

20-24 Tolworth Broadway

06.03.2024

DESIGN AND ACCESS STATEMENT
MARCH 2024



CONTENTS

TEAM:

Architecture:

GML ARCHITECTS

Planning Consultant:

CENTRO

Fire Consultant:



S&D Consultant:



Transport Planning Consultant:



FOR:

Jessona Investment Limited

Introduction

1. Context:

- 1.1 Site Location
- 1.2 Views
- 1.3 Opportunities/ Constraints
- 1.4 Site Boundary
- 1.5 Existing Site and Area
- 1.6 Planning History

2. Design Proposals:

- 2.1 Design Principles
- 2.2 Amount
- 2.3 Use
- 2.4 Design Development
- 2.5 Layout
- 2.6 Shop Layout

3. Design Details:

- 3.1 Materials
- 3.2 Amenity
- 3.3 Sustainability
- 3.4 Lighting, Sunlight/Daylight
- 3.5 Waste Management

4. Access Statement

- 4.1 Acces to the Building
- 4.2 Means of Access
- 4.3 Transport

INTRODUCTION

20 – 24 Tolworth Broadway, Surbiton, KT6 7HL.

This Design and Access Statement (“Statement”) forms an element of the planning application submitted to The Royal Borough of Kingston upon Thames Council (“The Council”) for the consideration of the part demolition of existing building and part redevelopment to provide a part-four, part-three, part-one storey building, with 9 new residential units and landscaping works at 20-24 Tolworth Broadway., Surbiton, KT6 7HL.



GML Architects, Westgate Centre E8

GML Architects Ltd are based in Shoreditch and have been at the forefront of the changes taking place within London working with developers, land owners and local authorities to identify and design opportunities for urban regeneration. The practice’s approach to architecture is about finding solutions that are appropriate to the task, to the client and to the site in order to achieve site specific buildings and the spaces between them. The practice has also worked with the GLA and The Joseph Rowntree Foundation advising on how to achieve lifetime homes standards within high density developments. The practice is currently working on a wide range of commercial, residential and mixed-use projects for sites across London and in the surrounding areas.



GML Architects, Blagdens Lane N14

Planning Drawings

- 5062/PA/01 Location Plan / OS Map
- 5062/PA/02 Existing Site Plan
- 5062/PA/03.0 Existing Ground Floor Plan
- 5062/PA/03.1 Existing 1st Floor Plan
- 5062/PA/03.2 Existing 2nd Floor Plan
- 5062/PA/04 Existing Elevations
- 5062/PA/05 Existing Elevations
- 5062/PA/06 Existing Site Photos
- 5062/PA/07 Existing Site Photos

- 5062/PA/09 Proposed Site Plan
- 5062/PA/10 Proposed Ground Floor Plan
- 5062/PA/11 Proposed First Floor Plan
- 5062/PA/12 Proposed Second Floor Plan
- 5062/PA/13 Proposed Third Floor Plan
- 5062/PA/14 Proposed Roof Plan
- 5062/PA/15 Proposed Elevations
- 5062/PA/16 Proposed Elevations
- 5062/PA/17 Proposed Section
- 5062/PA/18 Proposed Combined Plans
- 5062/PA/40 Proposed Materials

1. CONTEXT

1.1 SITE LOCATION

SITE LOCATION

The site, 20 – 24 Tolworth Broadway, itself located within the Royal Borough of Kingston upon Thames. The site is situated on the south side of Tolworth Broadway to the northwest of the A3 Tolworth roundabout and opposite the Tolworth Broadway/Ewell Road junction. The host property is located within Tolworth’s main retailing high street, located approximately 660 metres walking distance from Tolworth Railway Station, with bus stops located on Ewell Road within 100 metres.

The existing building is part 3, part 2-storeys. There are two retail units at ground floor, with ancillary back of house space at first floor. There is an existing flat at second floor, known as 20A Tolworth Broadway

The existing rear of the site consists of a predominantly two storey structure with an additional 3 storey element that houses the staircase giving access to the roof. At ground floor: area of hardstanding, informal parking and storage area for waste; the area currently serves as a secondary delivery and servicing provision.

The surrounding area associated with the application area consists of the mix of residential and commercial space associated with Burwood Close; with the recent residential development of 10 Tolworth Broadway (15 Burwood Close) providing a distinct update and change to the mass and character within the streetscene, beyond the established upper floor residential apartments that sit above the existing Tolworth Broadway shopping precinct and for which access is served by way of Burwood Close.

LOCAL ROAD NETWORK

The site is located between Tolworth Broadway and Burwood Close

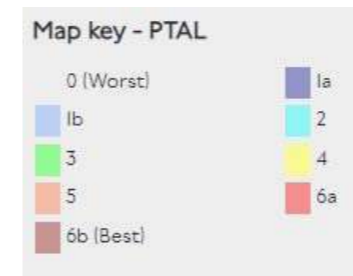
PUBLIC TRANSPORT

The site has a PTAL rating of 3 as it benefits from moderate transport links. Tolworth Train Station provide access to the London Waterloo Underground station. There are many bus stops along Tolworth Broadway.

No car parking is provided within the site and a constrained drop off bay is located to the Burwood Close frontage.

LOCAL FACILITIES

The site is well located within walking distance of Town Centre, which offers a variety of shops, banks, restaurants, recreational facilities, etc.



You can click anywhere on the map to change the selected location.

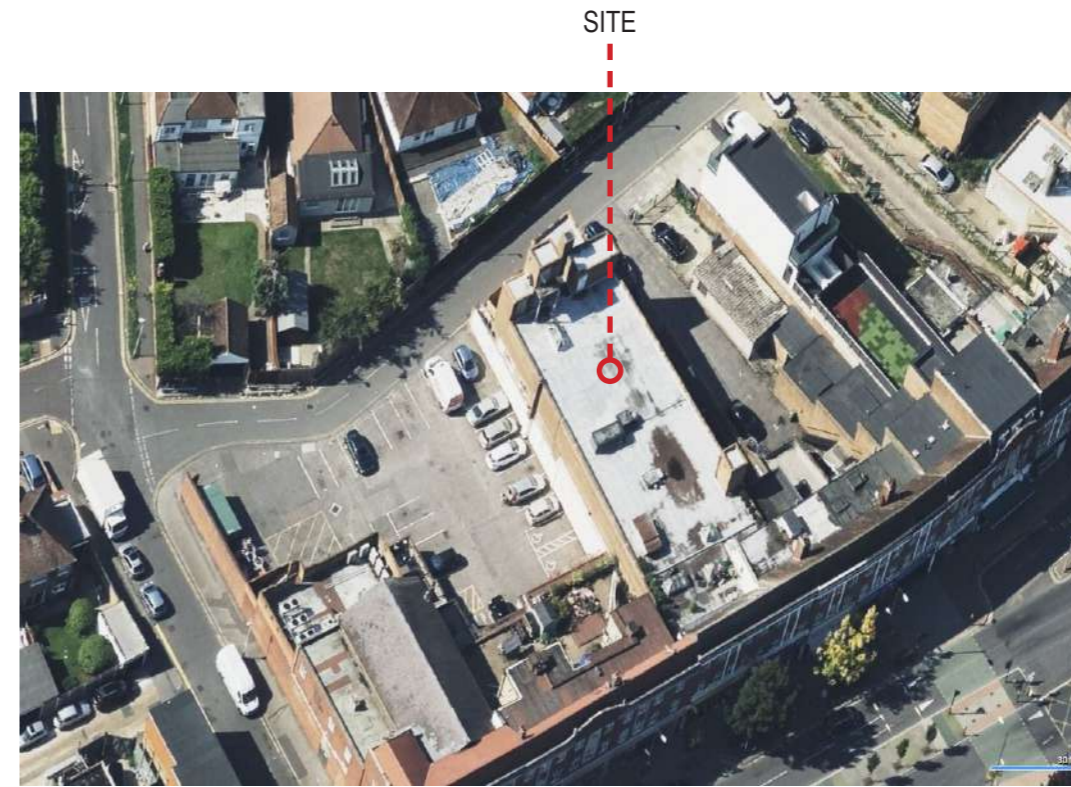
PTAL output for Base Year
3
 KT6 7HL
 Surbiton KT6 7HL, UK
 Easting: 519506, Northing: 166129



