

# Matthew Allchurch Architects

for JDT Properties Ltd

## DESIGN ACCESS STATEMENT

166-168 Leatherhead Road  
Chessington  
KT9 2HU

December 2023  
Revision P01

# / INTRODUCTION

## 166-168 LEATHERHEAD ROAD

### 01

#### INTRODUCTION & CONTEXT

##### INTRODUCTION

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Date	Written	Checked	Revision	Notes
01.03.24	TB	MA	P01	Draft Issue
19.03.24	TB	MA	P02	Issued for Planning

# 01/

Introduction & Context

## / INTRODUCTION

### PROJECT BACKGROUND

#### THE PURPOSE OF THIS DOCUMENT

This document outlines the provision of 7 new high quality family homes on a brownfield site in Chessington. The document includes a description of the existing site –its constraints and opportunities –and design of the proposed site and its dwellings.

#### DESCRIPTION OF DEVELOPMENT

The scheme provides seven 3 bedroom family homes, six in the form of 3 storey terrace houses and one single storey house. Each has a dedicated car parking space and a rationalised access from the Leatherhead Road is provided to improve highway safety.

# / INTRODUCTION

## SITE

01. 166-168 Leatherhead Road, Chessington

The site 166 Leatherhead Road, is located a short distance outside of Chessington Town Centre and only 3.3 miles from Surbiton Town Centre. The site is 'T' shaped in plan and is occupied by an existing pair of semi detached houses which are in poor condition. To the rear of the existing houses the site is deep and wide. To the Western boundary there's a deep tree belt located on Council land and backing onto Nigel Fisher Way. These trees have a group TPO. To the south of the site is Kelsey Close which is a recent development of 8 semi detached houses on a site of a similar size to the application site. Further to the south is an earlier redevelopment providing 8 houses on Fleetwood Close. Adjacent north of the site is a bungalow and single storey commercial property.





/ CONTEXT  
SITE

02. Aerial View - 166 Leatherhead Road, Chessington





# / SITE APPRAISAL

## PREVAILING SITE CONDITION

The existing site presently contains two houses (semi-detached) with off street parking to the front and gardens to the rear. Currently the rear garden of 168 Leatherhead Road is separated into two parts backing onto a strip of council owned land. The site is also bounded by a bungalow to the north and a backland scheme to the south containing eight 2 storey houses with lofts.



03. View of site from Burton Close



04. 166 Leatherhead Road (front)



05. 168 Leatherhead Road (front)



06. 168 Leatherhead Road (rear)



07. 168 Leatherhead Road second rear garden



08. 168 Leatherhead Road rear boundary



Key Plan



09. 166 Leatherhead Road (rear)



10. 166 Leatherhead Road garden (rear)



11. 168 Leatherhead Road intermediate fence

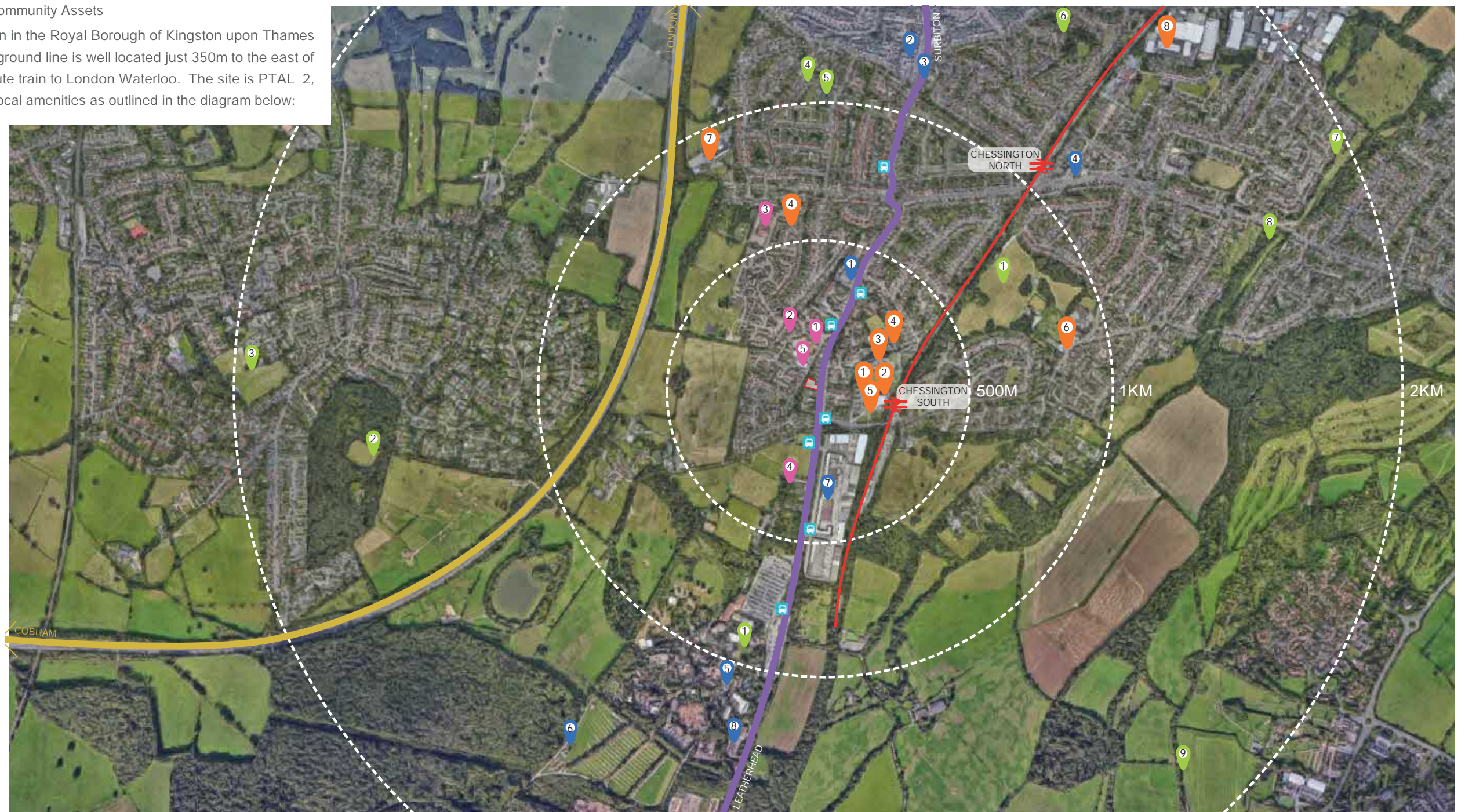


# / CONTEXT

## SITE CONTEXT - COMMUNITY ASSETS

### 12. Aerial View - Chessington, Community Assets

The site is located in Chessington in the Royal Borough of Kingston upon Thames within Greater London. The overground line is well located just 350m to the east of site where you can get a 36 minute train to London Waterloo. The site is PTAL 2, although it benefits from several local amenities as outlined in the diagram below:



- Schools & Further Education**
1. London Korean School
  2. Chessington School and Sixth Form
  3. Ellingham Primary School
  4. Saint Phillips School
  5. Pigglets Pre-School
  6. First Class Academy
  7. Lovelace Primary School
  8. Castle Hill Primary School

- Retail & Local Businesses**
1. Lidl
  2. Sainsbury's
  3. Tesco
  4. Sainsbury's
  5. Chessington World of Adventures Resort
  6. Go Ape
  7. Business Park
  8. Premier Inn Chessington hotel

- Community Facilities**
1. Hook surgery
  2. Merritt Medical Centre
  3. Kings Community Centre
  4. Chessington Cricket and Sports Centre
  5. Amy Woodgate House - Residential Home

- Parks**
1. The Lawn
  2. Claygate Common
  3. Claygate Recreation Ground
  4. Woodgate Avenue Recreation Ground
  5. Woodgate Avenue Play Ground

6. Bullwhips
7. Bonesgate AONB
8. Bonesgate Open Space
9. Horton Country Park

- A243 Leatherhead Road
- Route to London via A3
- Train line from London Waterloo





02 / Analysis



# / SITE APPRAISAL CONSTRAINTS

The adjacent diagram highlights the constraints identified at the Leatherhead Road site. There are several considerations that will need to be addressed, which include:

- Tree Preservation Order on adjacent land.
- Busy Leatherhead Road.
- Single point of entry.
- Close proximity to neighbouring property No.162/164.

