

May 2023
Change of Use Planning Application
7 Kings Grove, Maidenhead. SL64DA

Patrick Thomas King
Hannigan Cooke Architects

7. Kings Grove, Maidenhead, Windsor And Maidenhead, SL6 4DA



Location Plan shows area bounded by: 488226.14, 180809.36 488367.56, 180950.78 (at a scale of 1:1250), OSGridRef: SU88298088. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Contents

3	Introduction	29	Privacy
4	General Information	30	Sunlight
5	Site description and location	31	Parking
6	Location history	32	Sound insulation
7	Location history cont.	33	Groundborne vibration dampen
8	Site Context	34	Gardens
9	Site	35	Gardens
10	7 Kings Grove	36	RBWM design guide
11	Existing site	37	Sustainable transport
12	Existing structure elevations	38	Green and Blue infrastructure
13	Existing structure elevations	39	Integration with place
14	Existing structure elevations	40	Street scene impact
15	Existing structure elevations	41	Thermal insulation
16	Architectural design	42	Conclusion
17	Site planning history		
18	Architectural design		
19	Architectural design		
20	Architectural design		
21	Map of local precedents		
22	Precedents: Valley Walk		
23	Precedents: 1 Kings Grove		
24	Precedents: Lamsley House		
25	Precedents: Lower Boyndon		
26	Interior layout - Plans		
27	Interior layout - Images		
28	Sightlines		



Purpose of Statement

This document has been prepared for planning application. The en and illustrations detail a proposed change of use and minor, non s layout alterations to an existing brick and block outbuilding on land to the rear Kings Grove.

The existing outbuilding to the rear is modestly sized and subordinate in volume to the dwelling at No.7. The outbuilding was originally designed potential future change of use in mind and in accordance with local and na requirements for internal room sizes, storage space, outdoor amenity space, acc dedicated off street parking. Careful thought has been put into providing , of wellbeing for occupants with lots of natural light but no loss of privacy fo occupants or neighbours by utilising a combination of views over the green ra space to the rear, a large skylight and boundary treatment softened wi planting between No. 7 and the proposed dwelling. High levels of thermal insulation were achieved by following Passivehaus U-value requirements and high levels of acoustic insulation were achieved by using double glazing with extra acoustic lamination, extra thick 150mm medium dense concrete blocks with TVS RESi isolating strip blockwork to prevent groundborne vibration from passing trains.

Site Description

The application site is located outside of the Castle Hill Conservation area, on the Eastside of Kings Grove, Maidenhead, forming part of a row of detached, post war houses with no distinct or unifying style. The site benefits from good local sustainable transport options and close proximity to Maidenhead town centre.

Locally there are 3 clear planning precedents for residential backland development within a 120m radius of the proposed scheme, these are detailed on pages 22, 23 & 24.

Site Plan (also called a Block Plan) shows area bounded by: 488231.15, 180805.95 488321.15, 180895.95 (at a scale of 1:500), OSGridRef: SU88278085. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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1.1 General Information, Background and Consultants

The structure situated to the rear of 7 Kings Grove was designed by architectural designer Patrick Thomas King along with the RIBA registered architect Damien Hannigan and structural engineers Webb Yates.

Patrick Thomas King is an architectural designer with a background in product design and furniture making.

Damien Hannigan is an ARB and RIBA registered architect and cofounder of the architectural practice, Hannigan Cooke in Limerick City, Ireland. He and business partner Anna Cooke produce thoughtfully designed, carefully crafted residential buildings.

Webb Yates is a multidisciplinary engineering practice based in London and is responsible for projects including the refurbishment of Westminster Chapel (2022), The Kilo development at Heathrow airport (2021) and the construction of Riba award winning 15 Clerkenwell Close (2018).

1.2 Aims of the report

The purpose of this report is to provide a contextual overview and information in support of the accompanying change of use planning application for the office development at 7 Kings Grove, Maidenhead, SL6 4DA.

The report includes the following elements:

- An assessment of the site, the building and the surrounding area.
- An outline of the planning history of the surrounding area and presentation of archival findings.
- A response to concerns listed in the feedback for previous application no. 22/02932/FULL.
- Relevant case studies.
- Conclusions.



Land at
7 Kings Grove
Maidenhead SL6 4DA

Scale 1:500

1.2 Site Description and Location

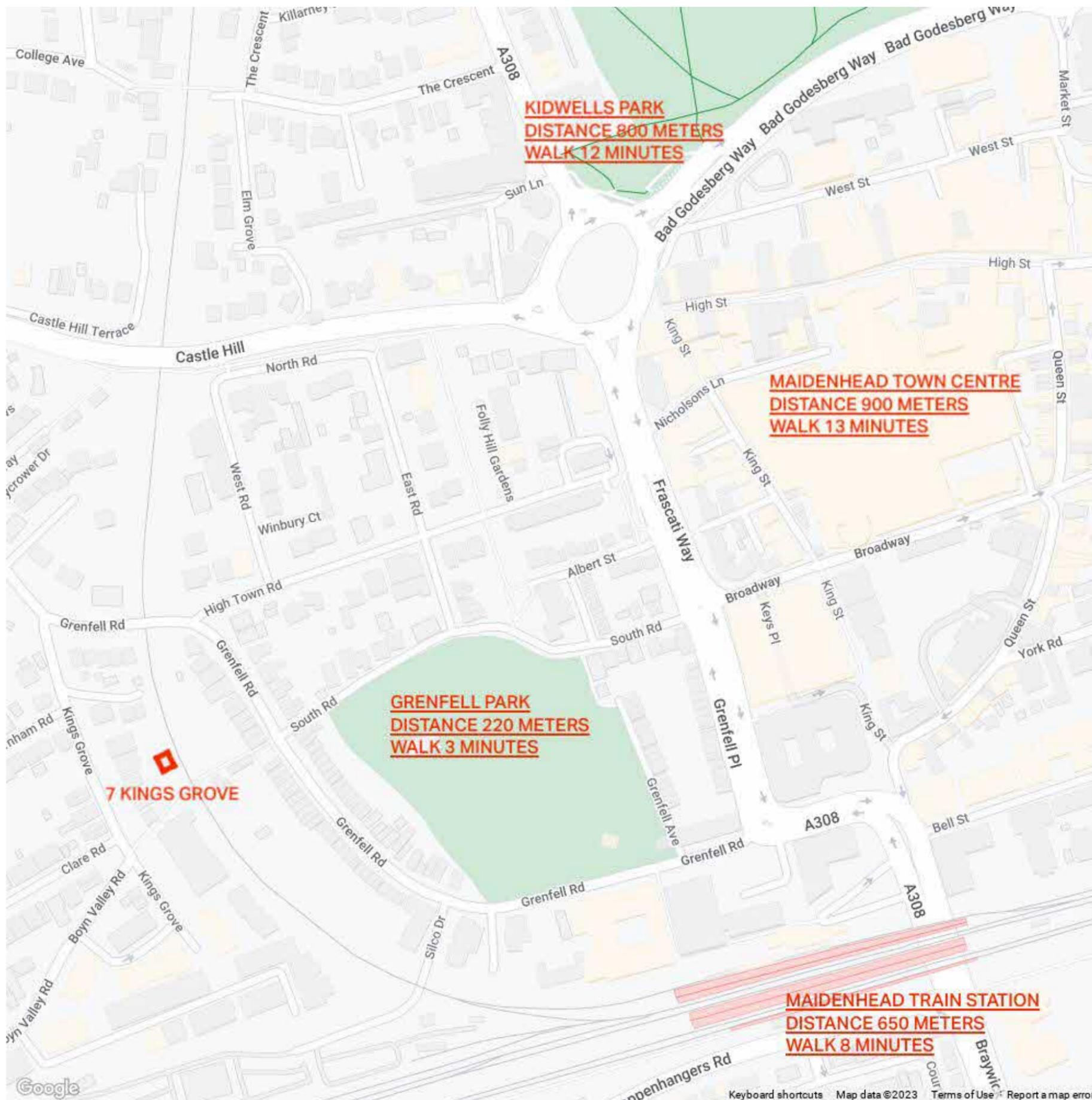
The building in question is an outbuilding of No. 7 Kings Grove, Maidenhead. The development lies within the Royal Borough of Windsor and Maidenhead, to the South of Castle Hill conservation 650m from Maidenhead train station, 220m from Grenfell Park green space and 900m from Maidenhead town centre.