1.2 VIEWS



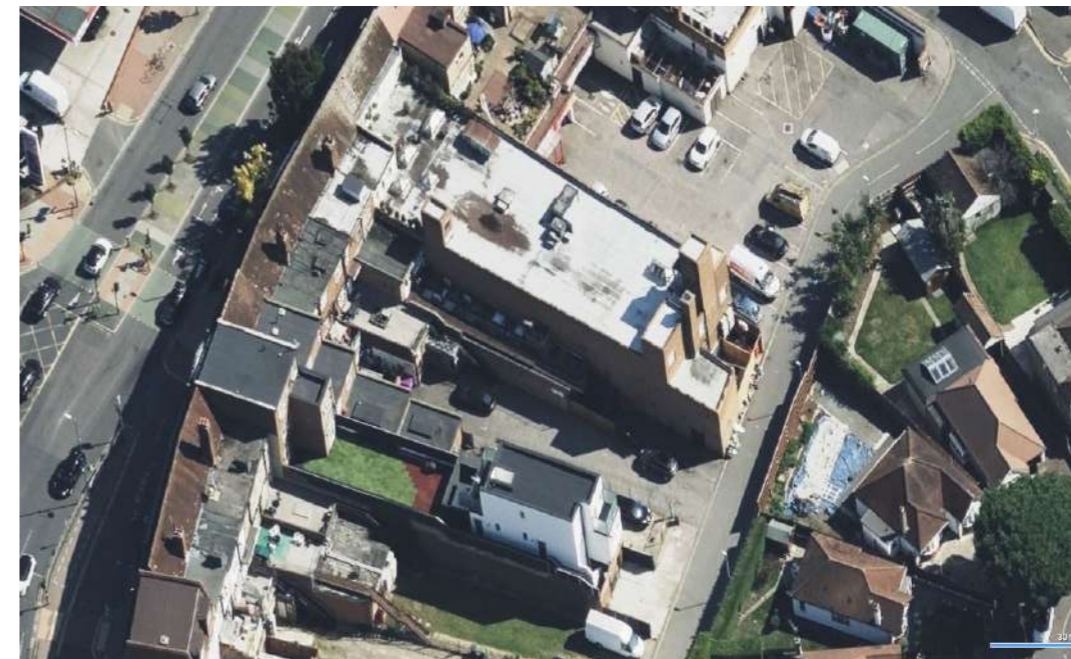
View Looking West



View Looking South



View Looking North



View Looking East

1.3 OPPORTUNITIES / CONSTRAINTS

Opportunities:

The following opportunities have been identified on this site:

- Opportunity to continue to regenerate both the Tolworth Broadway and Burwood Close
- Opportunity to improve active frontage to the Tolworth Broadway
- Opportunity to provide additional and much needed residential accommodation in the borough.
- Opportunity to maintain ground floor retail use, and re-purpose redundant bank of house retail/employment floorspace.
- Opportunity to more appropriately match the massing and scale of recent developments.
- Opportunity to provide dual aspect accommodation at the front and rear.
- Opportunity to enhance building line of Burwood Close.
- Opportunity to provide natural surveillance to Burwood Close.
- Opportunity to provide a safe and secure design (Secured by Design standards).
- Opportunity to respond to the long views of the site from the south end of Oakleigh Avenue and Oakleigh Way

Constraints:

The following constraints have been considered and addressed in this scheme:

- Daylight/ Sunlight to adjacent properties– the design acknowledges this by its massing and set backs.
- Due to the tightness of the plot, the possibilities for external amenity space are relatively constricted. The design alleviates this with shared communal courtyard, generous balconies and carefully handled screening as well as by providing minimum 21metres distances between windows for overlooking.
- Narrow site. The design addresses this issue by locating the access core centrally in both blocks A & B and allowing most of habitable rooms to have windows and balconies/terraces/gardens.

CONTEXT

1.4 SITE BOUNDARY



Aerial view from North



Site Location Plan

CONTEXT

1.5 EXISTING SITE AND AREA

The 0.0676 hectare site consists of a group of three-storey terraced properties built in late 1920s, early 1930s, with ground floor shops. Rear of the building is facing on to Burwood Close.



