



1 Surly Hall Walk, Windsor

Design & Access Statement

March '24

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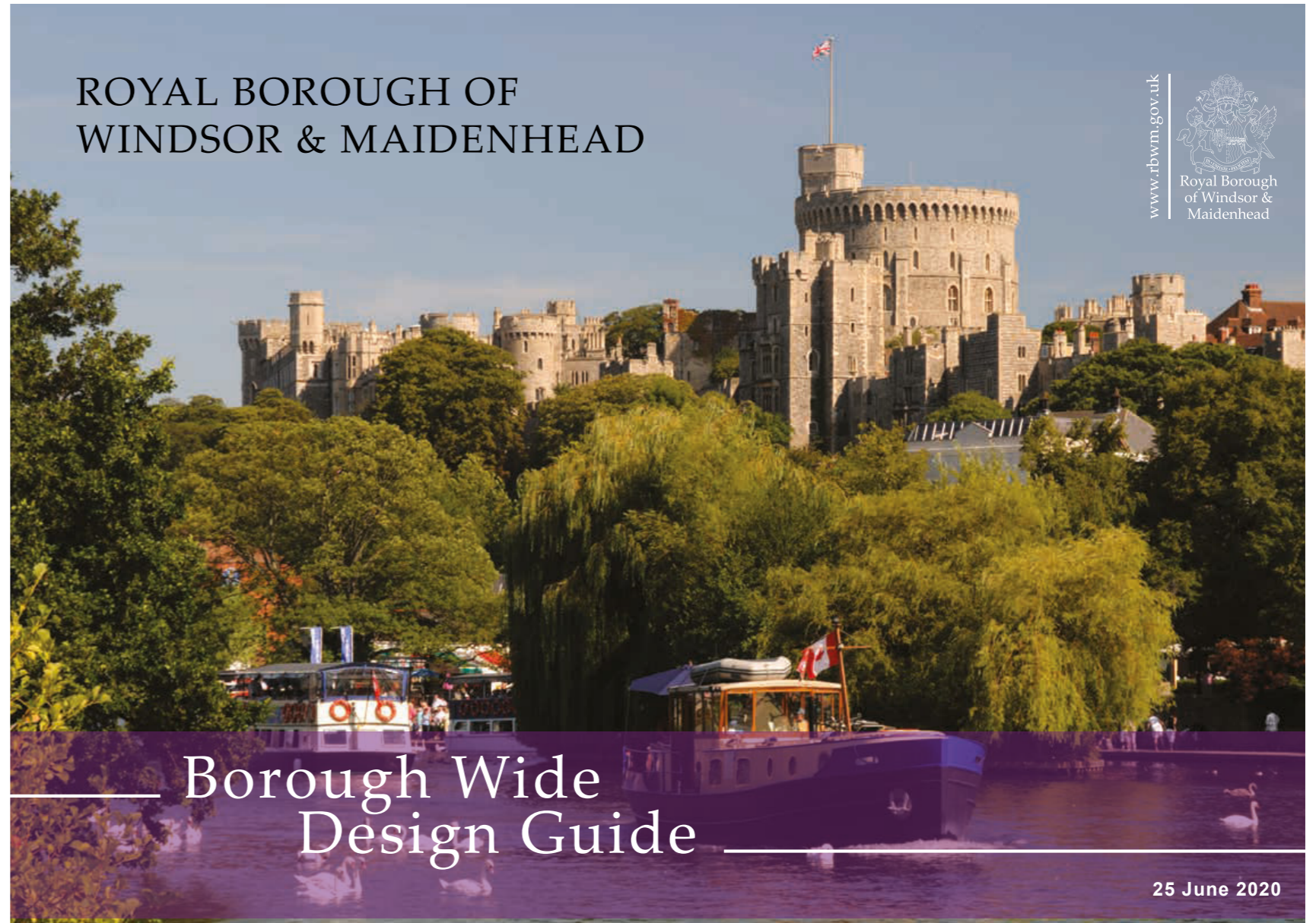
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This report should also be considered in conjunction with the associated reports from Blue Sky Unlimited and GHA Trees dealing with Arboricultural matters and Sustainability accordingly.