The outbuilding is of engineering brick construction, built between 2017- 2021 as an office space, but was originally designed with potential future change of use as a dwelling in mind. The development is located in the rear garden of No.7 Kings Grove which forms part of the mid 20th century residential area. The outbuilding is located along the east property boundary line adjacent to the Marlow Branch rail line. It is not considered to be within the curtilage or field of view of any listed properties or within the catchment of a conservation area..

The building is single-storey with a warm-deck flat roof construction and brick parapet. Exposed in-situ concrete lintels and finely crafted hardwood window frames add interest to the modest yet refined facade composition. The building is accessed via a wheelchair accessible garden path leading from the existing side passage of the main house.

Site Constraints - Relevant policy / Material Considerations

- Located within the rear garden of an existing property
- Proximity to main line transport, GWR and the Elizabeth Line.
- Proximity to 3 areas of open green space
- Proximity to Maidenhead town centre and Stafferton Retail Park





OS mapping 1840



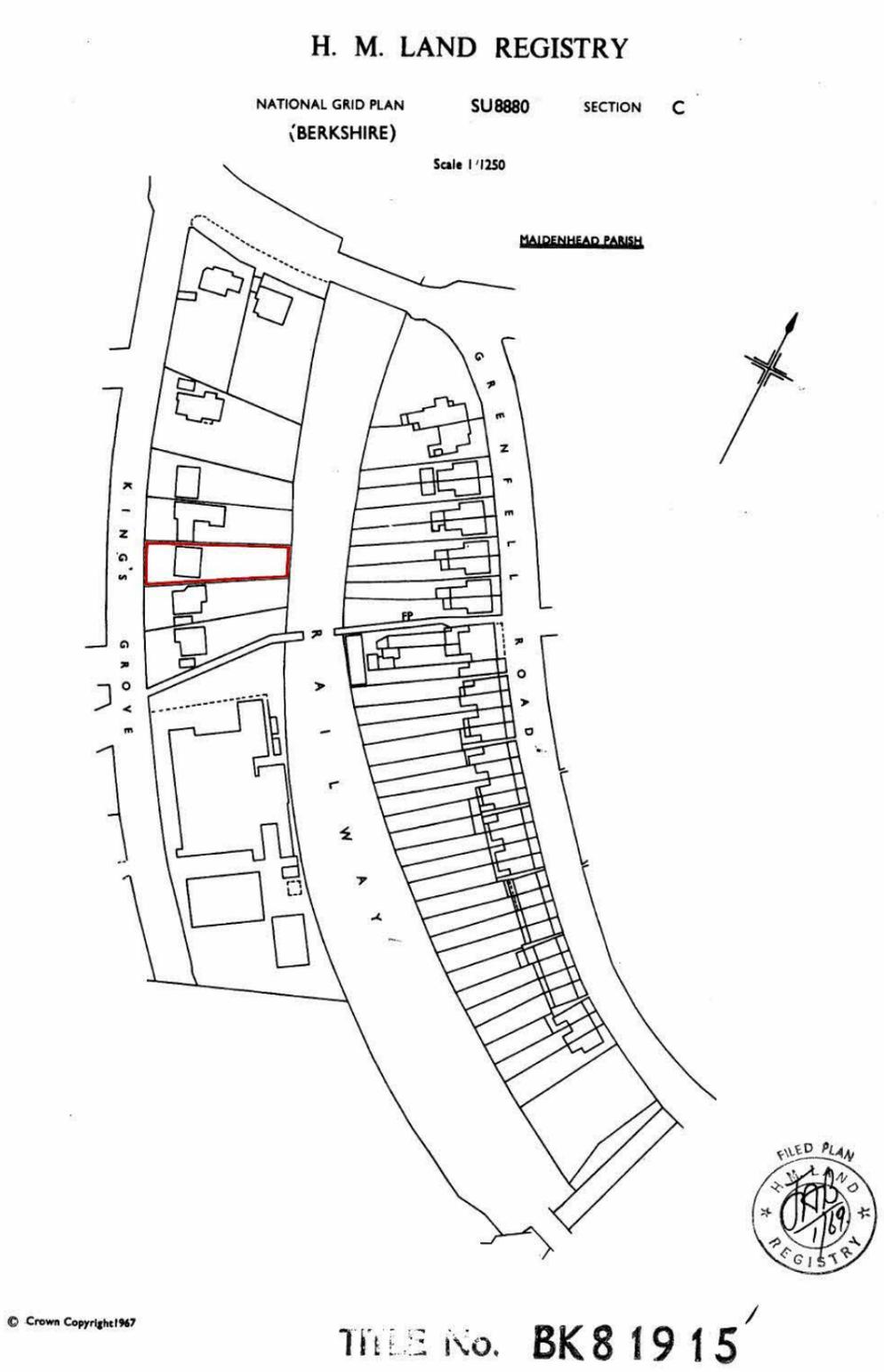
OS Mapping 1949 - 1972

2.1 Contextual and site history

Description of No. 7

- No. 7 is a 4 bedroom, 2 storey detached house with a private driveway and garden to the rear. Since 2007 it has been occupied by the same family. It sits on the eastern side of Kings Grove where it breaks a brief continuity of smaller, single storey dwellings and faces a row of terrace housing on the western side. It is a post war house unremarkable in character or design. There is no clear architectural style or dominant theme on either side of Kings Grove. The same applies to the surrounding streets of Boyn Valley Rd, Clare Rd, Laburnum Rd and High Town Rd which are characterised by a mix of larger, more modest houses and new build flats in a contemporary style as well as light industrial, community and civic buildings.
- Until the 1920s, the area of Kings Road was an orchard with a footpath running through it which followed what is now Valley Walk and part of Boyn Valley Rd, ending in Boyn Hill.
- Kings Grove and subsequent developments started appearing in the mid 1930s.
- 7 Kings Grove and neighboring plots of nos. 3, 5 and 9 were completed in 1967.
- In 1987, permission was granted for residential development of land to the rear of 1 Kings Grove (87/00799/FULL) 40 meters from the proposed scheme at No. 7, setting a precedent for backland development on Kings Grove.
- In 2007, a single story rear extension was carried out at No.7.
- In 2016, single storey outbuilding planning permission was granted for No 7.
- In October 2019, permission was granted for residential backland development of 129-131 Grenfell Rd (ref 19/02374/FULL), 39 meters from the proposed scheme at No.7, setting a clear and contemporary local precedent for allowing backland development in the area.
- In 2020, RBWM Borough Wide Design Guide was published. Section 6.41 in the report gives support of backland development if designed with sensitivity to the site, subservient in scale to host house and without causing detrimental impact for neighbours or amenities.