14. Key:

Neighbour Houses  
Outlook



Existing Egress / Access



Tree Preservation  
Order



Building Line



Dropped Kerb

Boundary Line



13. 166 Leatherhead Road, Chessington - Constraints

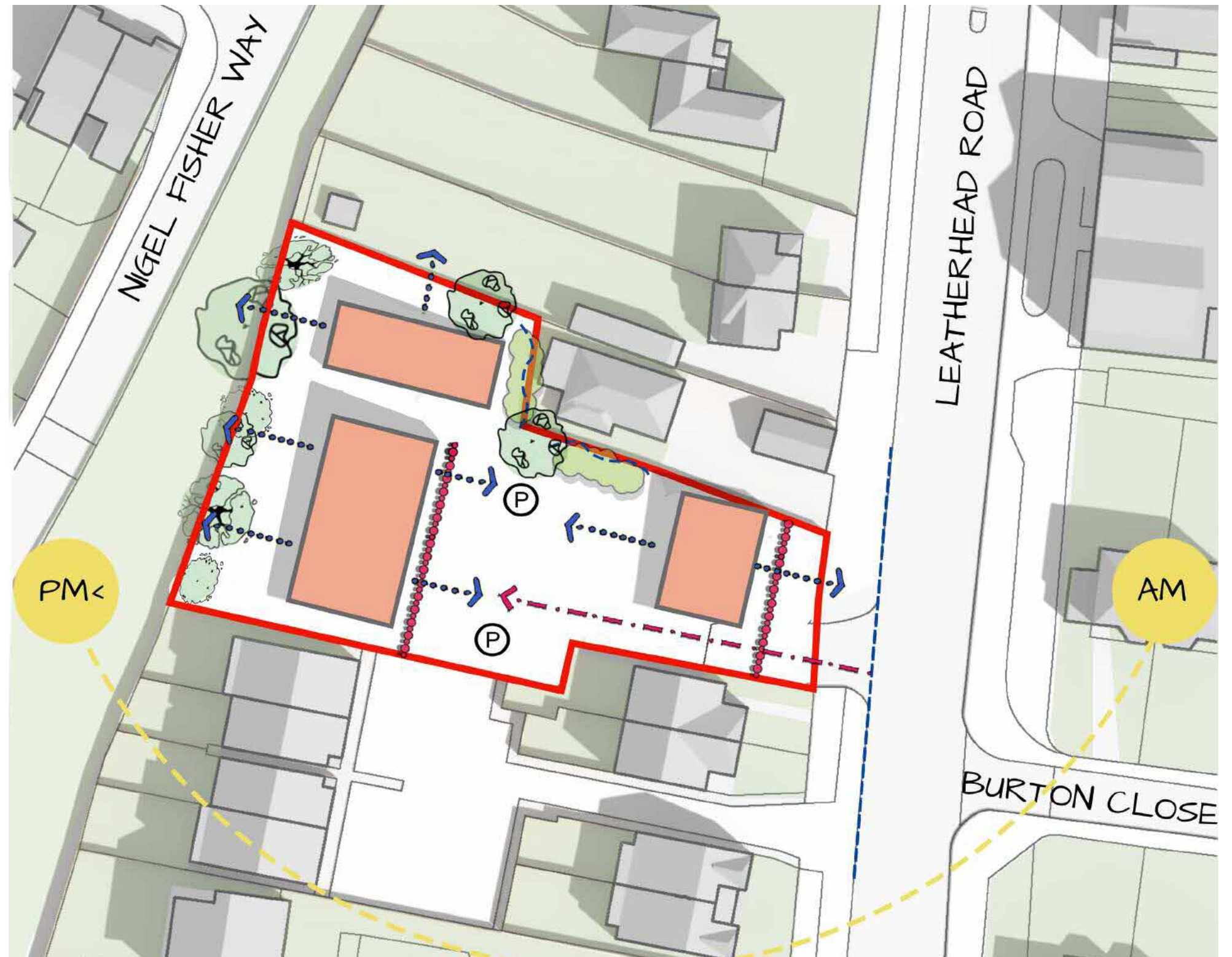
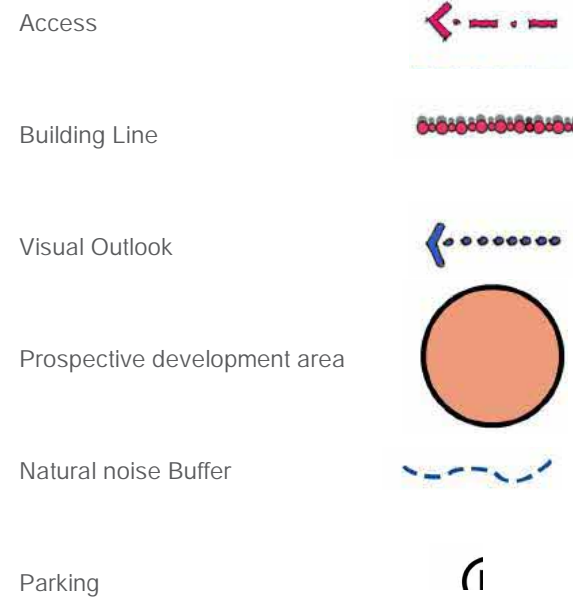




# / SITE APPRAISAL OPPORTUNITIES

The adjacent diagram highlights the opportunities identified at the Leatherhead Road site. These include:

- Respect established building lines.
- Opportunity to provide high quality family housing.
- Opportunity to maximise site potential.
- Improved outlook.
- Back land development established.
- Improved access from public highway



15. 166 Leatherhead Road, Chessington - Opportunities





# / SITE APPRAISAL

## PREVAILING LOCAL APPEARANCE AND CHARACTER

The prevailing appearance in the area is generally quite traditional in design and materiality in the form of detached houses through to back land terraces and flatted schemes. A lot of the housing in the surrounding area, including adjacent to the site are built with red brick at ground with varying materials above, for example tiles or render.



16. Unequal duo pitch with front gabled dormers and lower hipped bays.



17. Intersecting steep pitched mock tudor gable roof to hip roof, with a half timbering front, leaded glass works.



18. Brick, Render and Timber clad facade, Harrow Close, large residential scheme



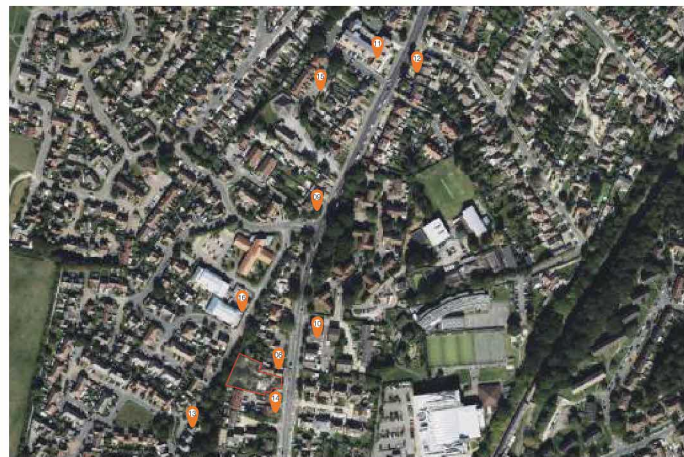
19. Mixed use scheme - pronounced overhang entrance with balcony above and high gables.