Existing building view above houses at Okleigh Avenue



View of the new building extension, at the Burwood Close



Existing elevations of Tolworth Broadway



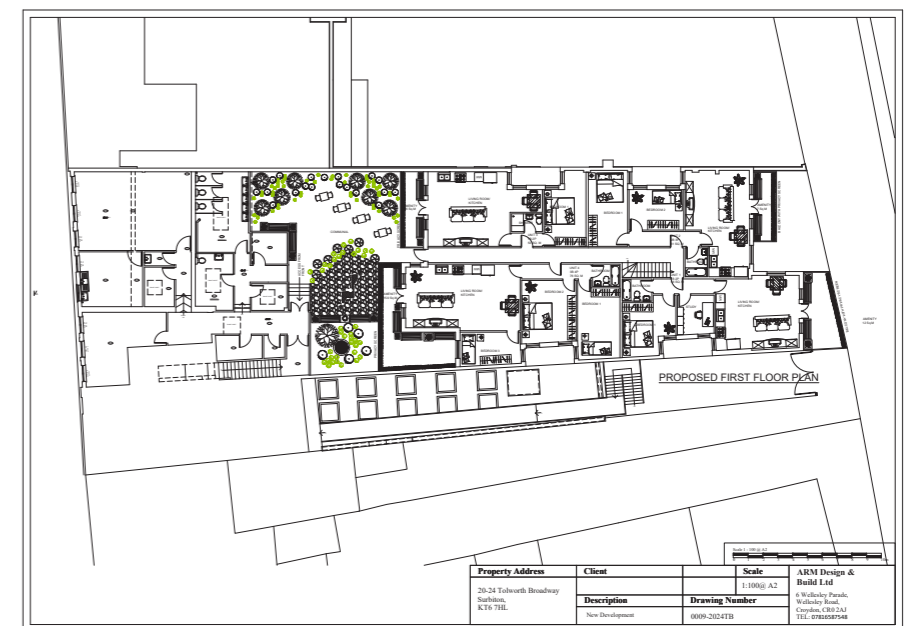
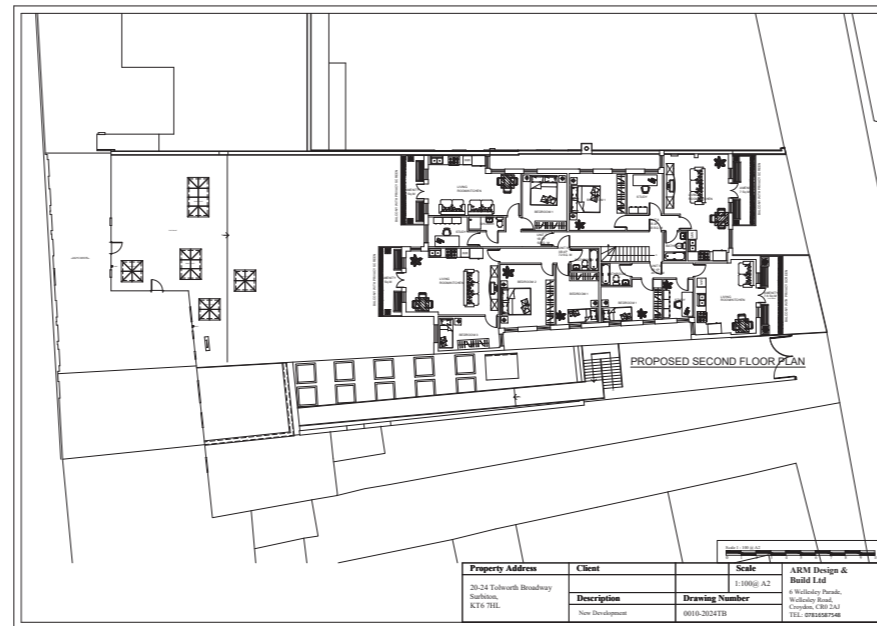
Existing views from Burwood Close

CONTEXT

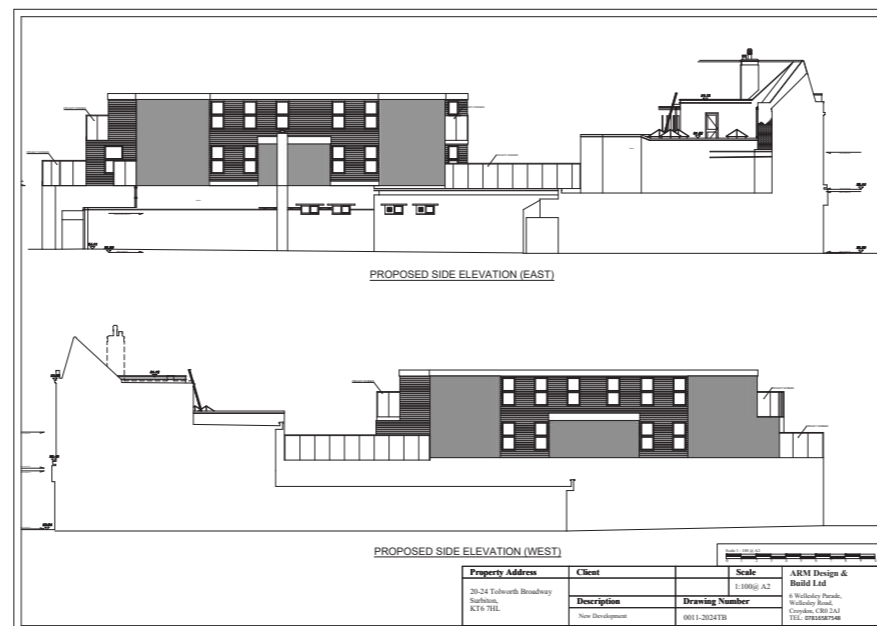
1.6 PLANNING HISTORY

20-24 Tolworth Broadway, Tolworth KT6 7HL, available relevant planning history from Kingston website:

Planning ref.	Description of Development	Applicant	Outcome	Decision Date
20/00940/PAR2R	Change of use from retail (Class A1) to 2 flats (Class C3)	Manica Properties Limited	Approved – permission lapsed	Apr-20
20/01694/PAR2R (DoC 21/01331/CLC)	Change of use from Retail (Use Class A1) to 3 self-contained flats (Use Class C3)	Manica Properties Limited (DoC Danish Hanif (no company))	Approved - permission lapsed	Jul-20
20/02062/CPU	Change of use from A1 to C3 (2 x self-contained flats) under Class G of the GPDO	Manica Properties Limited	Approved – permission lapsed	Oct-20
21/03052/FUL	Proposed part demolition of rear ground and first floor extension and erection of three storey extension to provide 8no. self-contained residential units with provision of cycle parking and refuse/recycling facilities	Danish Hanif (no company)	Withdrawn	Dec-20



Application: 2103052FUL, WITHDRAWN



2. DESIGN PROPOSALS

2.1 DESIGN PRINCIPLES

Strategy we have arrived at is as follows:

- Retention of the existing façade facing Tolworth Broadway and principal boundary walls
- Removal of existing first floor commercial floor space and, and existing flat at second floor.
- Creation of two residential Blocks with shared communal courtyard above ground floor commercial unit
- A new flat at roof level with retained roof features to match existing roofs of the Parade (Block A)
- The main strategy of the development is broadly similar to that at 10 Tolworth Broadway. We are proposing improved commercial and residential use.

2.2 AMOUNT

The retail use at ground level is to be retained as two large units. The main entrance to the new residential accommodation will be through the new element on Burwood Close; communal bin and bike stores are located within a building and direct access to these, as well as the commercial bin store. Tolworth Broadway residential access will provide fire escape from both blocks and communal courtyard.

The residential accommodation will consist of;

- 3no. 1-bed apartment
- 2no. 2-bed apartments
- 4no. 3-bed apartment

2.3 USE

All residential units have been designed to comply with the access requirements of London Plan.