**INTRODUCTION & SITE LOCATION PLAN
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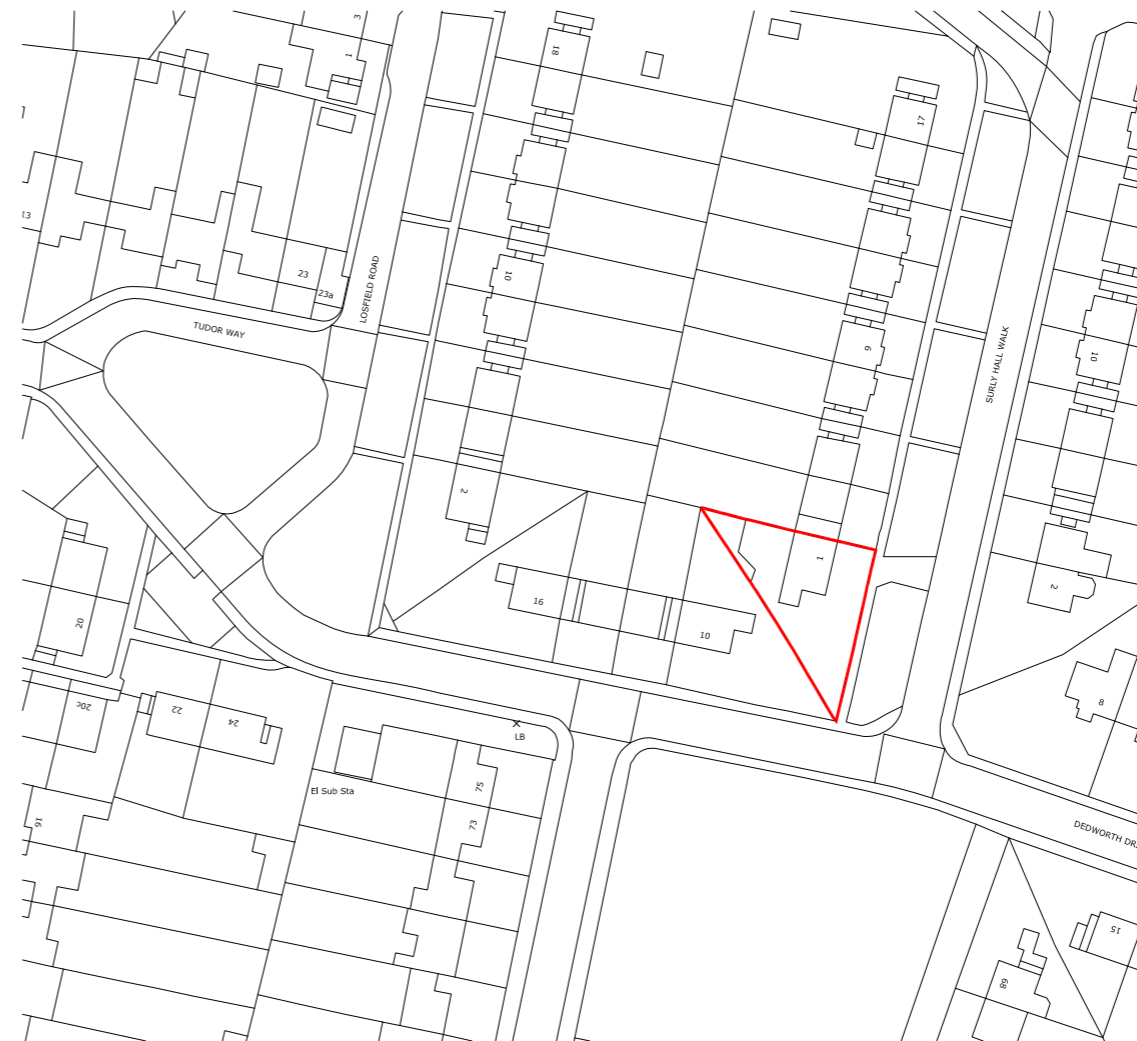
This Design and Access Statement is prepared to accompany the detailed planning application for extensions and alterations to number 1 Surly Hall Walk, Windsor, SL4 5LY.