20. Detached tiled and brick front houses with dormers in roof.



21. Newer developed area, contrasting brick type details, leaded splayed bays, and tiled front full height gables.



Key Plan



22. Render, Brick and Tile Facade, Kelsey Close neighbouring site



23. Local traditional style terrace housing with tile gable fronts and sheltered entrances.



24. Local residential home, Chessington. Zinc roof with modern formed bay fronts.



# / SITE INSPIRATION PRECEDENTS

## ARCHITECTURAL INSPIRATION

The following precedents provide a selection of new builds with traditional façades expressed through the detail, drawn from the local language and material palettes that we believe would be a sympathetic interpretation to the new development but also an opportunity to add character to the area in a coherent respectful way to the street frontage.

## MATERIAL INSPIRATION

The materials for any new elements will be linked to the surrounding neighbourhood properties in a considerate and complimentary manner. Most context has been built in varying red bricks at base with upper levels detailed in either tiles, timber or render. Most roofs are tiled in the area with some exceptions, zinc being one example.

### MAA Precedents



25. Park Works, by Matthew Allchurch Architects. Traditional style full height bay front terraces.



26. Simpson Road, by Matthew Allchurch Architects. affordable modular homes clad in contrasting brick.



27. Zig Zag, by Matthew Allchurch Architects. Contemporary desing in a palette of traditional materials drawn from the surrounding vernacular

### Local Precedents



28. Local traditional style terrace housing with tile gable fronts and sheltered entrances.



29. Local residential home, Chessington. Zinc roof with modern formed bay fronts.



30. Newer developed area, contrasting brick type details, leaded splayed bays, and tiled front full height gables.

### General Precedents



31. Church way by BVDS Architects, two tone brick pitched roof house



32. Terracotta house by Annabelle & co, brick and tile house



33. Station Road by Ollier Smurthwaite, terraced housing design



03/

Design Development



# / PROPOSAL

## SITE PLAN

This Design and Access Statement proposes an 7 unit scheme, comprised of six 3 bedroom houses and one 3 bedroom bungalow.

One car parking space and a minimum of 50m2 of external private amenity has been provided per dwelling. Additional separate refuse / bicycle store space has also been provided.

The 3 bed houses follow the building lines and typology of the existing properties surrounding the site. A contemporary single storey house has been proposed to the north of the site to alleviate any overlooking and overshadowing to the neighbouring bungalow. Newly proposed planting has been proposed to provide further greening and enclosure to the gardens and to meet BNG requirements.

An access road into the site is proposed off Leatherhead Road using the existing access to create a new close that provides access to private parking for each dwelling.