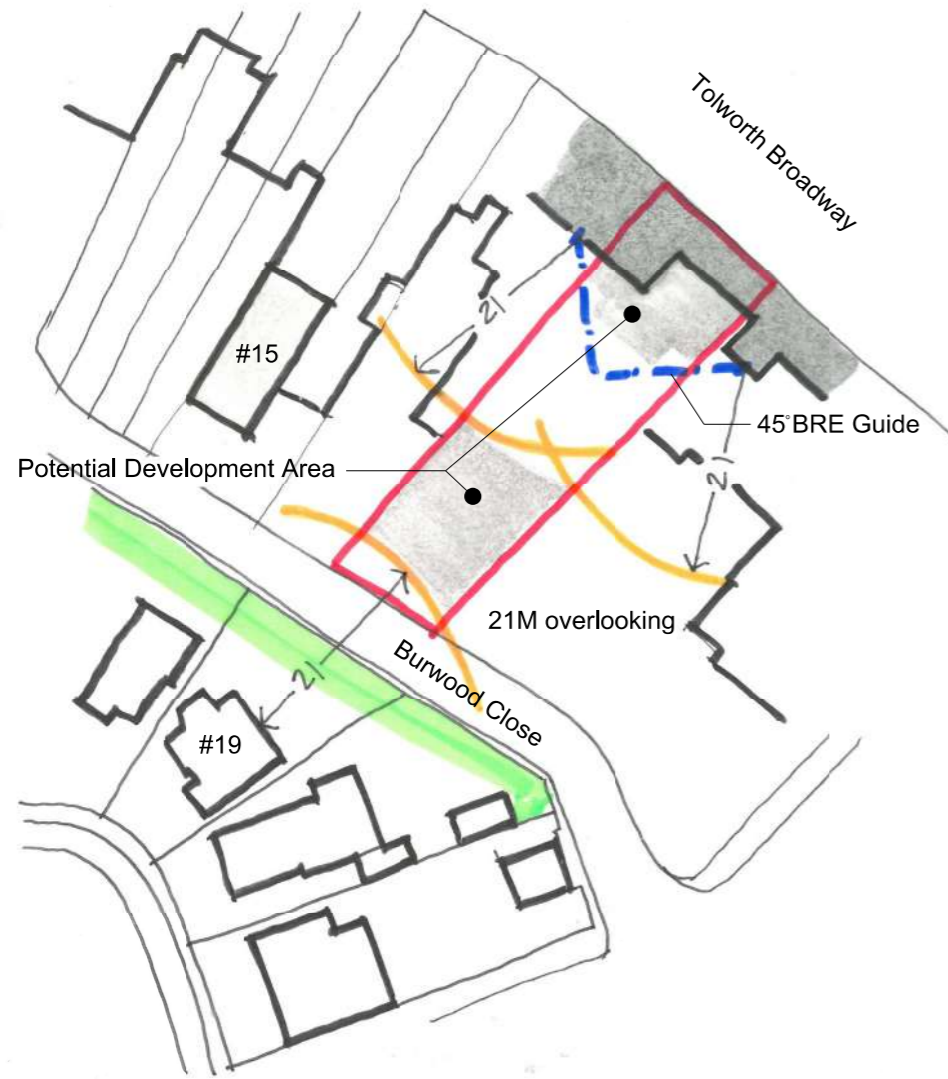
JS Lewis have been appointed as the sustainability consultant on the scheme. See the energy and sustainability strategy for details.

This scheme would include the replacement of windows in the façades, some of which have previously been replaced with modern units, unsympathetic to the existing buildings and therefore will provide an improvement.

Corbel above ground floor level would also be restored and/or replaced where necessary, with consistent and suitable shop fronts added.

DESIGN PROPOSALS

2.4 DESIGN DEVELOPMENT



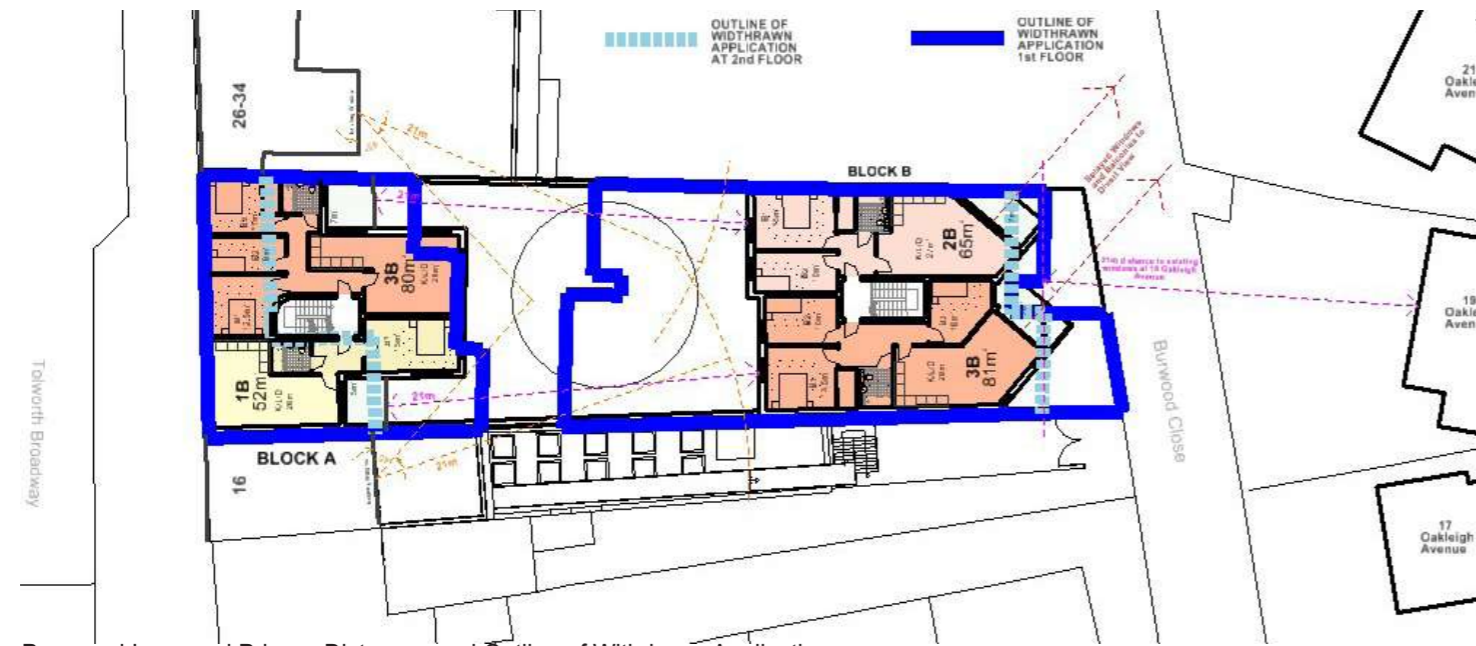
Capacity Study with Potential Development Area



Site Parameters

DESIGN PROPOSALS

2.4 DESIGN DEVELOPMENT



Proposed Improved Privacy Distances and Outline of Withdrawn Application



Capacity study/ site setting out with orange line indicating maximum volume of proposed building at 1st and 2nd floor