2.1 Contextual and site history (cont.)



- In 2021, construction of outbuilding at No 7 was completed.
- In 2021, the London Local Plan was published. Section 2.3.5 gives support of garden developments with good access to transport links that “optimise rail capacity between London, the wider region and beyond.”
- In 2022, the land at No 7 was legally divided to create private access with dedicated parking space and secluded gardens for both the main house and the outbuilding.
- In 2023, the planning application for change of use for outbuilding at No 7 Kings Grove passed the consultation phase with no objections.
- In February 2023, the change of use planning application was withdrawn due to insufficient detail in the plans provided. An invitation to resubmit plans under the same application within 12 months of the withdrawal date was issued.
- In February 2024, the plans and application were re-submitted with increased detail.

From Land Registry 1967



Proposed dwelling, situated behind No. 7, not visible from Kings Grove

Site



No. 5

No. 7

No. 9

Kings Grove panoramic street elevation (photograph)

View towards rear of the proposed dwelling from Grenfell Rd. Not visible from the street.



Grenfel Rd street elevation (photographic)

2.3 No. 7 Kings Grove



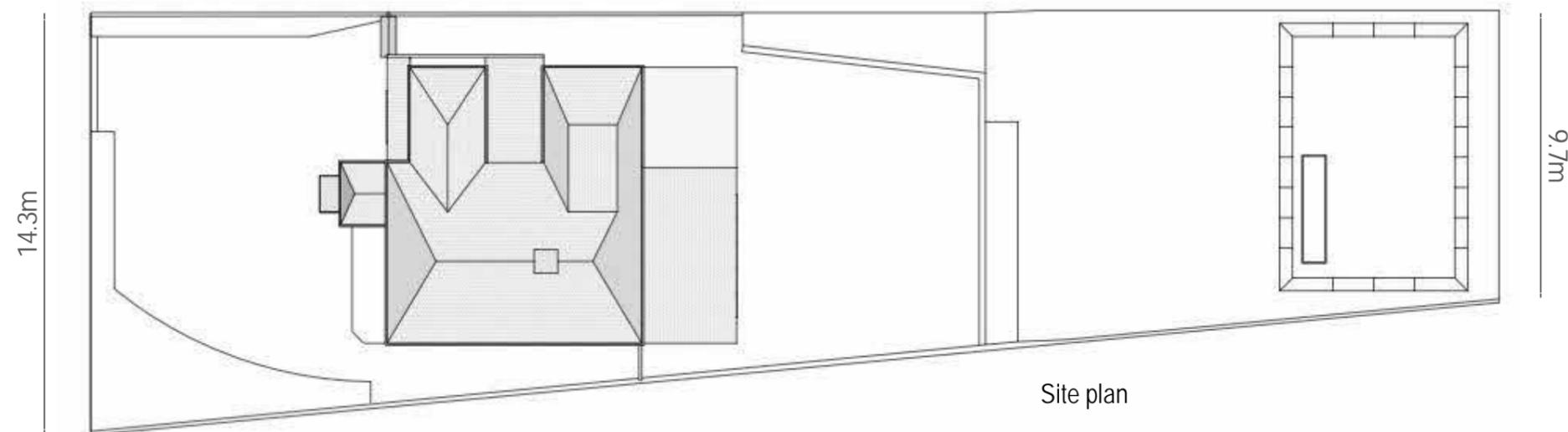
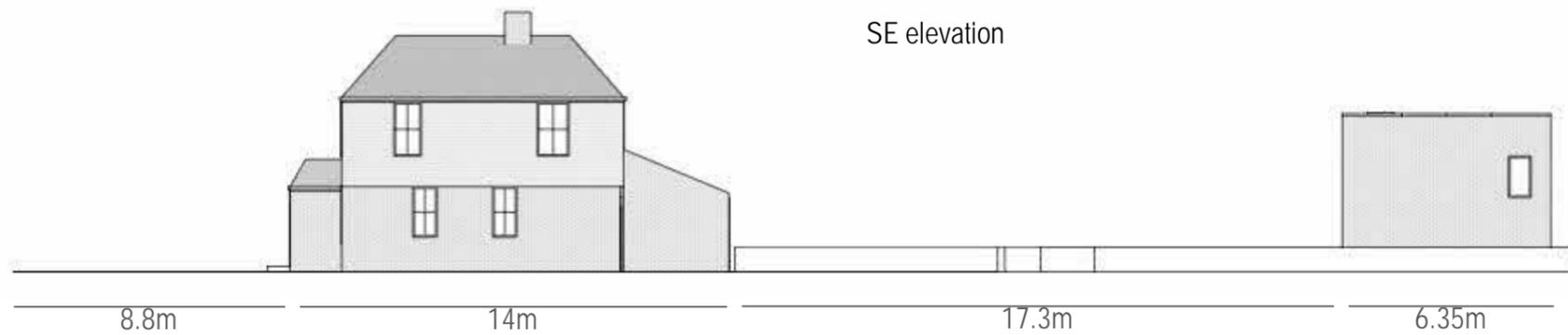
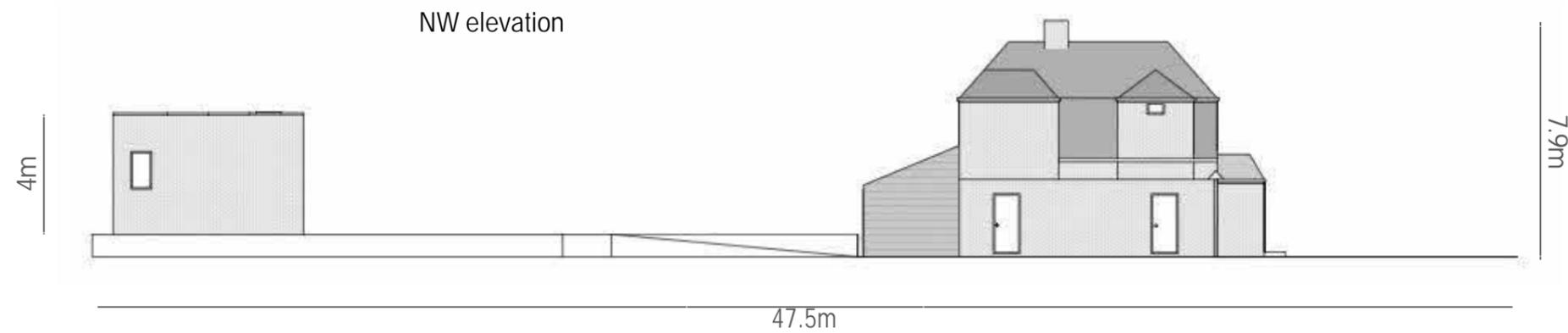
Front (SW) elevation of the original,
host dwelling at No.7



Front (SW) elevation of the original,
host dwelling at No.7 with existing boundary treatment illustrated

