

Planning Statement and Design & Access Statement

Planning application for alterations, extensions & roof lift

Abbotswood
Coombe Hill Road
Kingston upon Thames
London
KT2 7DU



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1 Introduction

This Planning Statement and Design & Access Statement has been prepared by CDC Architecture Ltd in support of a householder planning application for proposed alterations, extensions and roof lift to the existing property at Abbotswood, Coombe Hill Road, Kingston upon Thames, London, KT2 7DU.

The project comprises of alterations and extensions to the existing property together with a roof lift to gain additional accommodation space within the roof space. The project also includes the enlargement of the existing garage and a change in the appearance of the property. The proposed choice of materials and design reflects the style of the existing properties in the area.

The character and setting of the neighbouring listed building and the conservation area have been given due consideration and it is considered that the proposals will cause no harm. The proposals respect the amenity of surrounding occupiers and will ensure that there will be no undue sense of overlooking or loss of privacy.

2 Background Information

Site Description

The site is situated to the north of Cecil Close, a private access road off Coombe Hill Road. To the west of the site is Cedar Court, a Grade II listed building. To the south west is a large new build property 'Beauchamp'. To the south of this are two further new build properties which have been developed by subdividing an existing larger plot (Horncreek and Pinecrest). To the East of the site is a development site which currently has planning permission for three detached dwellings. Coombe Hill Golf Club is located to the North of the site.

The site location is illustrated on the aerial photograph below.



The existing Abbotswood house spans the majority of the width of the plot and is part two storey, part single storey with a pitched hipped roof. It is a brick built 1960s property and not of particular architectural merit. There is a modern detached garage to the front of the house which was permitted in 2004.

The existing property comprises of two adjoined dwelling houses (the main two storey house and the adjoined single storey annex) which have separate postal addresses.

The site is located within the Coombe Hill Conservation Area, which includes a mixture of houses of varying architectural styles. They are predominantly detached, set back from the road and on large plots.

Relevant Planning History

a) The site

Permission was originally granted in 1961.

Permission was granted in 2004 under ref 04/14055/FUL for a series of alterations to an existing single storey side extension and construction of a detached garage.

Permission was granted in 2018 under ref 17/15162/FUL for the demolition of the existing house and the erection of two detached two storey houses with roof accommodation, basements, associated access, parking and landscaping.

b) The Surrounding Area

The local area has undergone a lot of development in recent years and the following consents are relevant:

Beauchamp - permission was granted in 2012 for a replacement six bedroom house with basement and rooms in the roof space. Amendments were subsequently approved under refs 13/15238/FUL and 15/15081/FUL .

Coombe Green - permission was granted in 2015 under ref 14/12855 for the demolition of the existing dwelling and erection of 3 8-bedroom detached houses with separate swimming pools.

Red Roofs - permission was granted in 2014 under ref 14/14844/FUL for the demolition of the existing house and erection of two detached houses. Amendments to this consent were subsequently granted in October 2015 (15/15172/FUL)/ These houses are now known as Horncreek and Pinecrest.

Cedar Court - in 2002 planning permission and listed building consent was granted for the change of use of the building from a residential language school (D2) to a single dwelling (C3) (02/06110/FUL). Subsequently in 2004 permission was granted for the erection of the single storey garage located along the boundary with Abbotswood, granted under ref 04/14375/FUL. Further alterations have since been granted including relocation of greenhouse and shed (06/14661/FUL), new bin store, shed, greenhouse, works to garden wall, demolition of existing garage and erection of porch (05/14977/

FUL), new entrance gate (05/14356/FUL), internal alterations (04/14377/LBC) and removal of porch and erection of conservatory (10/14732/LBC and 10/14731/HOU).

Mowbray - planning permission was granted in 2012 for demolition of existing house and erection of two 7 bedroom two storey houses with rooms in the roof and integral garages (11/14958/FUL). These houses are now known as Mowbray and Beech House.