2.5 PROPOSED MASSING

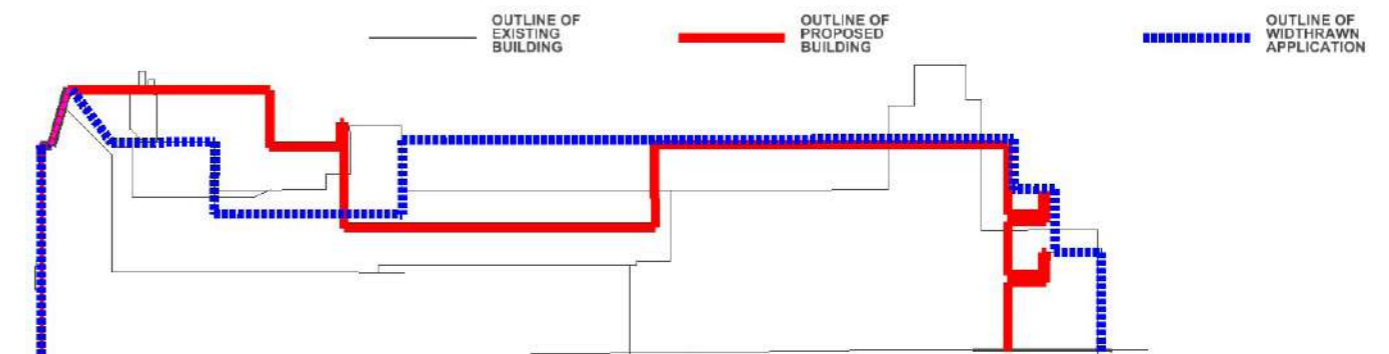
Massing of Block B:

Block B size is not bigger than the existing massing already in this location and matches the height of the new build property at 10 Tolworth Broadway (15 Burwood Close).

Overlooking will be diverted by splayed balconies and proposed windows/balconies positioned minimum 21 metres from existing windows of our neighbours (Oakleigh Avenue).

Block B together with 15 Burwood Close will enforce building line of Burwood Close and will provide natural surveillance to the street and Iceland car park.

Proposed building shape of Block B will not stop neighbouring sites from future development.



Massing Diagram, Existing, Proposed and Withdrawn Buildings

DESIGN PROPOSALS

2.5 LAYOUT

Ground Floor:

Existing ground floor retail units are to be retained and modified and the existing facade preserved, alongside a new access to the residential accommodation above will be provided. New access from Burwood Close to commercial and residential units will be also introduced.

First - Second Floor

The stairs from the ground floor come up through the centre of the blocks A & B, with block A entrance from communal courtyard and Block B entrance from Burwood Close.

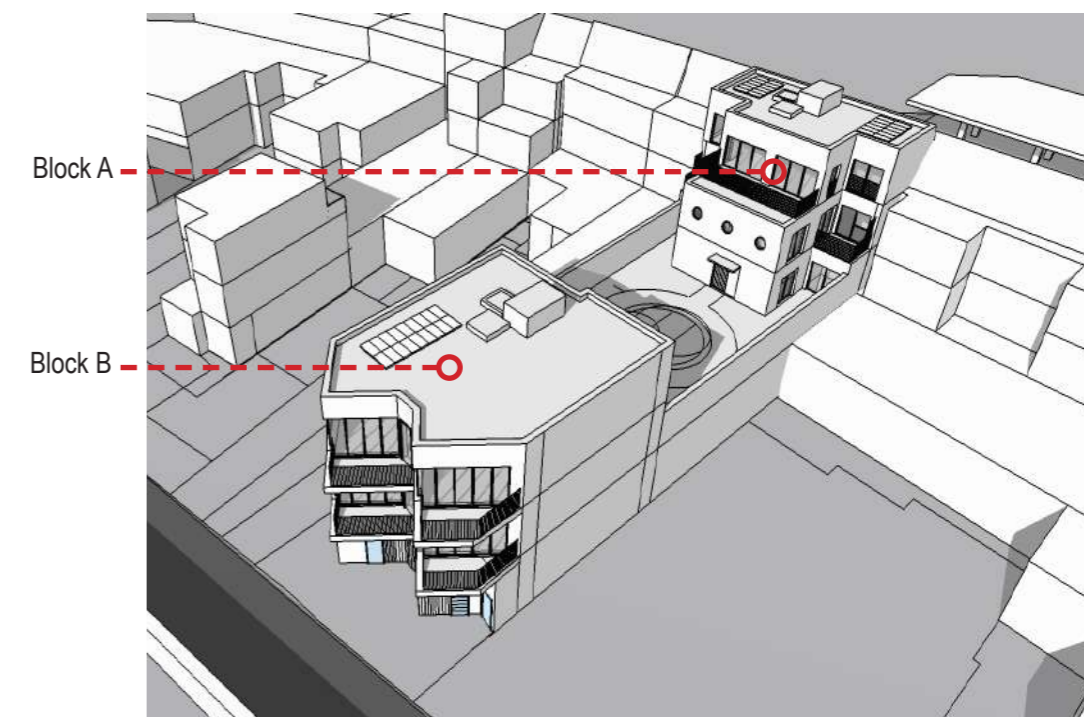
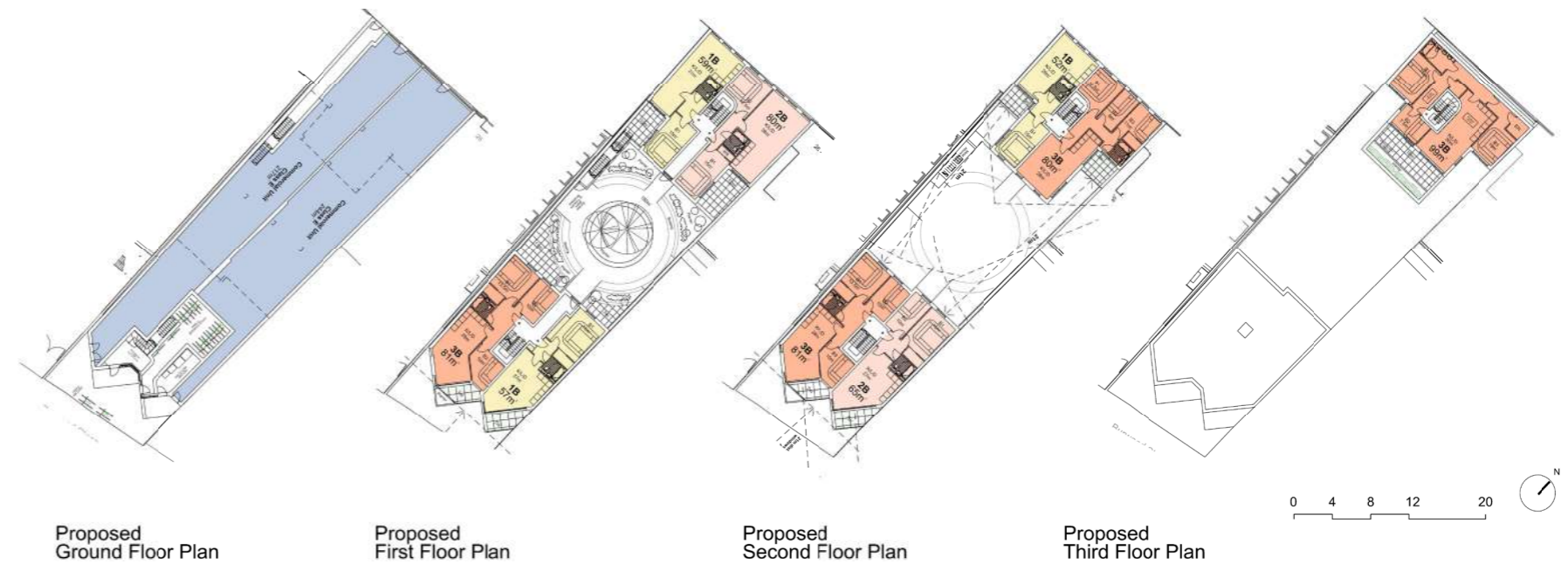
Balconies are used on the South facade to provide cross ventilation and South/East, South/West views.