The proposals involve the demolition of the existing roof and creation of a new first floor and roof to match the scale of the adjacent terrace of houses. In addition a new side extension will create an additional dwelling to be used by the families elderly parents.

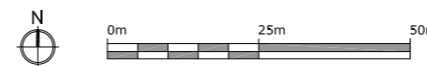
The proposals offer the chance to improve a existing house and also create an additional family home in this highly sustainable location enabling the elderly parents to be housed in close proximity to the family home.

The development proposed is typical of other developments in the surrounding housing estate whereby the large corner plats have been utilised to offer improved and increased accommodation.

There are a number of examples in surrounding streets where these left over corners have been successfully developed to complete the streetscene and provide much needed affordable family housing stock in keeping with the grain and character of the area.



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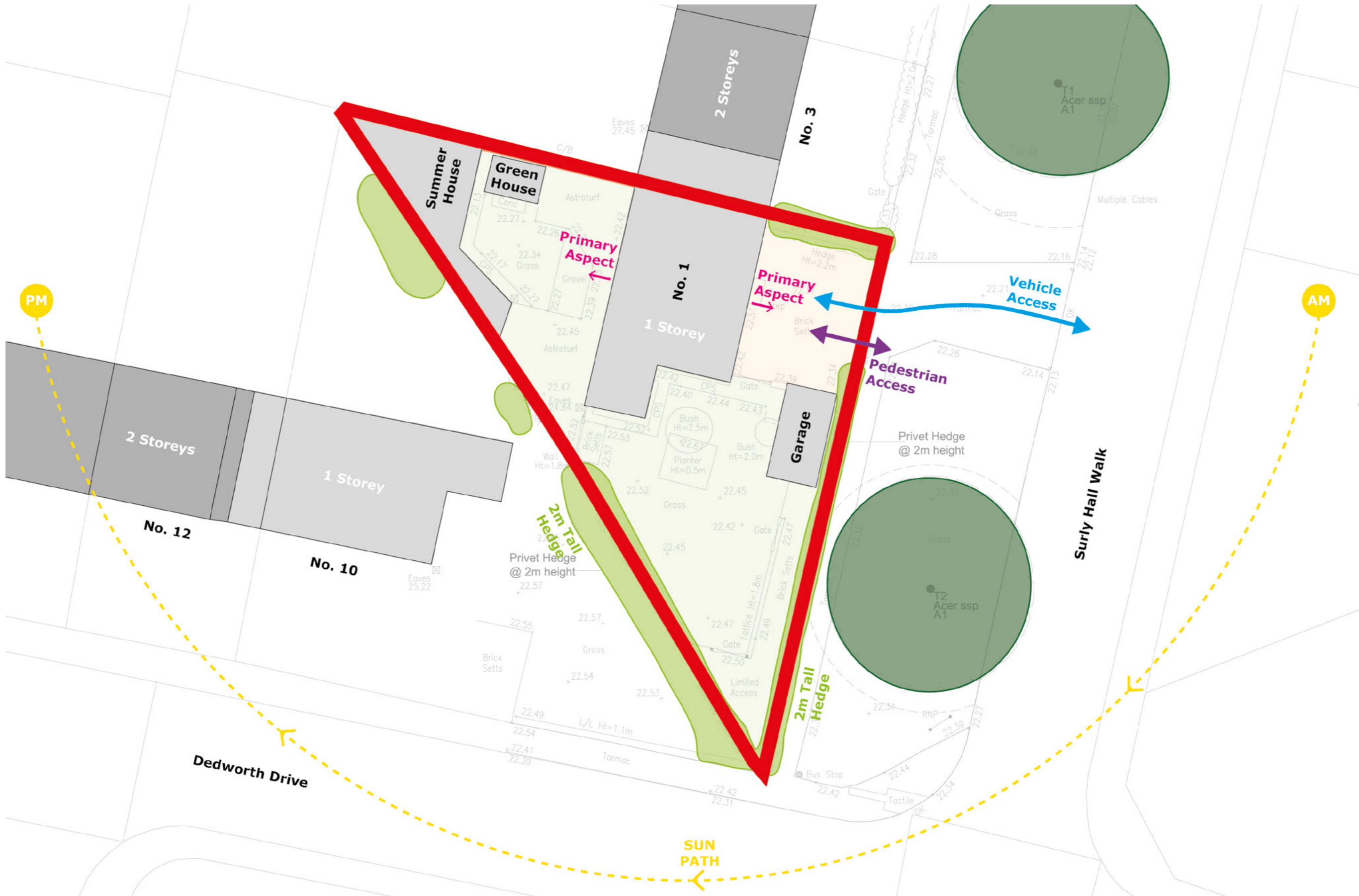
AERIAL VIEWS