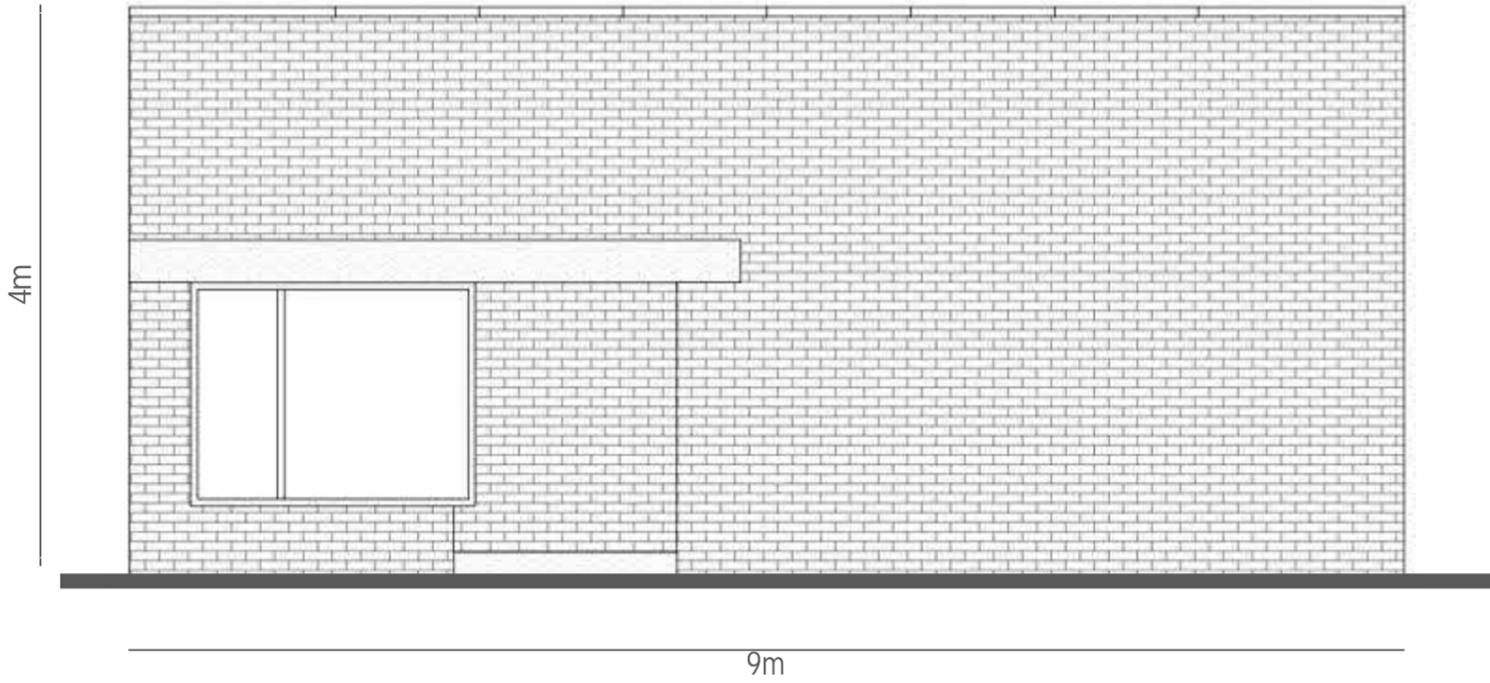
- The existing dwelling at No.7 was completed along with Nos. 3, 5 & 9 in 1967 and continued a trend of the expansion of the residential areas of Maidenhead into the surrounding fields.
- The existing dwelling can be characterised as an imitation of Victorian red brick architecture, typical of the buildings in the town centre. It possesses no significant architectural value or historic importance.
- The building is a detached, 2 storey, 4 bedroom house with a driveway at the front and garden space at the rear. An open plan kitchen / dining space on the ground floor is accompanied by a converted garage / come study. Upstairs are 4 bedrooms and two bathrooms.
- Externally the building is of red brick with a pitched roof of red ceramic tiles. The windows, guttering and fascia are white and made of plastic.
- The driveway is brick paved and gated. It has space for the parking of 3 cars, which is more than the required amount for a 4 bedroom house that is within walking distance of the town centre and train station. This number is to be reduced to two with the dedication of a parking space for the proposed dwelling. Both these numbers are in line with RBWM guidelines on residential parking for 4 bedroom and 1 bedroom dwellings.

2.3 Existing site

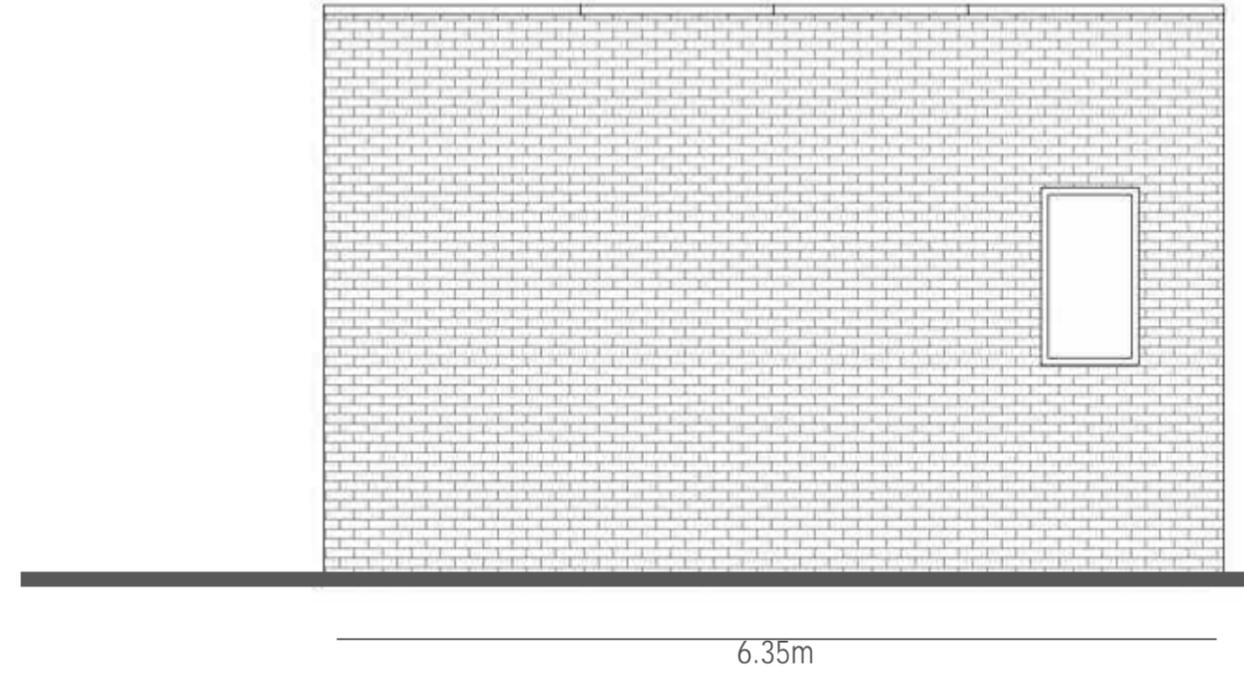


- The land to the rear of No. 7 Kings Grove measures 19.2x9.7m. After the construction of the outbuilding was completed, the remaining available green amenity space measured 13.2x9.7m.
- Neighbouring the plot are No.5 (a single storey detached house) and No.9 (a single storey detached house with a loft conversion). Both properties are offset from No.7 and not considered to compromise privacy.
- Running parallel to the eastern boundary is a single track train line, the Marlow Branch, with a 2 carriage, once hourly GWR service running between Maidenhead and Bourne End.
- The paved, 3 parking space driveway at the front of No.7 is surrounded by soft landscaping and accessed via a gated entrance with additional privacy from a mature Yew hedge. 2 spaces on the southern side of the driveway will be dedicated to No.7 with the remaining space on the northern side intended for use by the proposed scheme.
- Disabled access is supplied via a gate and path leading from the driveway, along the northern side of No.7, via a wheel chair friendly ramp and into the step free, single story layout of the proposed scheme
- The planned remaining green amenity space for the existent dwelling No.7 measures 9.7x8.5m (82m²), which is 17% larger than the minimum predominantly south facing garden space required for a 4 bedroom house according to the RBWM Borough Wide Design Guide 2021.
- The planned green amenity space for the proposed scheme measures 8.9x4.8m (42.7m²), which is 5% larger than the minimum predominantly south facing garden space required for a 1 bedroom house according to the RBWM Borough Wide Design Guide 2021.