All the flats have been designed to be dual aspect to promote natural ventilation.

Third Floor:

The third floor (Block A only) accommodates one 3 Bed apartment, dual aspect by design with a 18m² outdoor terraces.

Privacy screen and green buffer zone are introduced to stop overlooking to Block B gardens/windows. The shape of the site and depth of surrounding buildings is quite prescriptive in the size and layout of the top floor accommodation.




View of Blocks A & B

DESIGN PROPOSALS

2.6 SHOP LAYOUT

Front of House, Ground Floor:

Commercial Units, Front of House (Customer Accessible Area) will be improved as the Front of House/ Shop Floor area would be increased, which would improve the vitality and viability of the units.

 Front of House (Customer Accessible Area)

The existing commercial units currently have poor sales floor to ancillary area ratios. The proposed units would be open plan to give operators flexibility to allow for a larger sales space as preferred. Retailers generally will want no more than 10-20% of the demise as ancillary.

The diagrams show the existing sales floor arrangement, and an example of how the occupiers may choose to divide the sales floor and ancillary/back-of-house areas. The increase in floorspace with improve the vitality and viability of the units.

EXISTING FRONT OF HOUSE AREA:

Unit 22-24 - 95m2

Unit 20 - 134m2

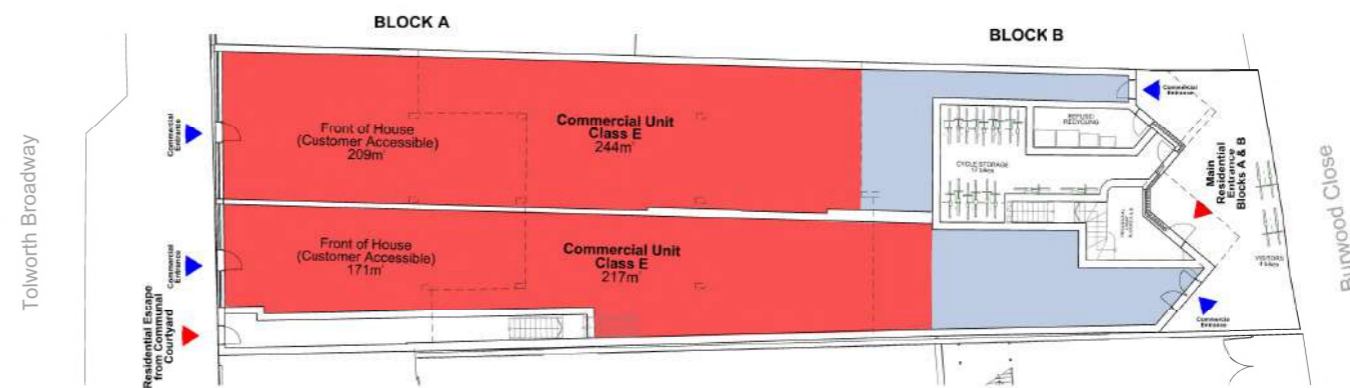
PROPOSED FRONT OF HOUSE AREA:

Unit 22-24 - 209m2

Unit 20 - 171m2



01. EXISTING GROUND FLOOR PLAN



02. PROPOSED GROUND FLOOR PLAN



3. DESIGN DETAILS

3.1 MATERIALS

This scheme would include the replacement of windows in the façades, some of which have previously been replaced with modern units, unsympathetic to the existing buildings.

Materials proposed for this scheme have been carefully selected to complement brick colours of the neighbouring buildings.

- Walls will be finished in painted brick (Block A, rear) to match existing (reclaimed and new), which will be chosen to match that of the other properties of Tolworth Broadway

- Block B will be finished in coloured render to match brick colour of block A

- Windows will be timber frame sash-type with a white paint finish at the front. Frame profile to match original, whilst including double-glazing for thermal and sound improvements.

New windows (Rear of block A and Front and Back elevation of block B) will be composite aluminium/timber powdercoated bronze colour.

- Roof tiles will be clay to match original.

- Rooftop features facing Tolworth Broadway will be retained.

- Architectural features on front elevation such as lintels and new corbel will be made to match original - the original front brick facade will be retained (Block A).

These changes will improve the character of the surrounding buildings and the Tolworth Broadway Parade.



Metal Balustrade,
GML Architects, Kentish Town



Splayed Balconies with Rendered Cheeks
Inken Baller, Berlin



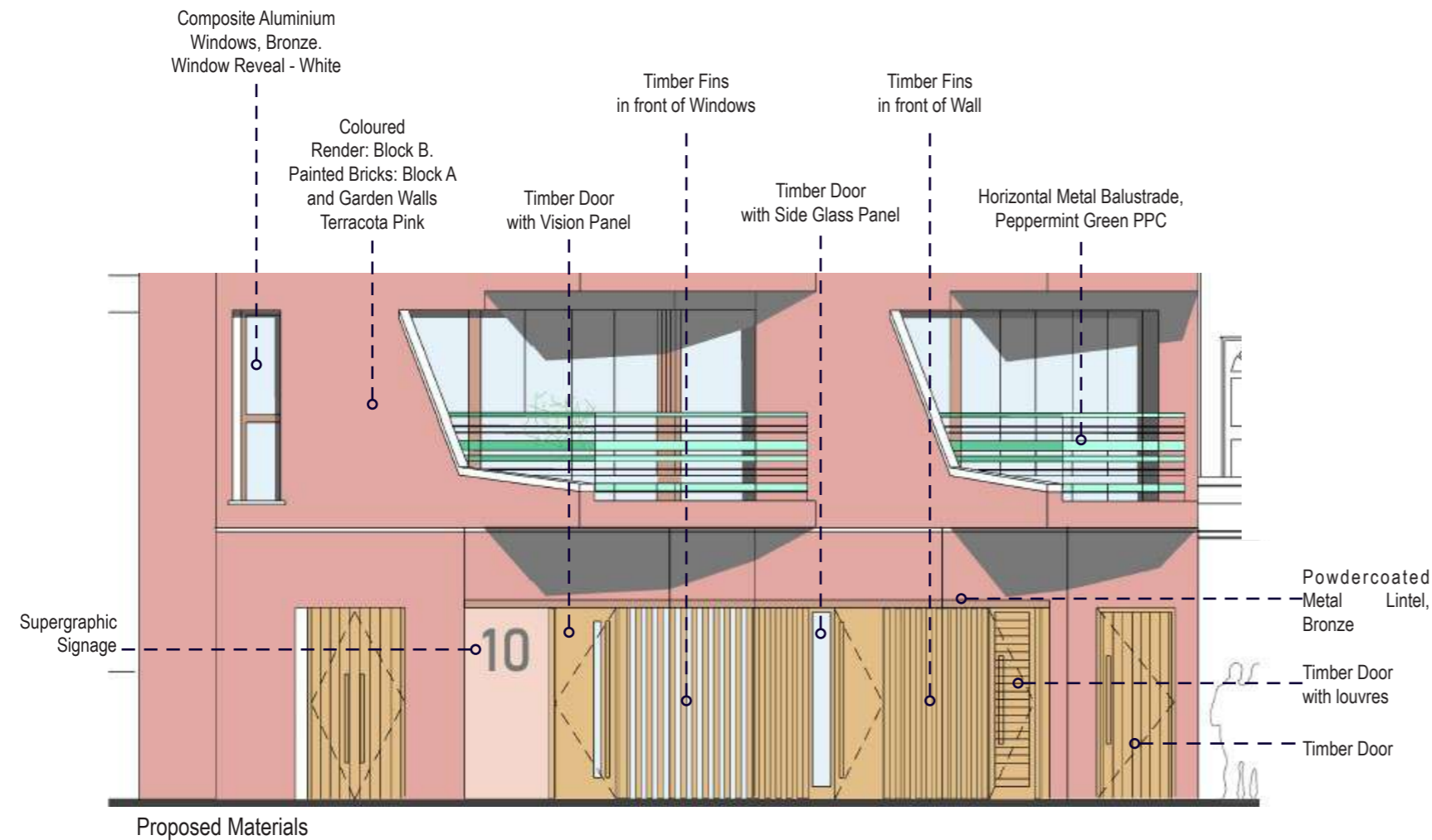
Coloured Render, Terracota Pink
RX Architects, East Sussex