3 The Proposal

Although the previous planning consent (17/15162/FUL) was for the demolition of Abbotswood and construction of two new detached dwellings it is now proposed to retain the existing property and carry out alterations, extensions and a roof lift. The proposals also include changing the current arrangement two separate adjoined dwelling houses to form one larger single dwelling house. It is considered that carrying out alterations and extensions to the existing property is a much more sustainable solution to improve the appearance and thermal performance of the existing property. It will also have a much lower impact on the neighbouring listed building, the character of the conservation area and the existing street scene than the previous planning consent.

The proposals include roof lifts to provide additional accommodation space within the roof together a rear extension to form an orangery and the enlargement of the existing garage. To improve the external appearance it is proposed to remove the existing external facing brickwork and for it to be replaced with new facing brickwork with white cement mortar joints. This will also enable the existing wall cavity to be insulated to improve the thermal performance. Stone window surrounds and a stone entrance portico will also be added to the front elevation. The new roof will be covered in plain clay tiles including dormer windows and roof windows. Replacement windows will be timber framed (painted black) and triple glazed. A new front garden wall and widened driveway are also included as part of the proposals.

4 Planning Considerations

This section of the report discusses the key planning issues affecting the application proposal in the light of the relevant planning policies.

The Royal Borough of Kingston upon Thames Core Strategy (July 2012) comprises the local statutory development plan.

The National Planning Policy Framework (NPPF) is also relevant and sets out the Government's economic, environmental and social planning policies for England. The document specifically states that at the heart of the planning system, there is a 'presumption in favour of sustainable development', which should be seen as a 'golden thread' running through both plan-making and decision taking. This proposal is a sustainable form of development which is consistent with this guidance.

The planning issues to be considered as part of this application include:

- Principle of the development
- Design considerations
- Impact on the residential amenity of surrounding occupiers
- Standard of accommodation
- Highways and Parking
- Trees and landscaping
- Sustainability

These matters are considered below.

a) Principle of the Development

The site is located within the Coombe Hill Conservation Area but the existing property is not of any particular architectural merit.

The principle of carrying out extensive improvements to the appearance and the thermal performance of the existing property should be considered acceptable in this case and will provide a high quality family home which complements the character and appearance of properties the local area.

b) Design Considerations

The NPPF Section 56 sets out that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Core Strategy Policy MC 1 seeks to retain the characteristic of large residential plot sizes in Coombe Hill and encourages development in line with the existing local character. In response to this policy, it is proposed to keep the property as a large family dwelling on a large sized plot in keeping with the local context which comprises individual detached houses set within large plots and a green landscape.

Policy CS8 sets out that the Council will protect the primarily suburban character of the Borough. New development should recognise distinctive local features and character and have regard to the historic and natural environment. The proposals are in accordance with this policy as they recognise and respond to the existing architectural style of the properties in the local area.

Policy DM 10 sets out design requirements for new developments. The character and local distinctiveness of a street or area should be respected, maintained or enhanced.

The following considerations are relevant:

'prevailing development typology, including housing types, sizes and occupancy'

Coombe Hill Road and Cecil Close comprise individual detached family houses. The houses are generally two storeys and many include accommodation in the roof space with dormer windows. Cecil Close only contains two other properties both of which are two storeys and include accommodation in the roof (Beauchamp has dormer windows whereas Cedar Court has three storey gables). The proposal is therefore in keeping with the typology of the area.

'prevailing density of the surrounding area'

The surrounding area has a suburban density. The plots on Coombe Hill Road vary in size, depth and width.

As the proposals do not change the existing density or the size of the existing large sized plot they are in keeping with the density of the area.

'scale, layout, height, form (including roof forms), massing'

The houses in the area have a variety of scales, layout, height, form and massing as they are individual. The proposal is similar in height to Beauchamp which is also two storeys with dormer windows and according to the planning permission has a height of 9.7 metres. The proposal also has a lower height to Pinecrest and Horncreek which are 9.98 metres high and Cedar Court which has a height of 10.1 metres.

The footprint, massing and roof form is considered appropriate given the variety of properties in the area which varies from the relatively modest Tudor Cottage and The Gate House to the large Beauchamp and Cedar Court. Importantly the massing allows for spaciousness to be retained on site and the property will remain set back on the plot with a large front garden.