### Key

Site Boundary



3 Bed / 6 Person Terrace House



3 Bed / 6 Person Single Storey House

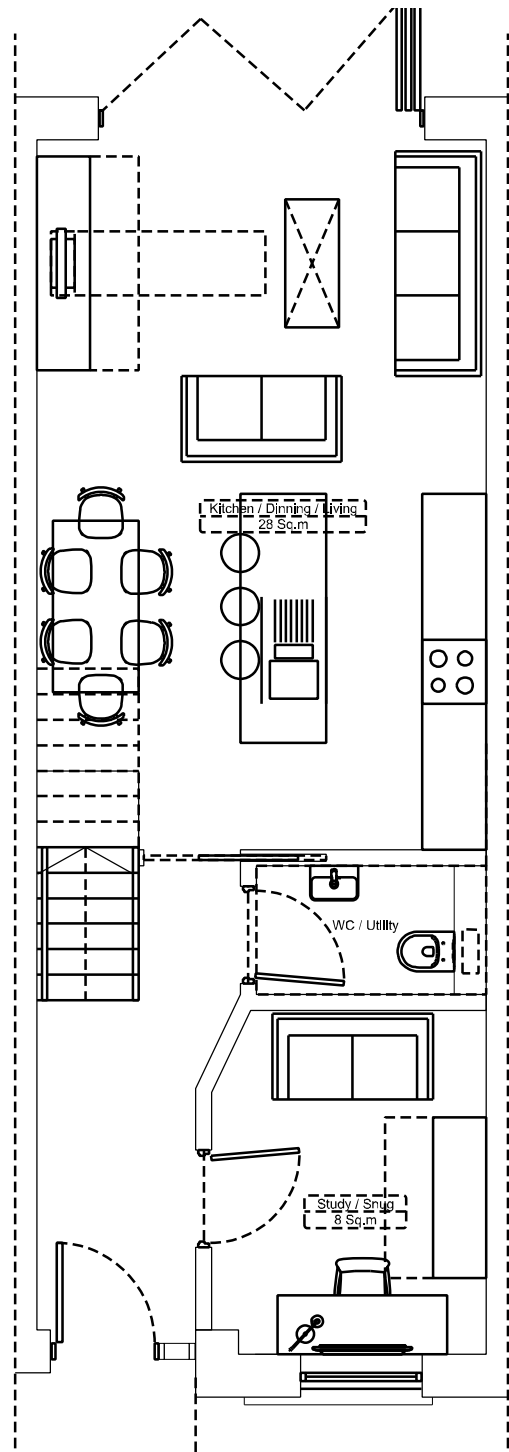


34. Proposed Site Plan

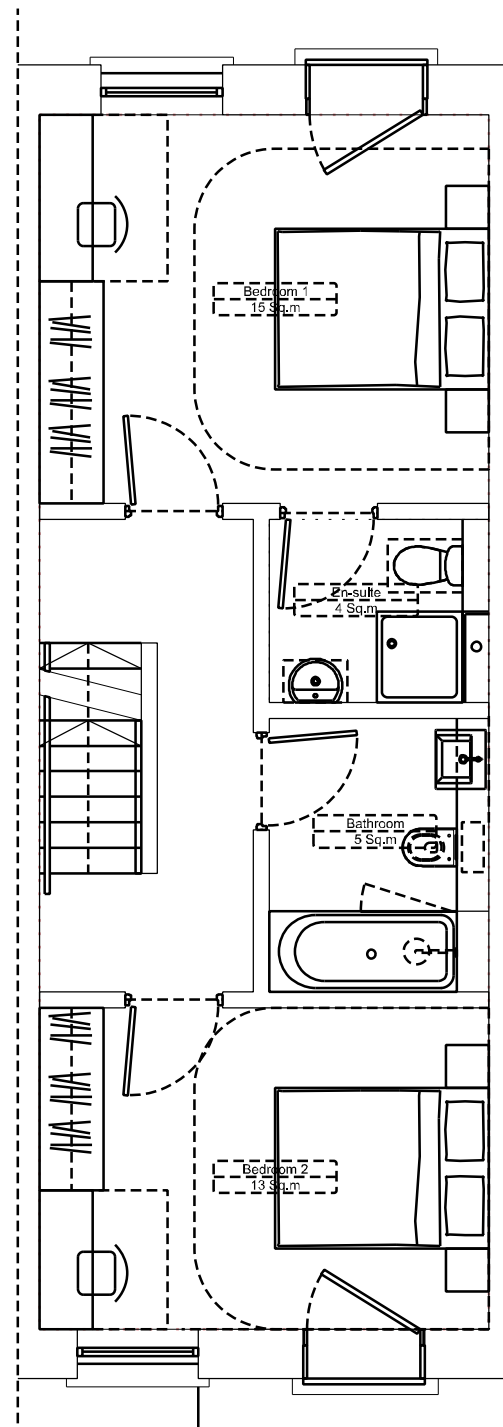


**/ PROPOSAL**  
**HOUSE TYPE 1 - PLANS**

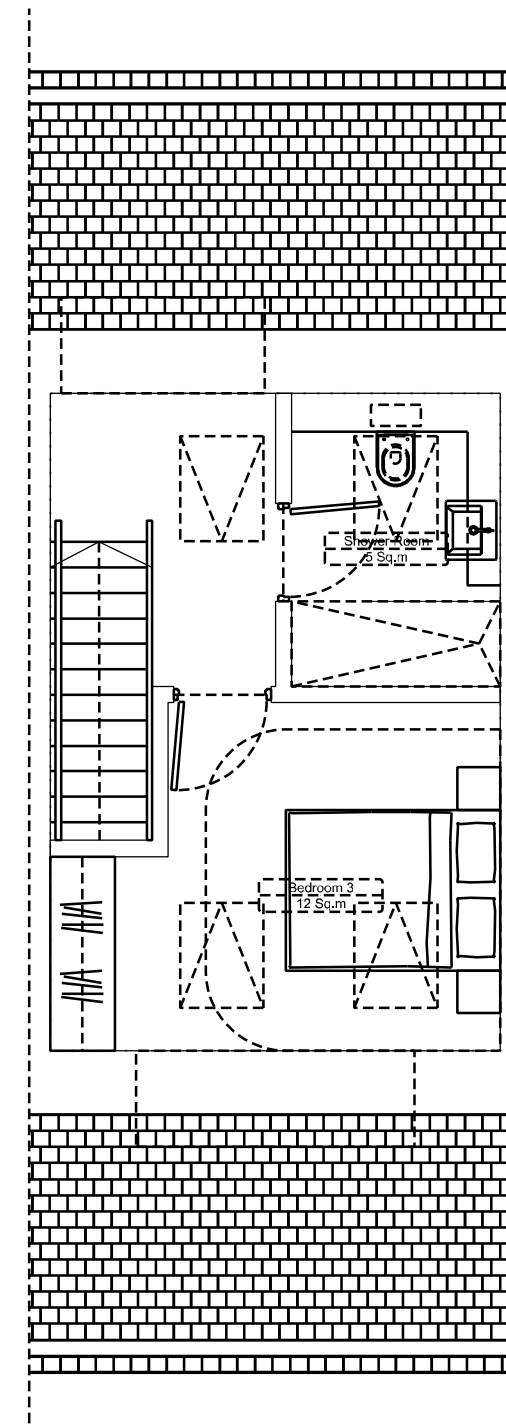
House type 1 consists of three double bedrooms with two located at first floor and the third at second floor / loft level. Ground floor proposes an open plan kitchen/dinning/living space to the rear with Snug/Study to the front. Each floor has a WC with family Bathroom at first floor and shower room at second floor.



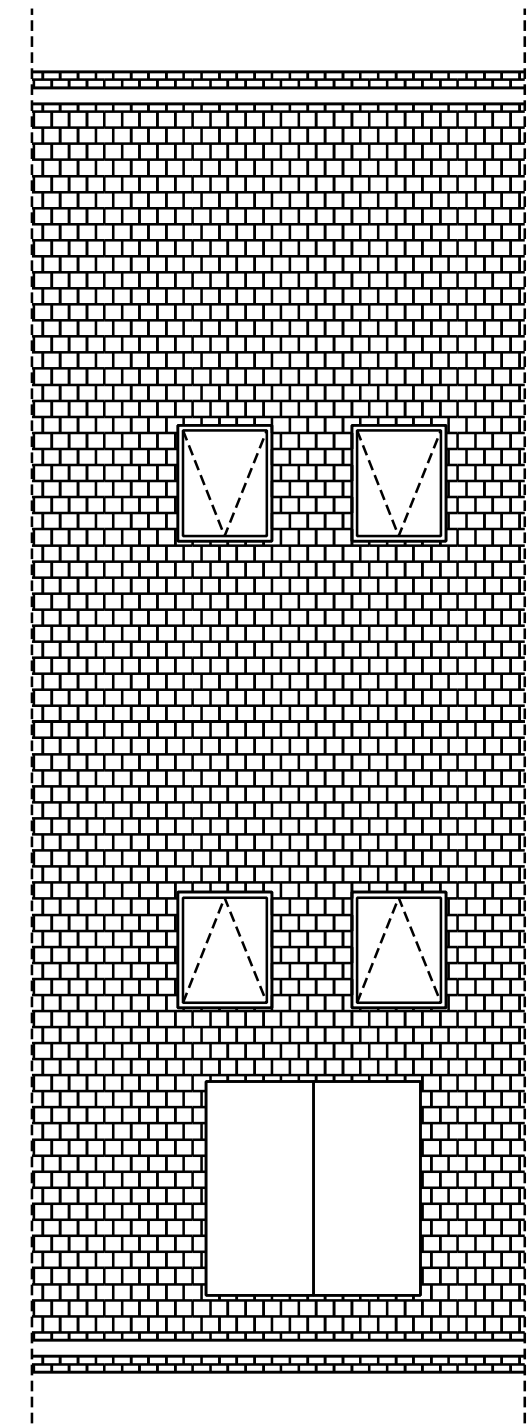
35. Ground Floor Plan



36. First Floor Plan



37. Second Floor Plan



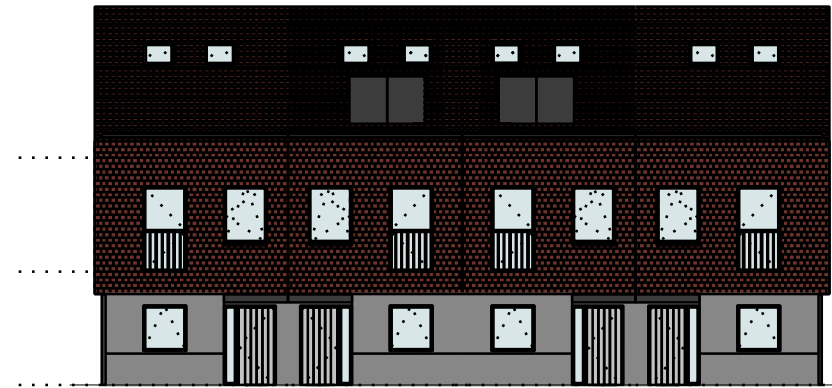
38. Roof Plan



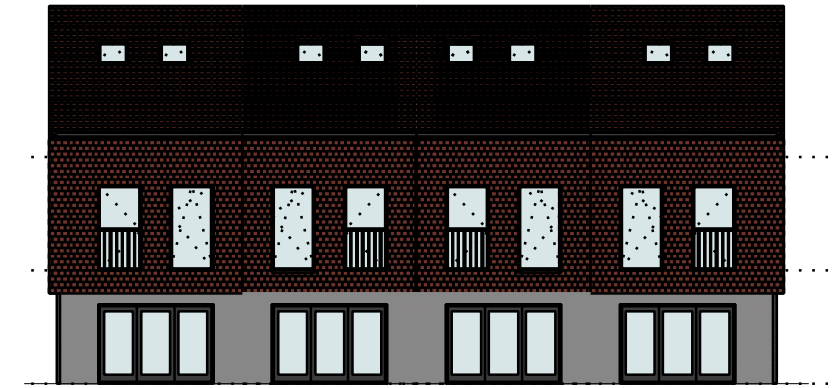
# / PROPOSAL

## HOUSE TYPE 1 - ELEVATIONS

The elevations have taken precedent in form and materiality from the surrounding vernacular but contemporary in design. The facade has a harmonious blend of warm earthy tones, with rich red brickwork for a base and vertical terracotta coloured tiles, providing continuity between the roof and facade. Sheltered inset entrance have been proposed for all houses with tilt and turn windows and Juliet balcony's to the first floor bedrooms. Skylights provide light to all areas on the second floor and PVs have been proposed for all properties at roof level.