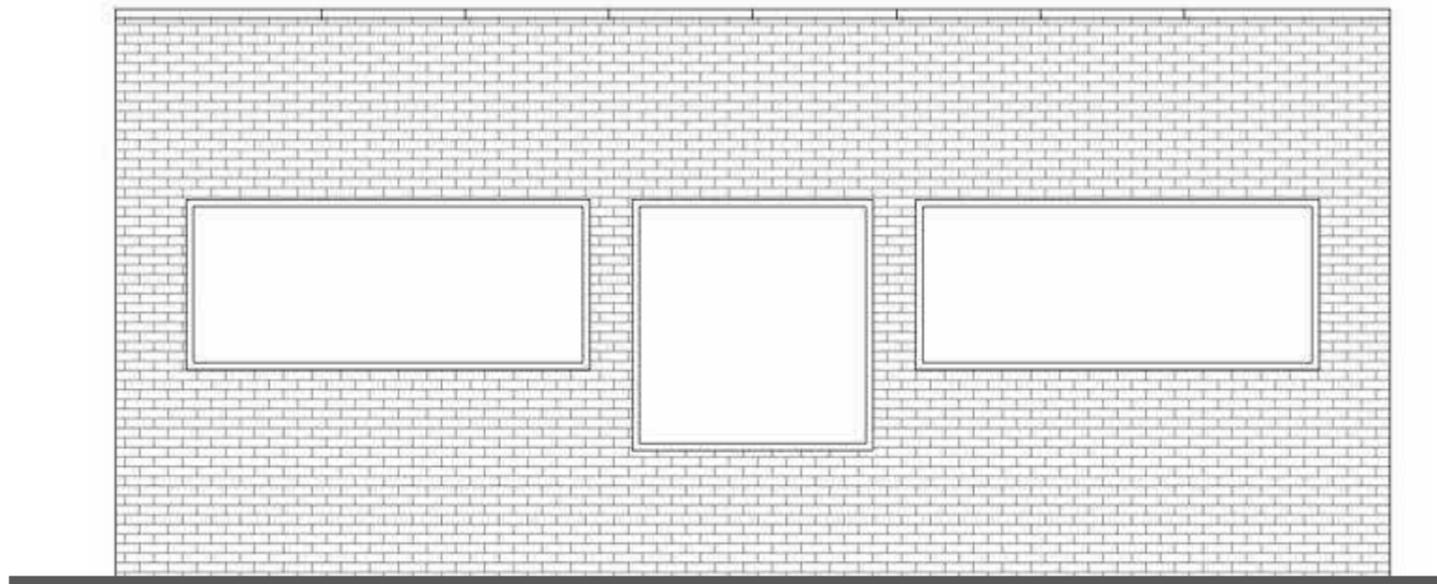
SW elevation



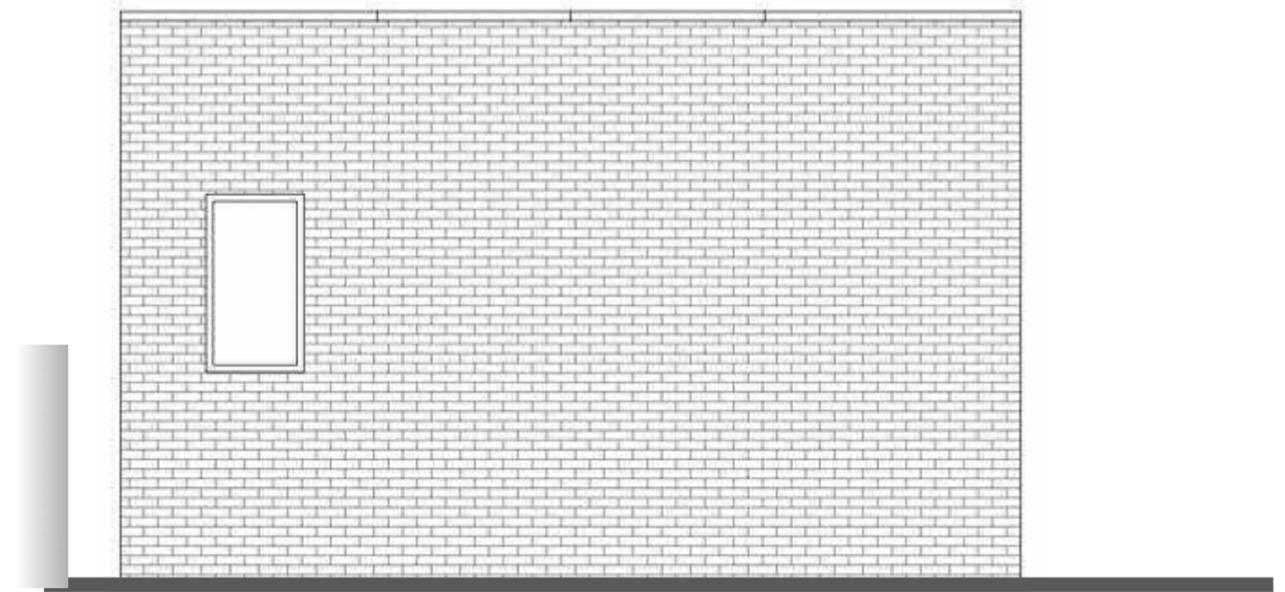
SE elevation



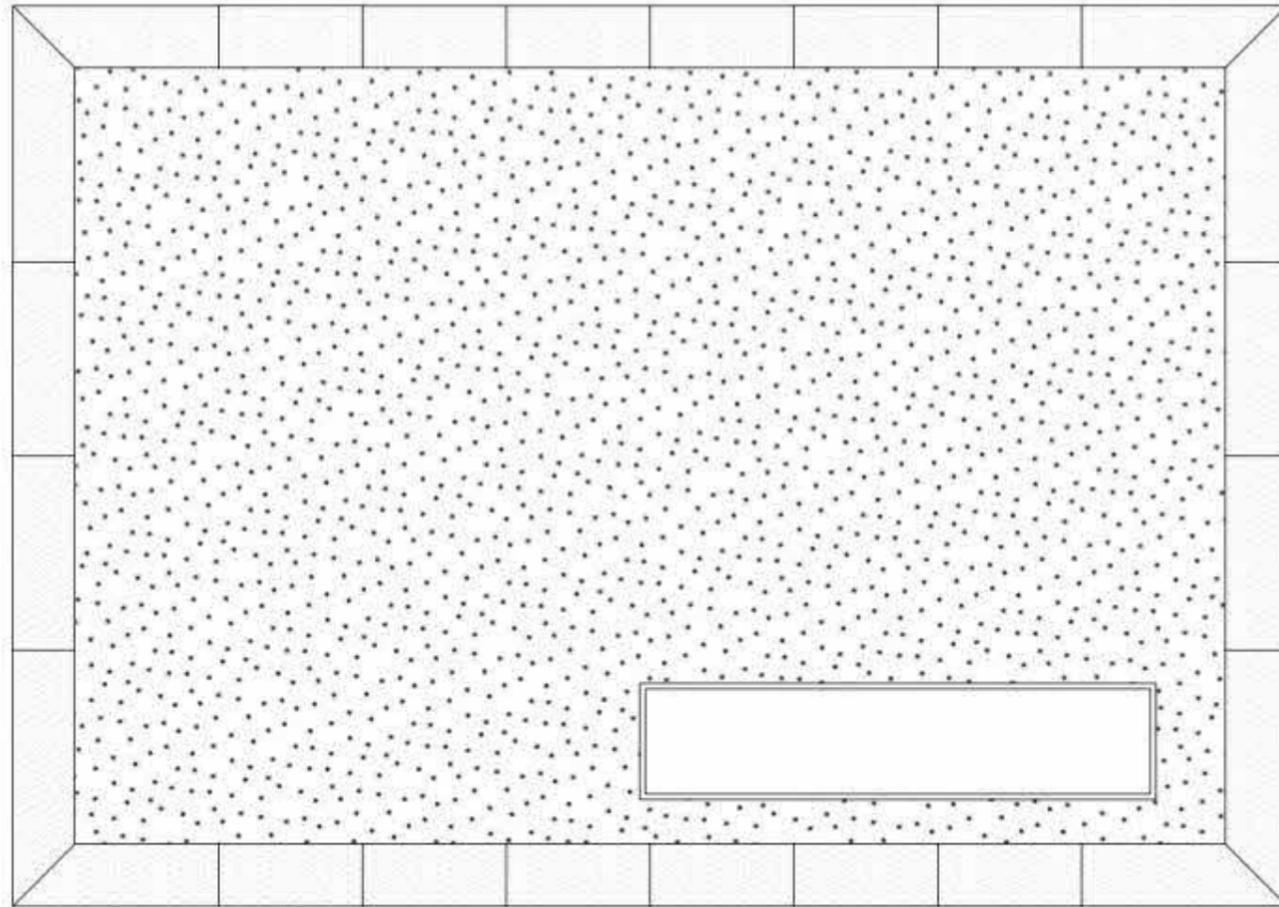
NE elevation



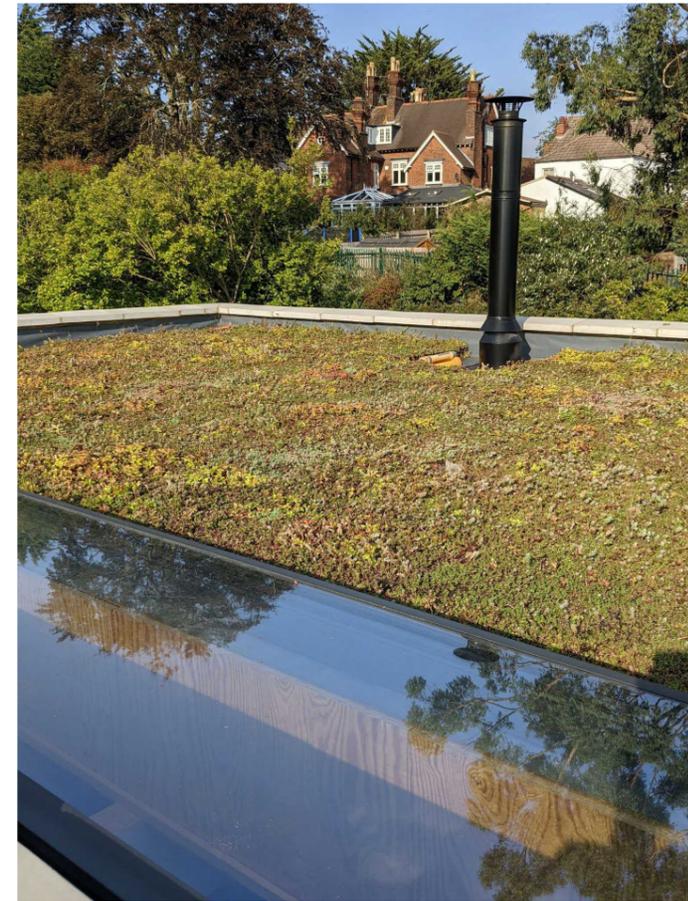
NW elevation



Existing structure for proposed change of use:
Elevations cont.



Roof elevation (skylight bottom right)



Photograph of roof with skylight in the foreground

Existing structure for proposed change of use:
Elevations cont.



Photographic SW (front) elevation



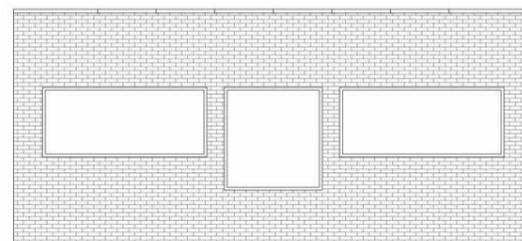
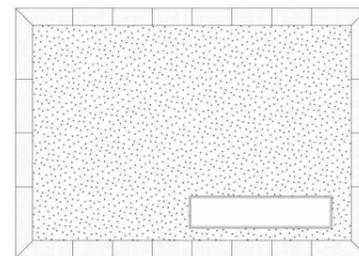
Branch line railway bridge engineering bricks



Engineering bricks create a dark backdrop for foliage, highlighting the appearance of plants and deflecting the attention away from the visual impact of the structure.