'landscape setting and features'

The property is situated in a green landscape setting including trees and informal planting in the front garden. The proposal retains the majority of the existing trees including the large category A trees which will preserve the character of the conservation area and provide mature screening.

'plot width and format which includes spaces between buildings'

The proposal retains the existing plot width and the general space between buildings.

'building line build up, set back and front boundary'

Coombe Hill Road and Cecil Close have no existing formal building line. The properties are set back from the street by varying amounts.

Other than the extension to the existing garage, the proposals will not change the existing set back of the main house. The front boundary wall is to be replaced with matching facing brickwork and stone capping.

‘typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.’

The prevalent building materials are clay facing brick, with render and stone detailing, tile or slate roofs and a variety of window and door styles. The proposed alterations and extensions will be constructed of red clay facing brickwork with stone detailing, timber framed windows and plain clay roof tiles.

In terms of the proposed roofs, there is a mix of roof types in the street scene including pitched roofs, hipped roofs, flat roofs and gable ends. The proposed hipped roofs are appropriate and a similar roof form to the neighbouring properties Beauchamp, Pinecrest and Horncreek.

With regard to fenestration detailing, the proposed windows are appropriate and reflect the existing properties within the area. The design of the dormers complements the proportions of the roofs and provides a style of appearance to enable it to blend in with the area.

Policy DM10 goes on to state that development proposals should also: ensure adequate amenity space; incorporate sustainable design and construction requirements; incorporate the principles of safe design; have regard to the amenities of occupants and neighbours; have regard to highways considerations including meeting the car parking standards; protect the quality, character, scale and skylines of sensitive areas and safeguard strategic and local views; ensure landscaping is an integral part of the overall design; have regard to the public realm; minimise the visual impact of cars; make adequate provision for waste facilities; and optimise housing output consistent with the local context in accordance with London Plan policies.

In response to these points the proposals include generously sized front and rear gardens, sustainable design measures, principles of safe design through natural surveillance, protect the residential amenity of nearby residents, meet car parking standards including minimising the visual impact of cars by providing garages & driveway, ensure landscaping is integral, include provision for waste and optimise the use of the site.

Policy DM 11 explains that the Council will resist any development that detrimentally affects the quality of the environment. The Policy goes on to set out that the Council may adopt a more flexible approach to new development where the existing development lacks any identifiable or cohesive character and/or is located in a lower quality environment; in these circumstances it will seek a high quality development that creates its own distinctive character.

In response to this policy the existing property is not of particular architectural merit nor does it complement the character of the area. The proposal seeks to significantly improve the appearance of the existing property and provide a high quality large family home which complements the character of the local area.

Policy DM 12 concerns development in conservation areas and affecting heritage assets. The policy sets out that the Council will preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration. Alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting will be

allowed. Developments should use high quality materials and design features which complement the area and respect features of local importance.

The proposal will preserve and enhance the conservation area as it will be constructed of appropriate materials and will significantly improve the existing appearance. It will also preserve the setting of the listed building as set out in this report.

c) Neighbouring Amenity

Policy DM10 (k) of the LDF Core Strategy seeks to safeguard the amenities of residential properties in terms of privacy, outlook, sunlight, daylight, visual intrusion, noise and disturbance.

As the proposals generally comprise of alterations to the existing property the existing neighbouring amenity remains. The property is an adequate distance from all neighbouring properties such that the proposed roof lifts will not have a significant impact in terms of overlooking and privacy.

d) Standard of Accommodation

The proposal will provide a high standard of accommodation which will comply with the London Plan space standards and local guidance.

Policy DM13 concerns housing quality and mix. It encourages the provision of family houses with provision of appropriate amenity space. The proposal will comply with this policy.

e) Traffic and Parking

As the proposals do not increase the number of dwelling houses on site there will be no significant impact in terms of traffic in the area. The proposals also comply with the recommended parking provisions. Cycle parking will be included within the enlarged garage.

f) Trees, Landscaping and Ecology

Policy DM10 explains that the Council will have particular regard to the significant contribution that existing private residential gardens make to the character of the Borough, the provision of amenity space, biodiversity and reducing the impacts of flooding and climate change. The Council will protect important trees and where trees are lost two replacement specimens will usually be required.