39. Terrace Front (east) Elevation



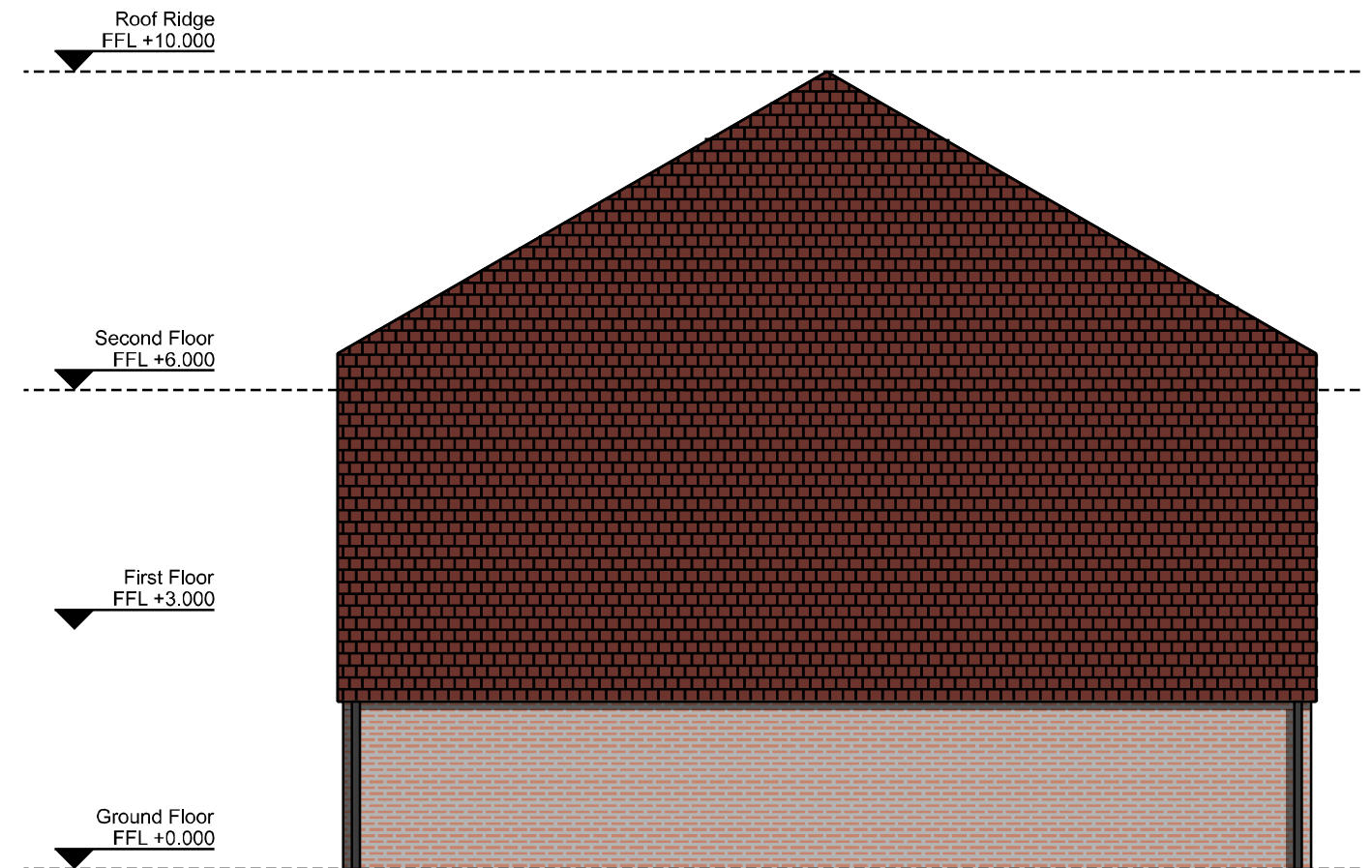
40. Terrace Rear (West) Elevation



41. Front (East) Elevation



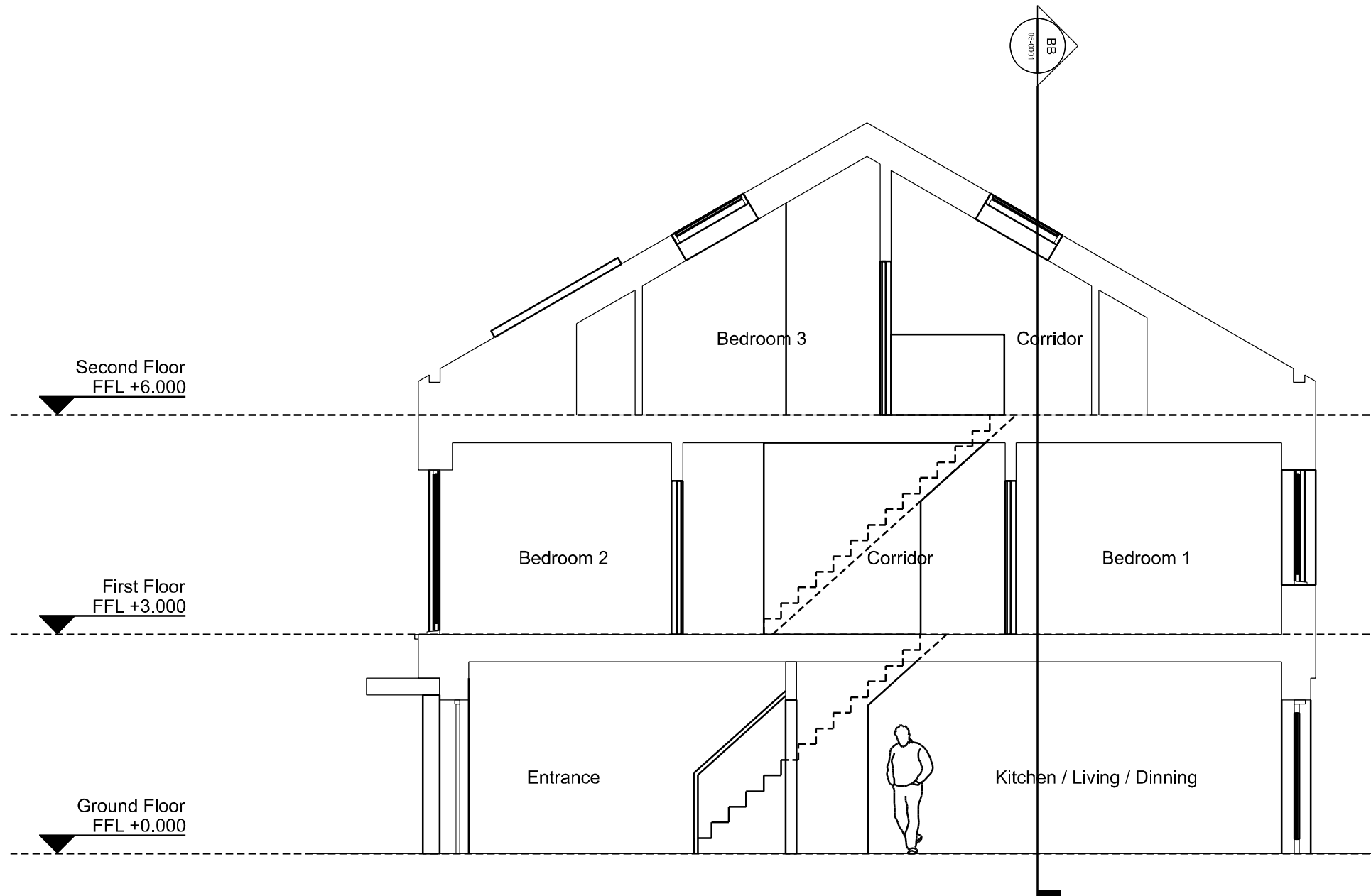
42. Rear (West) Elevation



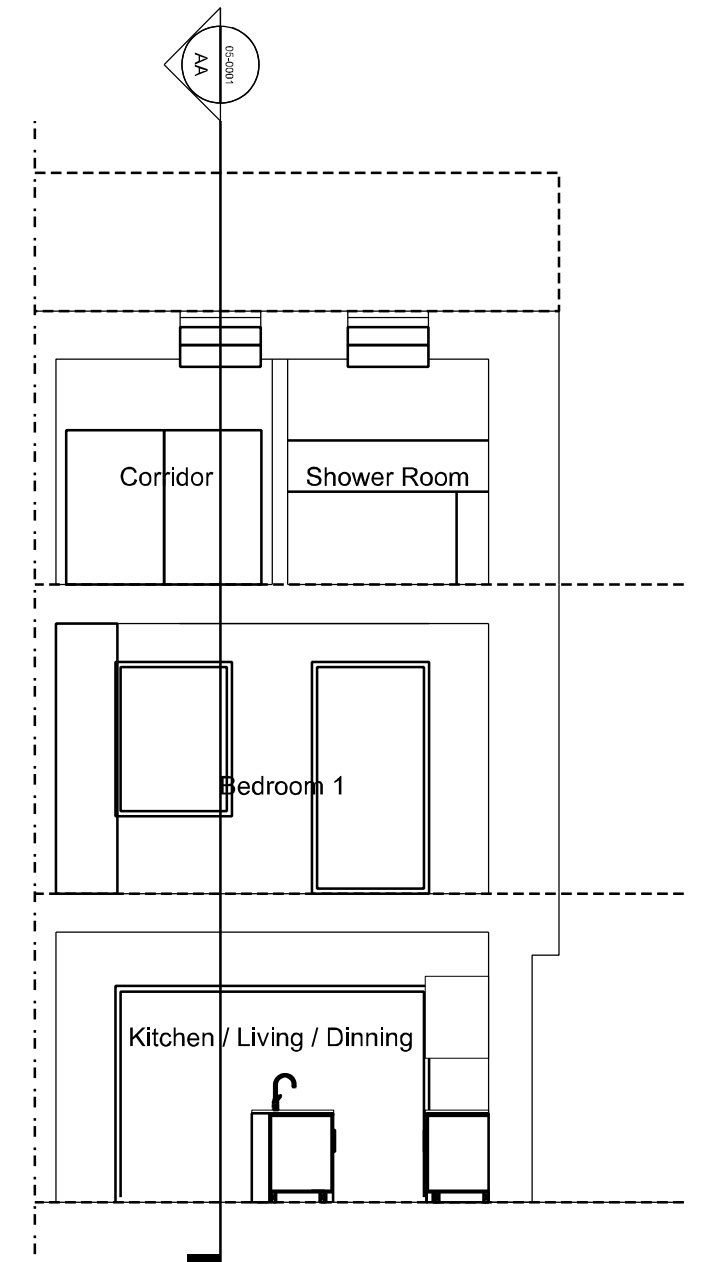
43. Side (Flank) Elevation



/ PROPOSAL  
HOUSE TYPE 1 - SECTIONS



44. Section AA



45. Section BB

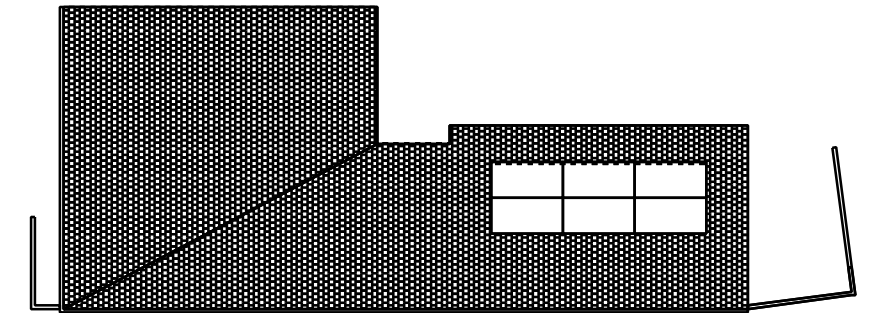


# / PROPOSAL

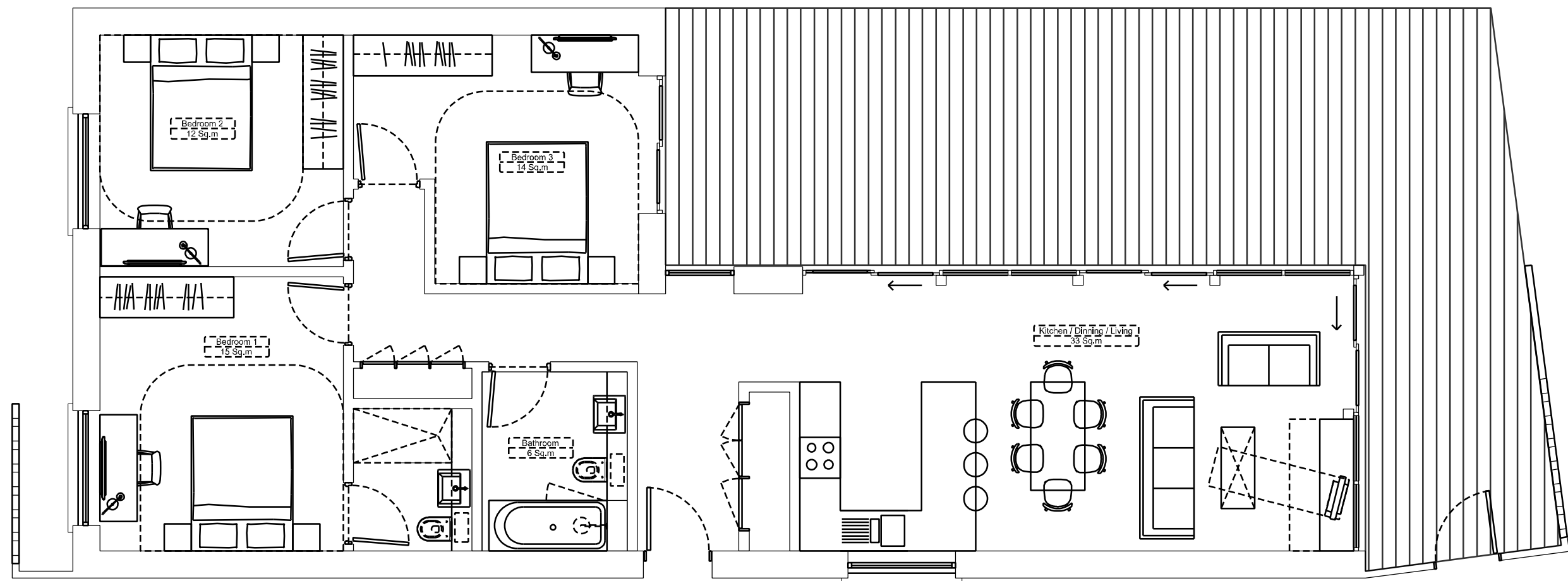
## HOUSE TYPE 2 - PLANS

House type 2 is a modern single storey design, proposed to alleviate any overlooking and overshadowing to the neighboring bungalow.

Tucked away in the northern section of the site, this home features a secluded garden surrounding an existing birch tree. The open-plan kitchen, dining, and living space overlooks this serene setting through a double-height glazed facade facing north.