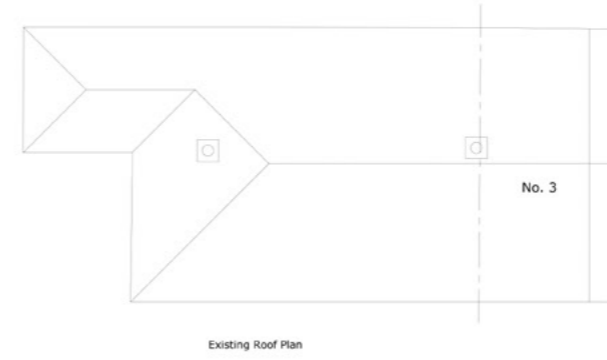
SITE/CONTEXT PHOTOS



EXISTING SITE DIAGRAM



EXISTING DRAWINGS
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EXISTING STREET SCENES
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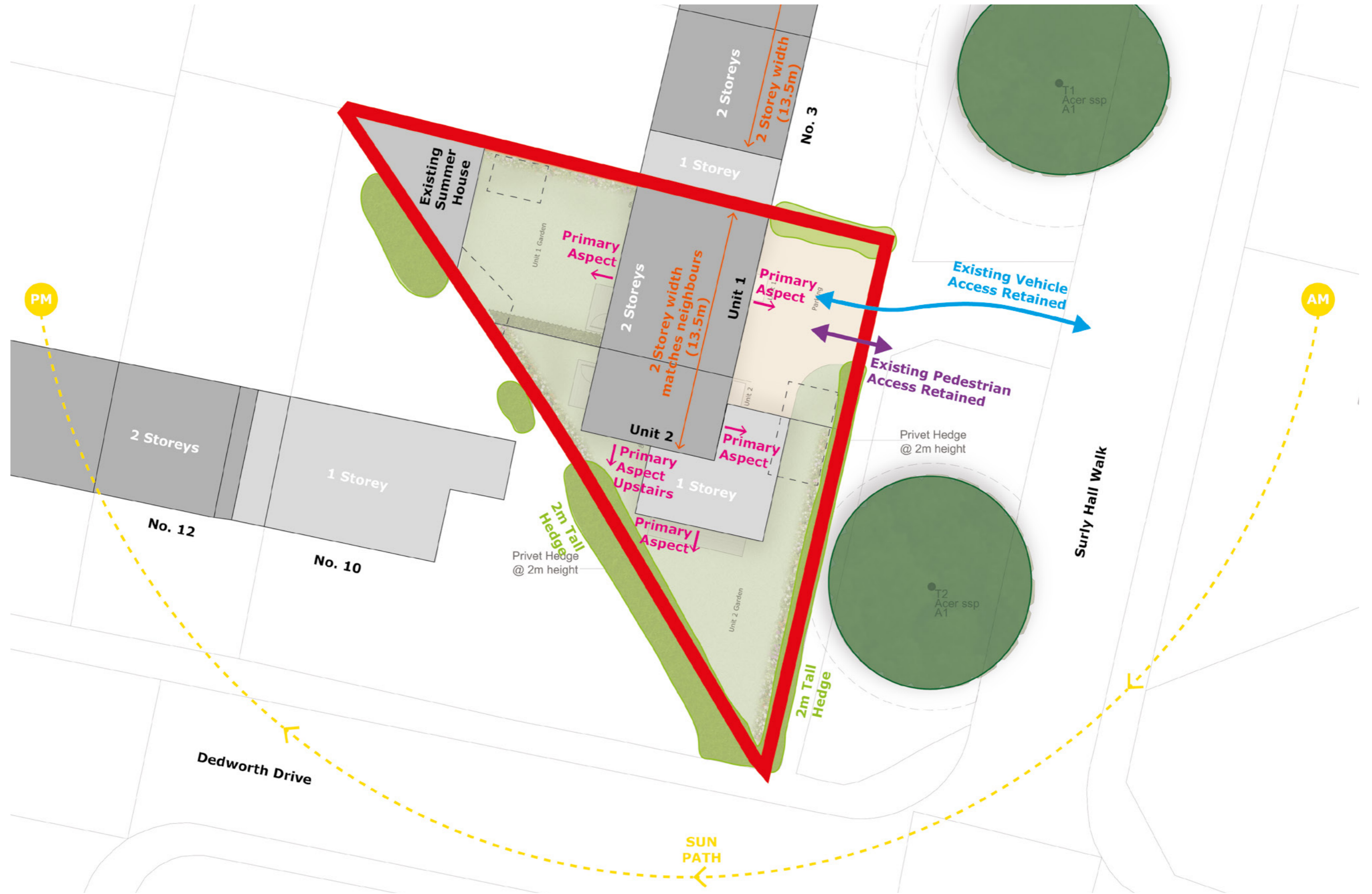