Painted Bricks,
IPA Studio, San Miguel

3. DESIGN DETAILS

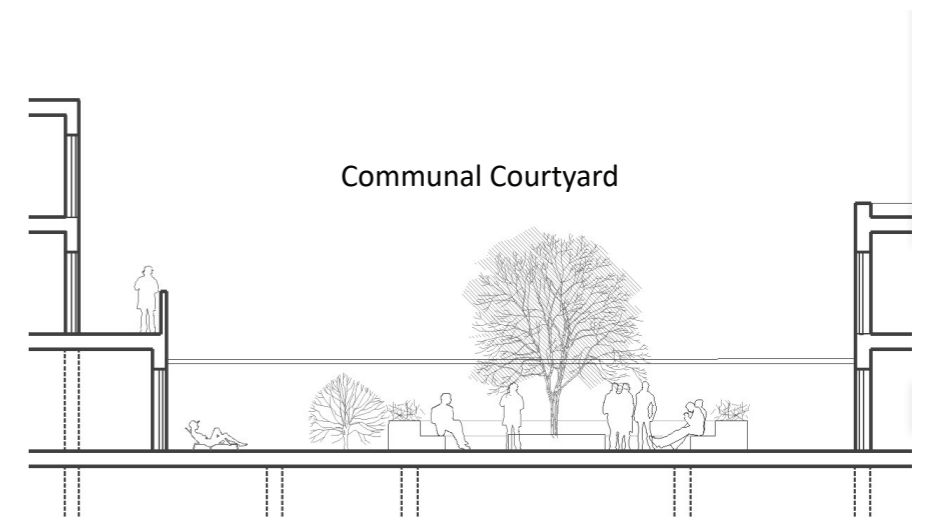
3.1 MATERIALS



3.2 AMENITY

A 185m² communal courtyard between Block A & B is proposed at podium level.

Secure space for 17 bikes to be stored, with direct access at Ground Floor from Burwood Close is provided.



All apartments will have access to private balconies, terraces or gardens with areas set out by London Plan satisfied.

3. DESIGN DETAILS

3.3 SUSTAINABILITY



Brise Solei to provide external shading

The scheme encompasses an integrated view of sustainability, which is based on balancing environmental, social and economic aspects to minimize impact of this development on the resources available to future generations. There are inherent sustainable features in the redevelopment of previously developed land and its location close to public transport links.

The most important sustainable design features of the development are as follows;

- The thermal performance of the building has been designed to optimise efficiency. Improving the insulation of a building is the single-most important part in reducing it's environmental footprint, as buildings can stay in use for generations to come. This is not reliant on any new technologies or active systems requiring maintenance and it cannot be easily altered or removed by future occupiers.

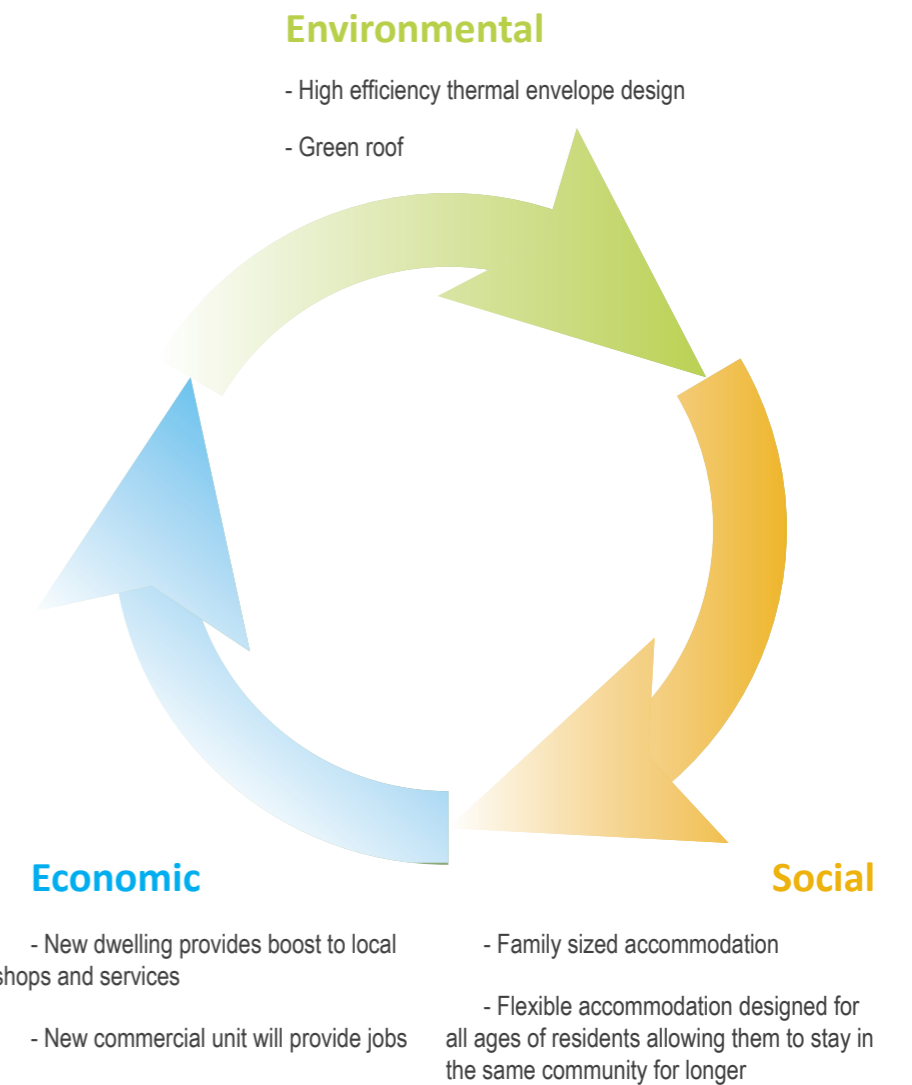
- Fresh water consumption will be less than 105litres/day/person. This will be achieved through the use of low flow toilets, taps and showers. This has the added bonus of reducing hot water consumption in each dwelling, providing further energy and financial savings to residents.