46. Roof Plan

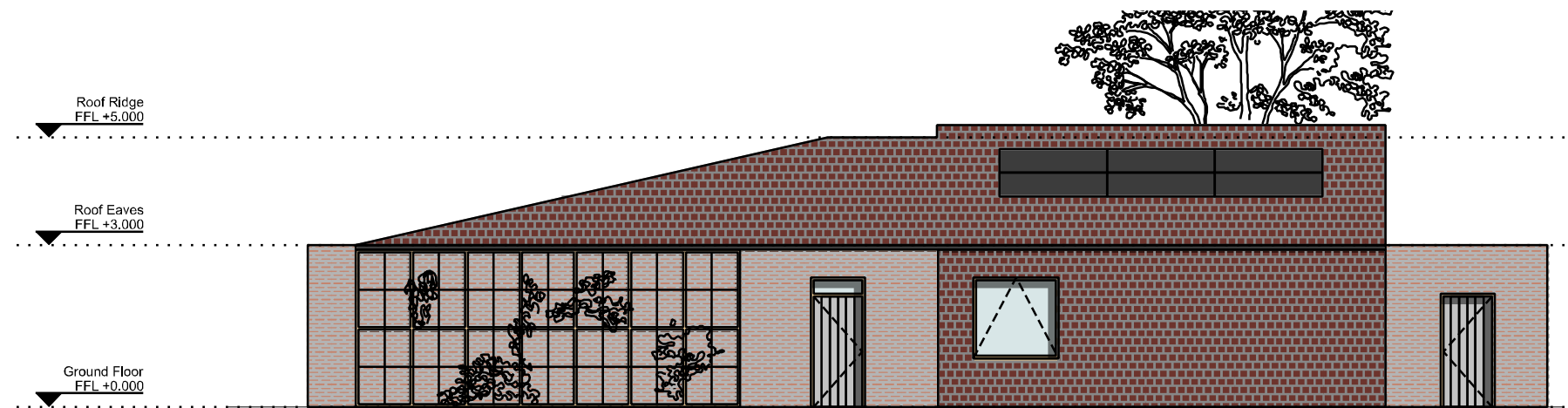


47. Ground Floor Plan

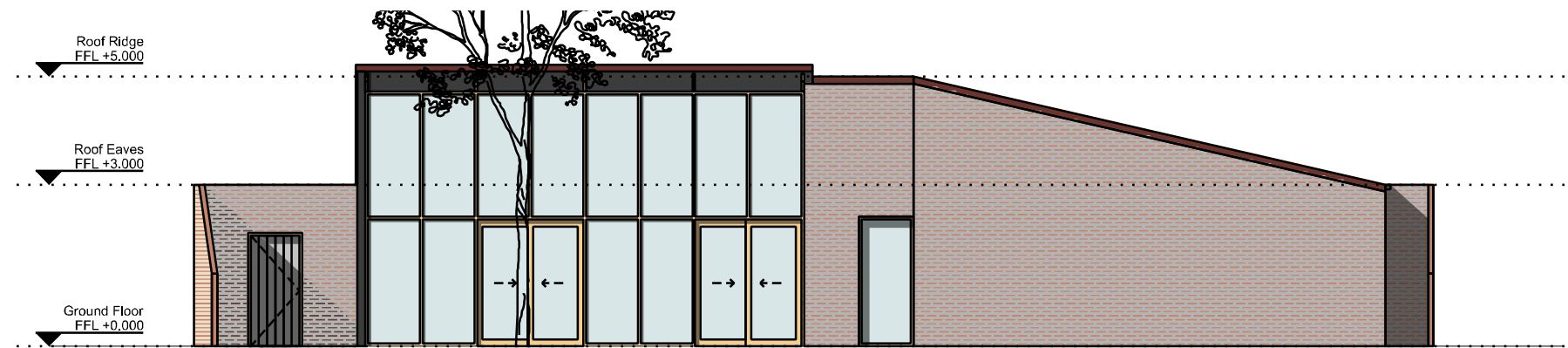
# / PROPOSAL

## HOUSE TYPE 2 - ELEVATIONS

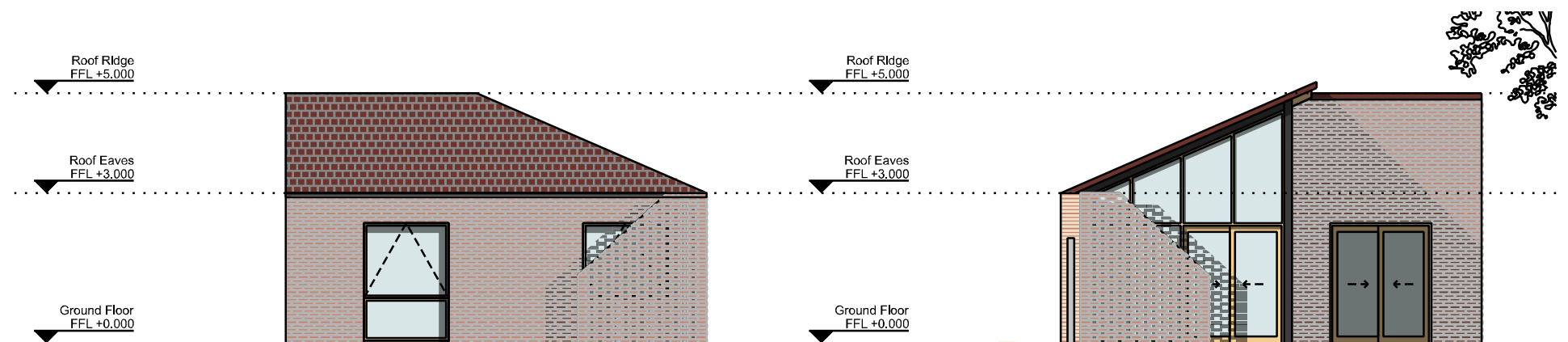
House type 2 is the same in materiality as house type 1 with the addition of warm timber frame windows to tie the facade into its verdant surroundings. Trellis and dappled brick walls have also been proposed for further greening, privacy and solar shading.



