of the original house. There is an opportunity to extend and renovate to regulate the design of the front and the rear elevations, improve the balance and symmetry and create a better-quality home to suite the modern standards of living.
2. The proposed design addresses the existing site constraints and provides a scheme that improves the quality of the accommodation.
3. The character is not compromised as the design has similar features to its neighbouring properties: Ashivard, Stoke Bury and Hill House.
4. The proposed design has been designed to reflect the existing architecture within the vicinity of the dwelling.
5. The proposed scheme will not result in any detriment to the environment or the surroundings.
6. We believe the proposal is of a high-quality design which integrates well with the site and complements its surroundings.
7. The scheme was designed to be appropriate to the site in terms of its scale, height, form and appearance.
8. Due to the size of the extension, there will be no harm to the amenities enjoyed by the occupiers of neighbouring properties.
9. Due to the scale of the proposal, no threats or damage will be imposed to the distinctive landscape character of the area.
10. The space designed for the new extended property is of a high quality and inclusive design which is an improvement to the existing layout.
11. The proposal creates safe and attractive environments that meet the needs of users.
12. The proposed alterations not only improves the accommodation and external appearance, but also gives an opportunity to improve the overall thermal performance of the house, complying with the current building regulations.

Due to the points raised above we feel that this proposed design would meet the requirements for planning policies in relation to a new development, and we therefore believe that the proposal should receive the council's approval.