Dedworth Drive Street Scene



Surly Hall Walk Street Scene

PROPOSED SITE DIAGRAM



DESIGN APPROACH

Our Proposed ground floor layout creates an L shaped plan with the existing bungalow extended upwards to create a 4 bedroom family home, the ground floor bedroom offering flexible accommodation with access to an M4:3 bathroom.

The extension provide a 3 bedroom new house is designed to house an elderly relative with ground floor sleeping and bathroom and an M4:3 adaptable layout and kitchen facilities. The 2 bedrooms upstairs offer flexible accommodation with bedroom 3 having dual aspect with an obscured window facing west.

The parking and access arrangements remain with an additional parking space provided on the driveway

The garden area for the extended bungalow remains as existing with a new garden for the annex to the south maximising the triangular plot.

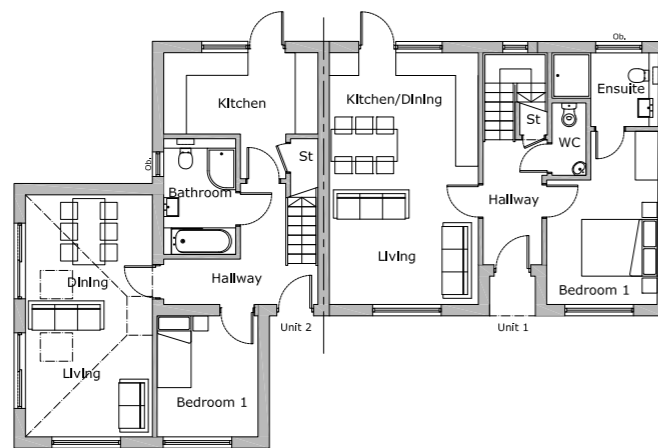
The outlook of the units is designed to respect the amenity of neighbouring properties with no new windows overlooking the garden of the adjacent property.

The approach to the elevations is to match the existing streetscene with details and materials to match the existing to ensure the development reads as a continuation of the massing and language which already exists along Surly Hall Walk and int eh wider housing in the vicinity.