High Town Road electricity substation

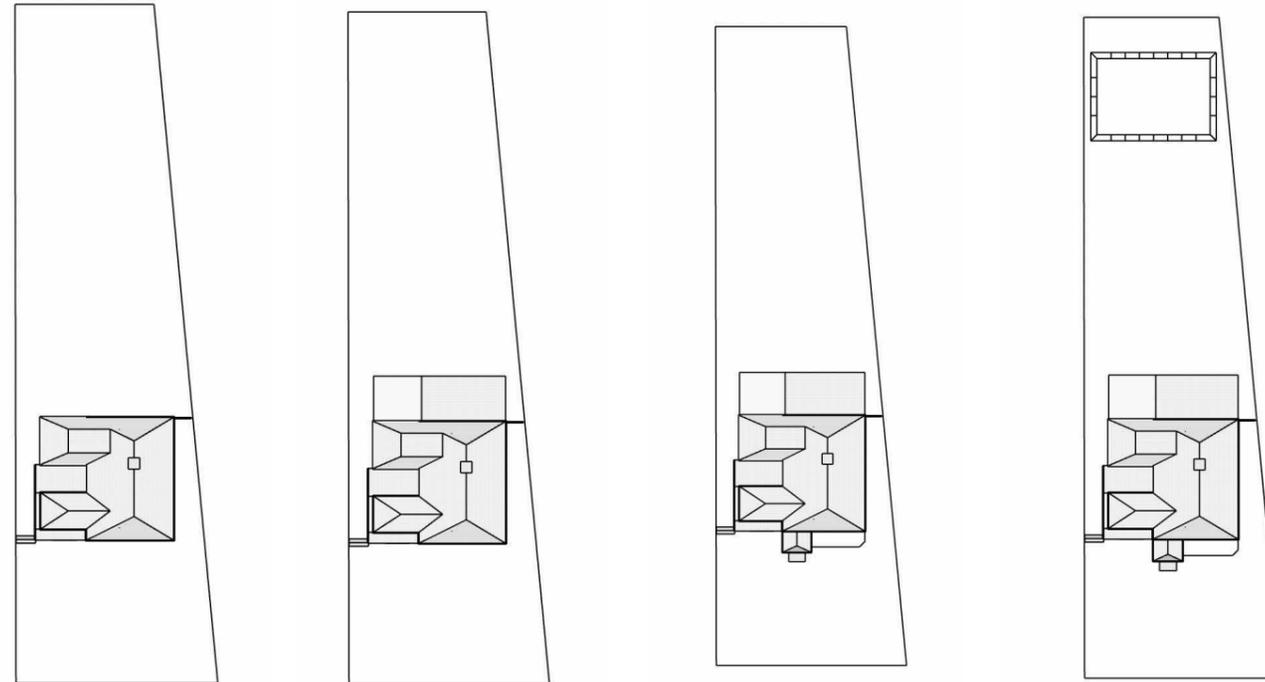


Most windows are positioned on the track facing NW elevation with additional light coming from a large skylight to avoid privacy issues with neighbours and the host house, No. 7

- Due to the proximity to the GWR Marlow Branch Line, design cues were taken from local GWR structures, such as the rail bridges over Valley Walk and Silco Drive that are built using the same dark blue / grey engineering bricks.
- The detail design of the building reduces the impact on the area by positioning windows away from neighbours on the south, north and sides and focusing views and light gain from glazing facing East and over an unpopulated green space of the Marlow Branch Line.
- The view of the structure from above (as can be seen from 147, 149 & 150 Grenfell Rd) was also considered in the design. The use of a living green roof, planted with sedum, softens the structure's appearance and provides a habitat for wildlife that was otherwise lost during the repurposing of that section of garden space.
- The structure was designed with bird hide-like views over the railway flora.
- The designer and architect worked with Webb Yates, an award-winning structural and civil engineering firm based in the City of London, to secure a unified construction process and a complete visual language. The result is an aesthetically coherent building with legible and proudly displayed means of construction. Elements such as cast in situ concrete lintel and an exposed timber ceiling add character to the construction.
- Working closely with Hannigan Cooke Architects, the designer and architect of the building were able to refine structural elements and architectural detailing to a degree not possible without considerable expertise and planning. This resulted in a high-quality scheme that provides a life-enriching environment to inhabit. The finished building combines subjective aesthetic qualities, including special structural proportions, and architectural elegance with measurable and objective qualities, such as the installation of groundborne vibration dampening technology to reduce the audible impact of passing trains.

Senior planning officer Darius Kusyik advised in his feedback that should this planning application be resubmitted, it should address the concerns outlined in his email sent on the 3rd April 2023. The specific concerns are listed below. Each is followed by the page number in the present document where a response to the concerns can be found.

No scale



Original House
prior to any
additions

With rear
extension

With front
porch

With
outbuilding

- *Unacceptable backland development, contrary to Policy QP3 of the Lc Plan and advice from Borough Wide Design Guide.*

This concern is addressed on page 18, 22, 23, 24, 25 and 36 in this document.

- *Inappropriate internal layout, where habitable spaces would be of a poor quality in terms of daylight or internal spaciousness or functionality (drawings are of poor quality, not presenting the building appropriately).*

Addressed on page 14, 26, 27 and 28.

- *Insufficient separation distance from the adjacent dwellings alor, Grove, which would result in loss of privacy for the existing and future occupiers.*

Addressed on page 9, 28, 29, 34, 34 and 35.

- *Lack of adequate parking shown on the plans.*

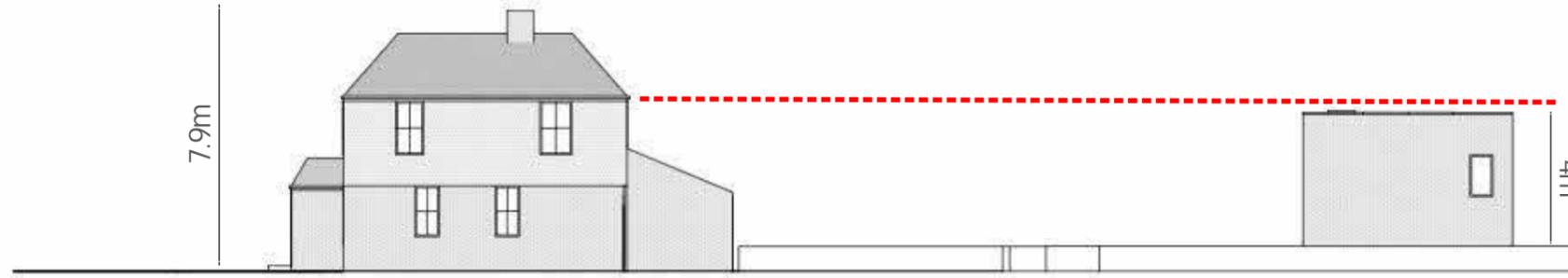
Addressed on page 31.

- *Lack of adequate noise insulation provided in the application, due to proximity of the railway.*

Addressed on page 32 and 33.

- *Lack of sufficient garden area and separated outdoor amenity space for new and host property.*

Addressed on page 34 and 35.



SE elevation showing the proposed dwelling and No.7 illustrating smaller, subservient size



This section explains how the proposed dwelling meets various stipulations in the RBWM Borough Wide Design Guide regard backland development

- *Principal 6.11 - i regarding conformity: All backland developme should be subordinate to the existing buildings on the street frontag*

The adjacent diagrams illustrate the subordinate appearance of the proposed scheme in relation to No.7 and its immediate neighbour. The cross section view of the site from the south west illustrates that the proposed scheme is substantially smaller than No.7 in terms of bc mass and height. The drawing below illustrates the discretion of the proposed dwelling in relation to the other buildings on the street frontage when viewed from Kings Grove with the pink dotted outline showing where the proposed dwelling sits and how it is concealed the street.

- *Principal 6.11 - ii: The building should not harm the existing cha of the local area*

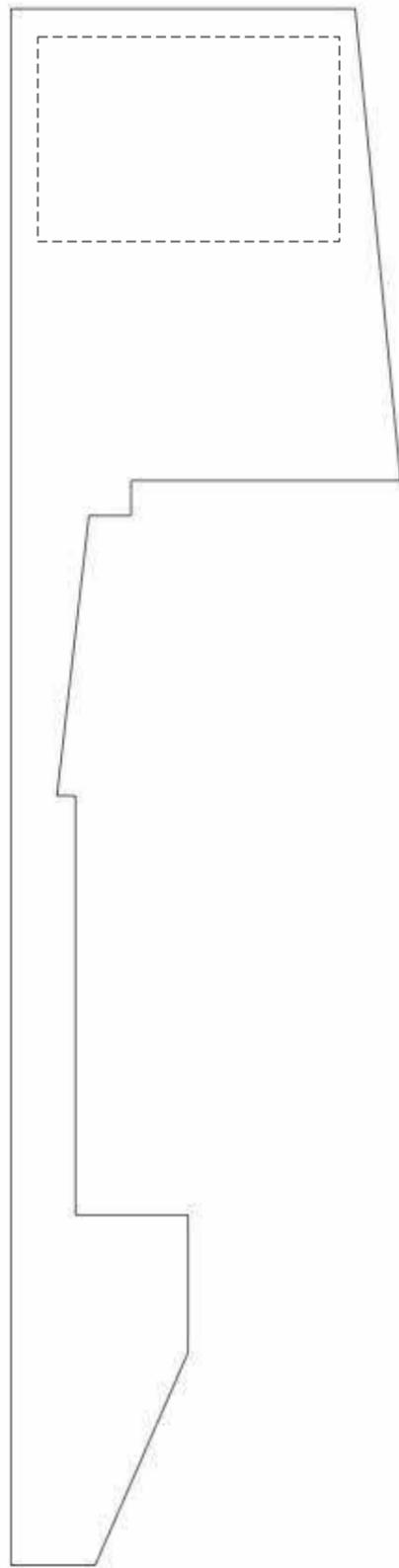
Photographs on pages 9 and 40 illustrate the the absence of any harmful impact on the local area as the proposed dwelling cannot be seen from either Kings Grove or Grenfell Rd.