The site is located in a conservation area and there is a blanket TPO over the site, therefore all of the existing trees are protected. An arboricultural survey report has been submitted to assess the condition / landscape quality of the existing trees and any impact to them in relation to the proposed construction works. There are a total of 16 individual trees and 1 group on the site including category A, B, C and U trees. There are also 6 neighbouring trees which need to be taken into account. It is proposed that the tree (T22 Cypress Cat U) and the group (G1 Cypress Cat U) will be removed as recommend. All the remaining trees (other than tree T13 described below), including the neighbouring trees, will be retained and protected.

The proposed footprint of the orangery extension encroaches the Root Protection Area of the Category C tree T13. However, this is a low-quality tree which should not

constrain nor guide the scheme. Hence, this will be removed to facilitate the scheme. For category C tree removals it is typically recommended that mitigation should be new replacement tree planting. It is therefore proposed to plant 1No. new replacement tree of a suitable native species to mitigate the loss of T13.

The proposed garage encroaches the RPA of the offsite tree T10. Based on the offsite location of T10, this tree will need to be retained and protected. The standard recommendations for new foundations within RPAs is to retain the existing soil level and use either a piled foundation or to have a slab bearing on the existing soil level. A standard strip foundation would likely require root severance which may be resisted by the council. However, the incursion relates to 9% of the RPA so trenches will be manually excavated along the proposed footprint and roots will be carefully pruned back to clear the proposed foundation.

The proposed widening of the driveway encroaches the RPA of the Category A trees T5 and T6. However, this incursion is minor and within the tolerable amount of new hard surfacing within a RPA. This will be installed in the same way as the existing surfacing, with a preference to retain the existing soil level to minimise the ground disturbance and RPA impact.

g) Sustainability

The proposals seek to to considerably improve the thermal performance of the property and reduce CO2 emissions as well as efficient internal water use.

5 Heritage Statement

The site is within the Coombe Hill Conservation Area and within the setting of the Grade II listed building Cedar Court. It is also within an archaeological priority area.

The NPPF sets out that there is a presumption in favour of the conservation of designated heritage assets. It is therefore important to understand the character of the conservation area and what role the existing building plays within this, in order to assess the impact of the proposals and their potential for conserving and enhancing the asset overall.

a) The Coombe Hill Conservation Area

The Coombe Hill Conservation Area was first designated by Kingston Council in 1996, consisting of 84 properties in an area of 16.8 Hectares. It is stated on the Council's website that:

'Coombe Hill is the estate and hinterland to the demolished Coombe Warren, containing several mid-19th century properties by the architect George Davey, and other large interesting 20th century houses in a spacious landscaped setting, adjoining Coombe Hill Golf Course.'

The boundaries of the Conservation Area are defined to the north by Coombe Hill Golf Club, the rear garden boundaries of properties on the eastern side of Beverley Lane to the east, Coombe Lane West to the south and Traps Lane (B238) to the west. There is also an additional section designated south of Fitzgeorge Avenue, including land

immediately to the west of Traps Lane, north of Neville Avenue and east of Warren Rise.

Coombe Hill is the estate and hinterland to the demolished Coombe Warren House. Early records show the estate was originally known as the Manor of Coombe (Nevill) when the daughters of William de Nevill bestowed the land on their husbands in 1320. At this time the land comprised predominantly woodland and farmland. The land remained in the possession of aristocracy over the coming centuries.

The Duke of Cambridge, the seventh son of George III, purchased the common land on Coombe Hill in 1837 in order to extend his estate for a shooting park. In the mid nineteenth century, a small number of new homes were built on the land for newly rich industrialists seeking a pleasant, attractive area in which to live within close proximity to London.

Of note, Coombe Warren was built in 1860 by London builder George Mansfield for Hugh Hammersley on land leased from the Duke of Cambridge. George Devey was later instructed to make substantial large additions to the house and gardens. The house was leased by various aristocrats until Lady Mary Paget, an American heiress, bought the freehold of the property in 1907.