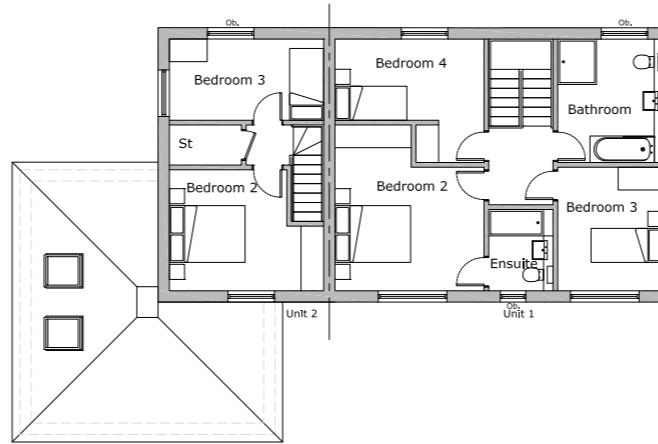
PROPOSED SITE PLAN



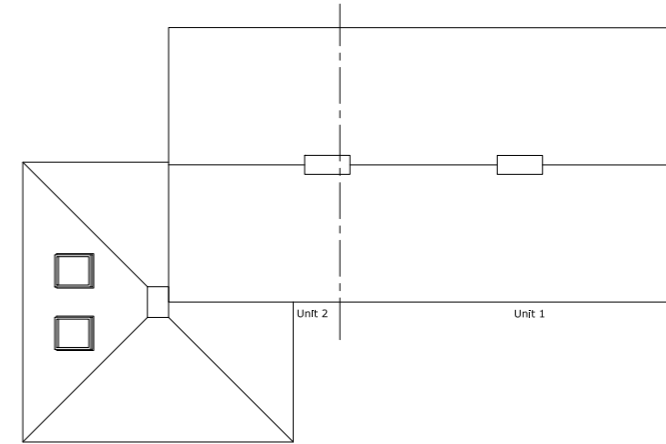
PROPOSED FLOOR PLANS
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

ASPECT DIAGRAM - PROPOSED GROUND FLOOR



ASPECT DIAGRAM - PROPOSED FIRST FLOOR



PROPOSED ELEVATIONS
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Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

PROPOSED STREET SCENES
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Dedworth Drive Street Scene



Surly Hall Walk Street Scene

PROPOSED ACCESS & REFUSE

The access arrangements for the proposed houses is via the existing access point from Surly Hall Walk. There is an dropped curb which will allow access for vehicles and cycles to a new shared driveway. Each property has a secure internal storage shed for cycles.

Hard standing for refuse is to the front of the houses and bins will be taken to the front of the site on collection day by the future occupants.

The Houses will both have level access and a covered area by the front door to comply with Part M4:1. Internally both houses are built to Part M4:2 standards allowing for full adaptability if required by future occupiers to Part M4:3.

The Houses are designed win full compliance with national space standards. In addition the gardens are 76sqm for Plot 1 and 73sqm for Plot 2. The private amenity is designed to fully comply with the standards set out in Principle 8.4 of the design guide. The proposed new tree planting is appropriate to the long terms amenity of future occupiers. The front garden area also helps soften the arrival experience.

Further Detail on the Approach to Trees and Landscape can be viewed in the report by GHA trees



EXISTING & PROPOSED AREA SCHEDULE

Surly Hall Walk, Windsor - Area Schedule		
Site Area 0.04ha		
Existing	NIA (sqm)	NIA (sqft)
Main House	64.1	689.8
Garage	10.7	115.2
Summer House	18.5	199.1
Existing Total	93.3	1004.1
Proposed	NIA (sqm)	NIA (sqft)
Unit 1 - Main House	113.8	1224.7
Unit 1 - Summer House (as existing)	18.5	199.1
Total Unit 1	132.3	1423.9
Unit 2 - Main House	86.4	930.3
Total Unit 2	86.4	930.3
Proposed Total	218.7	2354.2