- *Principal 6.11 - iii: The building should relate positively to the ex layout and urban form.*

In keeping with other dwellings in the immediate area that are located within the former gardens of their host houses (Valley Walk, Lamsley House, 1 Kings Grove) the proposed dwelling claims only a small percentage of the total garden area of No.7

- *Principal 6.11 - iiiv. The building should maintain the quality environment and not result in the loss of green or blue infrastructure.*

Originally, the garden space that the proposed dwelling occupies was hard paved with a few flower beds and a magnolia tree. To compensate for this loss of green infrastructure the flat roof of the proposed dwelling was covered with sedum - that is, made into a green living roof with many wildflowers to attract insects. (photographed on page 36)



..Cont

- *Principal 6.11 - v: The building should create or maintain satisfactory amenities for the occupiers of both the new and the existing surrounding properties.*

The amenity space for the proposed dwelling and the existing dwelling both exceed the minimum amenity space requirements for dwellings of their respective sizes:

For the proposed dwelling: 65.77m² (minimum requirement: 40m²)

For the existing dwelling: 93.67 (minimum requirement: 70m²)

- *Principal 6.11 - vi: The building should not result in unacceptable noise and disturbance for properties adjacent to accessways serving the backland development.*

Due to the discretion of the access to the proposed dwelling via a footpath at the side of the existing dwelling and parking within the current driveway arrangement, the building will cause no additional noise or disturbance for occupants of the existing, adjacent dwelling.



Land at
7 Kings Grove
Maidenhead SL6 4DA

Scale 1:500

Divided plot for the proposed dwelling.

..Cont

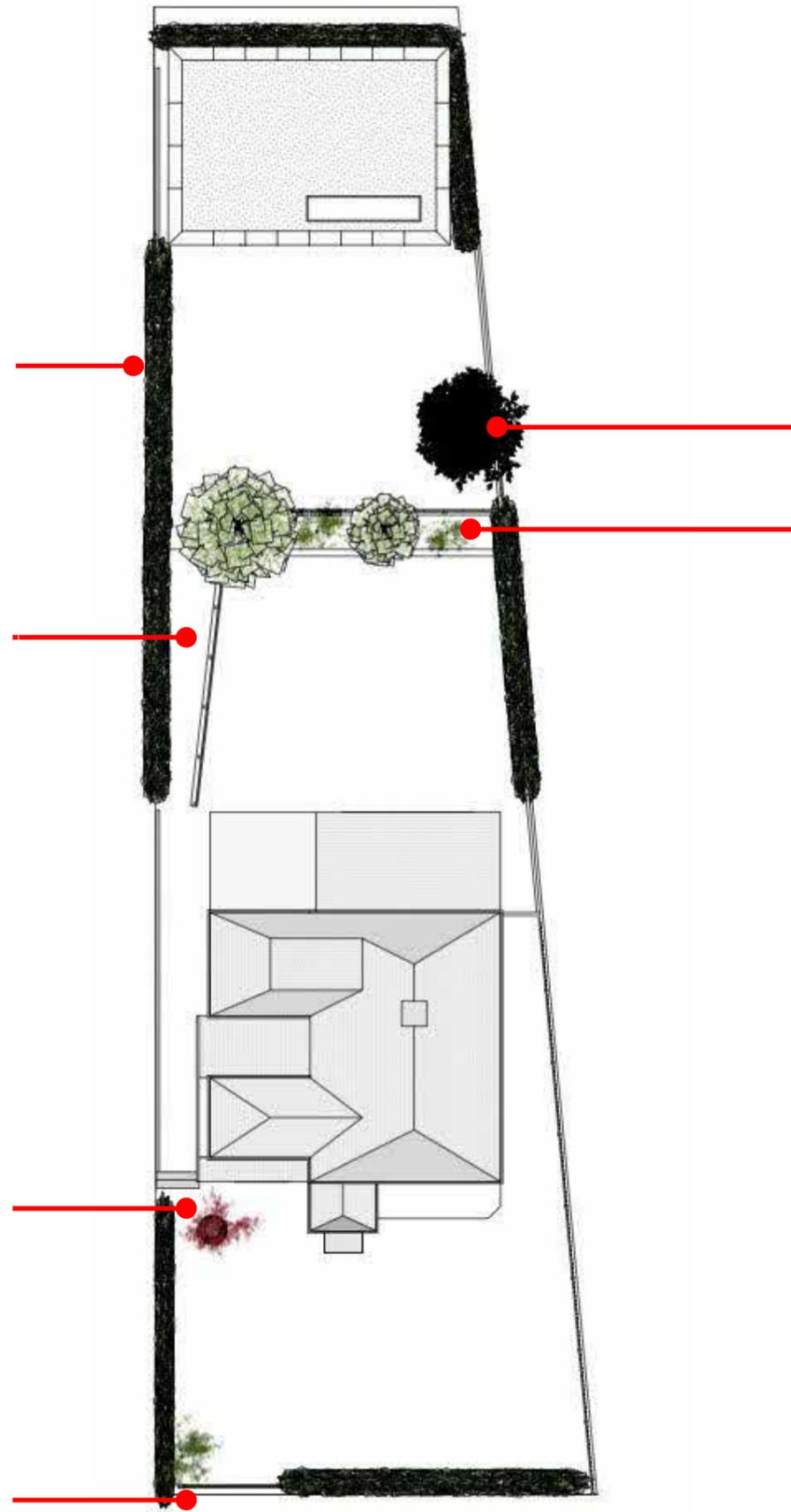
- Fig.1, opposite illustrates the boundary treatment and the soft borders between the existing dwelling and the proposed structure and how the division has been handled sensitively to give privacy for both occupants as well as a high level of aesthetic enjoyment whilst using the outdoor amenity space.

A brick wall covered in a tall ivy hedge creates privacy between the gardens of the proposed dwelling and No. 5 Kings Grove.

A discreet, disabled access ramp creates private access to the proposed dwelling.

A private and secure gate at the side of No. 7 serves as independent access for the proposed dwelling.

Shared access to dedicated off street private parking on a hard paved driveway with parking to meet RBWM guidelines.



Site plan showing No 7 and the proposed dwelling with boundary treatment.

A brick wall and a willow tree create privacy between the proposed dwelling and the stepped down garden on No. 9 Kings Grove.

Mixed planting in a raised bed combined with a trellis style fence creates a soft border and privacy between the plots of the existent dwelling and the proposed.