Historic OS mapping from the 1870s to the 1910s depicts the application site as covered by trees, seemingly part of Coombe Wood which formed part of Coombe Warren.

Coombe Hill Golf Course was developed in 1910-11.

According to the listing description Cedar Court was relocated from the banks of the River Colne to its current site in 1912. However, it does not appear on the 1919 OS Map and the earliest map showing it we have found is 1935. As part of the setting out of Cedar Court a driveway was laid out. This is now known locally as Cecil Close and forms the access road to Abbotswood.

The wider estate remained in the possession of the Duke's family until the death of his grandson, Sir Augustus Fitzgeorge, in 1933. Following this, the estate was broken up and parcels were sold for housing development, although the two golf courses were retained.

A number of large interesting 20th century houses were built in the spacious landscaped setting adjoining Coombe Hill Golf Course.

As part of this mid 20th Century development several houses were developed by selling off parts of the original Cedar Court site including Abbotswood, Beauchamp, Red Roofs, The Gate House, Coombe Gables and Mowbray, with other houses added in the grounds of Coombe Green and along Coombe Hill Road.

In the mid 21st Century Mowbray, Red Roofs and Beauchamp have all been redeveloped.

The special character of the area has a semi-rural quality with properties generally set back behind large front gardens, grass verges and no pavement. It is a leafy, quiet affluent area.

b) The Grade II listed Cedar Court

Cedar Court was registered as a Grade II listed building in 1951. The official listing description states:

'Built on its present site in 1911-12, but incorporates timbers from a late medieval timber-framed building in Colchester (probably the Perseverance Inn, demolished in 1910). Large detached house. 2 storeys. Advanced gable to left. 5 bays long range to right, with two storey advanced bay containing oriel and Tudor arched wooden doorway. Close timber studding with red brick noggin (some old brick used). Tiled roof. The interior contains some linenfold panelling of late C15 date and some later C16 panelling; also some specimens of heraldic glass dating from the 15th to the 17th centuries, collected by the original owner, an antiquarian. The house was considerably extended in 1915 in the Tudor style.

The traditional connection of the house with Catherine Parr, 6th wife of Henry VIII, is probably legendary.'

The house was formerly Coombe Wood House and the site was purchased by Walter Thornton-Smith, a wealthy London antiquarian, in 1910. He bought the Tudor Mansion, which was located on the banks of the River Colne, dismantled it and put it back together on its current site.

Bricks in a herringbone pattern were used between the timbers instead of the original wattle and daub, and servant quarters were added, as well as bathrooms, hot water and radiators.

The north wall displays pargeting (patterned plasterwork) typical of East Anglian houses, and all through the house there are stained-glass windows - some religious, some secular - dating from the 15th to 17th centuries.

When the First World War broke out, it was let to Lord Crewe, the Secretary of State for India, and a few years later, it was sold to Sir Ernest and Lady Horlick, who added the new east wing to house more domestic quarters. Between the wars, one Major John Hill, Mayor of Malden and Coombe, added a snooker and billiards-room, staying faithful to the Tudor period and putting in deep oak window seats and beams.

Between 1963 – 2002 it was used as a residential language school. During this time an annexe was constructed to contain modern classrooms. It has subsequently been converted back to a single house.

The house has undergone some recent developments which includes the erection of a modern garage block on the boundary with Abbotswood.

The eastern elevation of Cedar Court is in close proximity to Abbotswood. This consists of a two-storey element with two windows located in the gable end and the single storey garage permitted in 2004 to the front.

There are some views of Cedar Court from Abbotswood including the side elevation which can be viewed from the rear garden and views of the roof from the front garden.

c) Archaeological Priority Area

The site is within the Archaeological Priority Area (APA) of Kingston Hill.

There have been finds of prehistoric material within the area, for example Mesolithic and Neolithic flints were found at Coombe Hill Golf Course and flint implements and burnt flints were found within a prehistoric soil during a watching brief at Warren Road. An evaluation and excavation at Warren End in 1993 recorded a ditch, possibly an enclosure ditch, containing pottery dating from the Late Bronze Age through to the Late Iron Age.