- The apartments are dual aspect to allow cross ventilation, which improves living comfort and will reduce overheating potential in summer.

- Where possible we have incorporated Lifetime Homes standards, which means that future occupiers will be able to live in these new homes through all stages of their lives; the apartments will provide flexibility into the future.

- PV Panels and ASHPs are proposed at roof level

A comprehensive Energy Statement has been prepared by JS Lewis - please refer to this for further information.



DESIGN DETAILS

3.4 LIGHTING SUNLIGHT/DAYLIGHT

Low energy PIR-controlled security lighting will be provided to the shared entrance.

The Daylight and Sunlight Assessment undertaken by SJP, assessed the impacts of the proposal upon daylight and sunlight on neighbouring properties and the levels of daylight and sunlight given over to the proposed new units. The results identified that no undue loss of daylight or sunlight would be experienced by neighbouring properties as a result of the proposed development and the new units will enjoy very good levels of daylight and sunlight internally. As such it was concluded that the proposal satisfies BRE Requirements of both daylight and sunlight.

3.5 WASTE MANAGEMENT

The accommodation schedule for this development consists of:

- 3no. 1-bed apartment
- 2no. 2-bed apartments
- 4no. 3-bed apartment

London Borough of Sutton and Royal Borough of Kingston Upon Thames - Joint Recycling and Waste Technical Planning Guidance - April 2021

Total Waste Capacity Required = 30l per unit and 70l per bedroom.

The split between the four waste streams is set out in the table below:

- Residual Waste - 40%
- Dry Mixed Recycling - 30%
- Paper and Card - 20%
- Food Waste - 10%

Bin access door is immediately off Burwood Close. Safe and secured bin store provision has been provided as shown in the accompanying architectural plans, providing easy access for the residents of the 9 apartments. The bin store will also be easily accessible from Burwood Close for collections, being within 15 metres of the public highways required by Policy Guidance 22 of the Residential Design SPD.

The bin store provides sufficient scope of provision for residual waste and recyclables, as required by the Council's Waste Management Department.

TOLWORTH BROADWAY REQUIREMENT (9 flats, 19bedrooms):

$$9 \times 30l + 19 \times 70l = 270l + 1330l = 1600l$$

Residual Waste = $40\% \times 1600 = 640l$ – 1 Chamberlain Container- 720l (790x1040mm)

Dry Mixed Recycling = $30\% \times 1600 = 480l$ – 1 Chamberlain Container- 720l (790x1040mm)

Paper and Card = $20\% \times 1600 = 320l$ Plastic two wheeled bin – 360l (860x625mm)

Food Waste = $10\% \times 1600 = 160l$ Plastic two wheeled bin – 180l (730x480mm)

4. ACCESS STATEMENT

4.1 ACCESS TO THE BUILDING

Main residential entrance lobby will have level access from Burwood Close – as well as refuse and bike storage. For development this size and height it is impractical to provide lifts (9 flats 3/4 storey). Small building staircase will satisfy part M4 (1) and part B requirements.

All apartments will satisfy London Plan layout standards.

4.2 MEANS OF ACCESS

Site is in close proximity to local amenities and public transport opportunities, the majority of trips associated with the site can be undertaken by sustainable modes of transport.

As such the development would be car free and residents would be subject to a permit free agreement should a CPZ come forward in the future. Cycle parking has been provided in accordance with the expectations of the London Plan and it has been concluded that a number of extra person trips generated by the development is not expected to lead a detrimental impact to public transport services or operations within the local road networks.

4.3 TRANSPORT

There scheme included the provision of 15 bicycle parking spaces, located in the secured storage and accessed from Burwood Close

TOLWORTH BROADWAY REQUIREMENT:

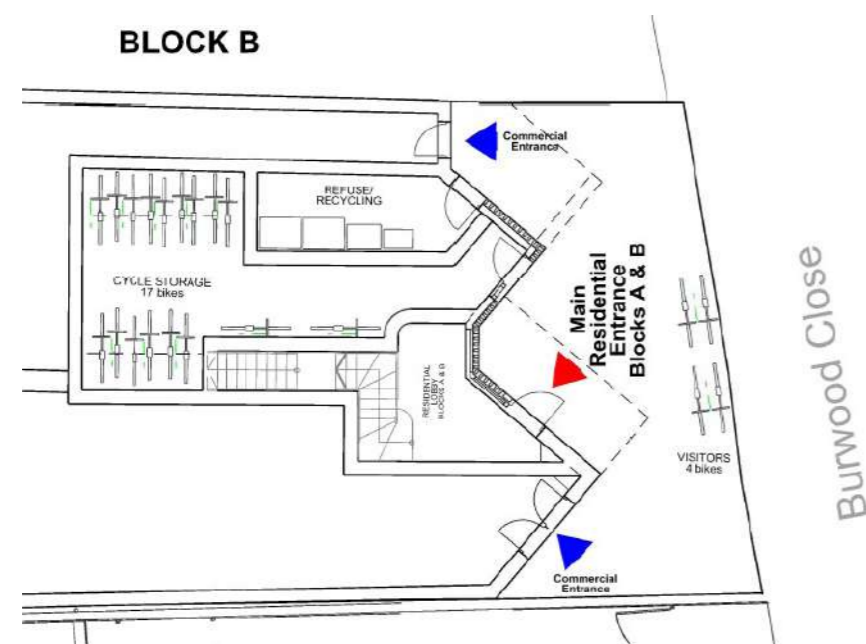
- 3 x 1b(2p) units: 4.5 spaces
- 6 x 2b/3b units: 12 spaces
- Visitors: 2 spaces

Total: 17 spaces + 4 visitor spaces (2 residential, 2 additional for commercial units)

A series of bus stops within easy walking distance of the site are served by high frequency bus services operating throughout the day.

Tolworth train station is all within walking distance of the site thereby providing access to a wide range of rail services and connecting Tolworth with London Waterloo/London Underground. The PTAL score for the site is 3 - moderate.

The site is clearly very well placed to promote travel by sustainable modes of transport and to provide car free development.



Main Residential Entrance, Refuse Store & Bike Storage - Plan