To the south lies the site of a medieval manor house on Fitzgeorge Avenue and a moated site. However, the extent of medieval occupation surrounding these residences is not clear and the likelihood of medieval occupation within the development site is not known.

There have been several archaeological investigations in the area which have found no remains including at the Red Roofs Site.

d) Significance of Abbotswood

Abbotswood was constructed in the 1960s in the grounds of Cedar Court. At that time Cedar Court was already listed and so its setting should have been taken into account. It was built further forward than the main body of the listed property.

The house is not of particular architectural merit. It is constructed of brick with a slate roof. It is part two storey part single storey with pitched roof. The main part of the house has a central section which includes the porch with column detailing.

There are limited views of Abbotswood from the public realm and it should be considered to have a neutral impact on the conservation area.

e) Impact of the Proposals

As the front of Cedar Court cannot be seen from the public realm the proposals will have no impact on the setting of the listed building in terms of public views.

With regard to private views, the existing Abbotswood forms part of the setting of the listed building including the existing garage which was permitted in 2004.

The proposals will largely maintain this existing relationship given that only relatively minor extensions are proposed to the existing property. Existing views of the roof of Cedar Court will be maintained from the front garden and views of side elevation from the rear garden will also be maintained.

The character and appearance of the wider conservation area has also been carefully considered. Care has been taken to retain the trees on site which contribute to the landscaped setting. The proposals use high quality facing brick and clay plain roof tiles which are in keeping with the design of neighbouring properties. Overall, the proposed improvements to the external appearance are therefore considered to cause no harm to the character or appearance of the conservation area.

With regard to the Archaeological Priority Area, it is considered that as the proposed extensions are relatively small and located adjacent to the existing property, they are

likely to be within areas of previously disturbed ground. The ground around these locations would have been disturbed during the original construction of the property while excavating for foundations, drainage and underground services. As such it is unlikely to provide much opportunity for meaningful archaeological investigation.

6 Design and Access Statement

a) Use

The existing use of the site is residential (Class C3) and this use will be retained. The existing property comprises of two separate adjoining dwelling houses which have separate postal addresses. It is proposed to combine both dwelling houses to form a single dwelling house.

b) Layout

The site layout will remain largely unchanged with just the addition of a rear extension to form an orangery and the enlargement of the existing garage.

c) Amount

The proposal will result in one family dwelling on the site. The existing property comprises of two separate adjoining dwelling houses which have separate postal addresses. It is proposed to combine both dwelling houses to form one dwelling house.

d) Scale

The proposal will provide a single family dwelling with a overall width of 31m and a depth of 25.4m (including the attached garage). It will have eaves height of 5625mm and a ridge height of 9700mm.

e) Appearance

The proposed alterations will result in a high quality appearance. The external materials will comprise of red clay facing brickwork with stone window surrounds, stone entrance portico and clay plain roof tiles.

e) Landscaping

It is proposed to retain the majority of the existing trees and shrub planting in order to maintain the existing green landscape setting.

f) Access

Vehicular access is to remain unchanged and will be via the existing private road Cecil Close which is accessed from Combe Hill Road

7 Conclusions

This application proposes alterations, extensions and a roof lift to the existing dwelling at Abbotswood, Coombe Hill Road, Kingston upon Thames to form a single family dwelling house.

The character of the conservation area has been carefully considered. The existing property is not of particular architectural merit. The design of proposed alterations and extensions will significantly improve the external appearance of the property to complement the neighbouring properties and character of the area.

The green landscape setting will be retained including the majority of the trees and the category A trees within the front garden.

The setting of the listed building has also been carefully considered including retaining the single storey elements as the parts which are closest to the listed building.

The proposal will provide a high standard of accommodation which comfortably exceeds minimum standards in respect of internal space and provides generous private amenity space. The proposal will also significantly improve the thermal performance of the property and reduce CO2 emissions.

There will be no impact on the residential amenity of surrounding residents.

The proposals should be considered acceptable in terms of the impact on trees and the landscape setting as detailed in this statement.

It is therefore considered that the proposal is in full accordance with all relevant national and local planning policy.