48. South Elevation



51. North Elevation

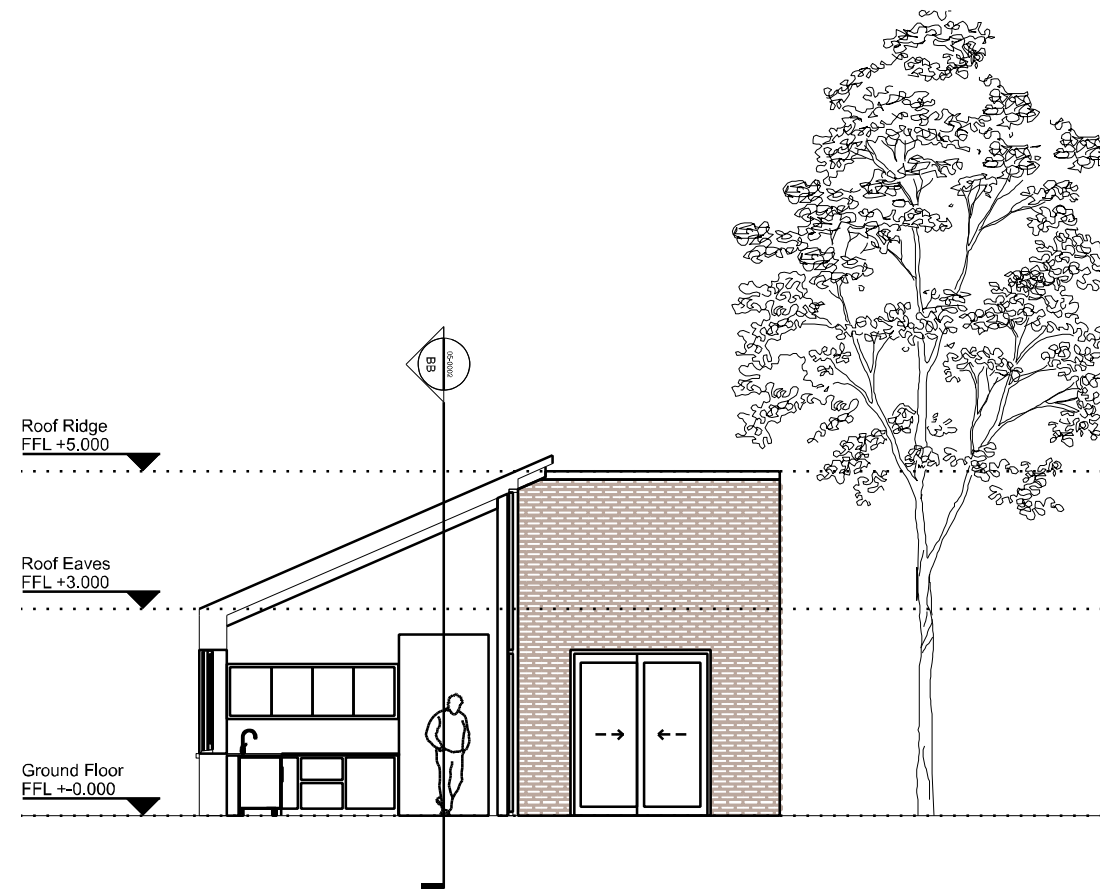


49. West Elevation

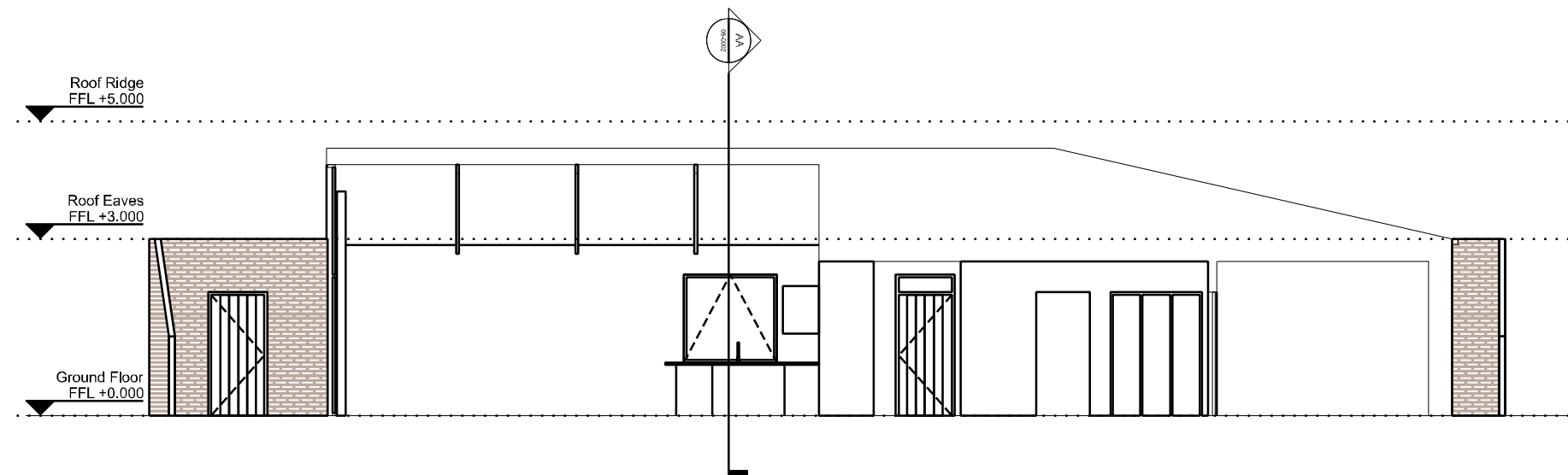
50. East Elevation



/ PROPOSAL  
HOUSE TYPE 2 - SECTIONS



52. Section AA

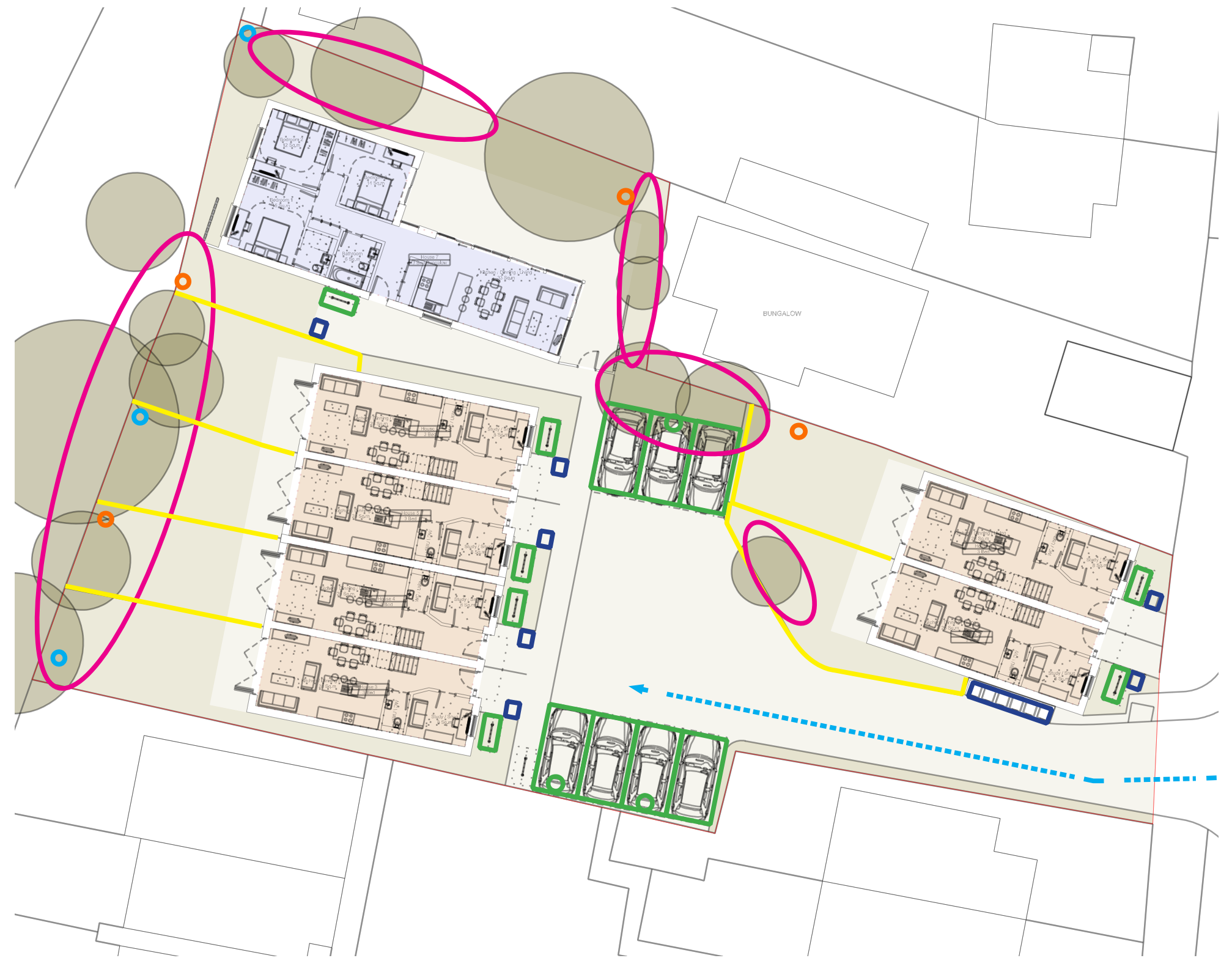


53. Section BB









# / PROPOSAL

## ACCESS & ENHANCEMENTS

- Rationalised access from Leatherhead Road - reducing the width of the dropped kerb and the number of access points to improve highways safety
- One car parking space per house
- Permeable paving to maximise SUDs
- Enhanced landscape including new trees
- Houses benefit from outlook toward TPOs to the west
- Rear gardens benefit from south and west sun



54. Site Enhancements Plan

Key	
Bat Boxes	
Bird Boxes	
EV Charging Points	
Planting	
Enhanced fencing	
Refuse	
Car/Cycle Parking	
Access / Egress	



# / PROPOSAL

## AERIAL VIEW

1. Existing site access extended
2. Two Semi detached 3 bed houses on Leatherhead Road
3. Rear access and parking
4. Four Terraced 3 bed houses
5. Single storey 3 bed house



55. Proposed Aerial

56. Key Plan



/ PROPOSAL  
VIEW FROM BURTON CLOSE



57. View from Burton Close





58. View of proposed terraced houses from parking area



/ PROPOSAL  
SINGLE STOREY HOUSE



60. Kitchen/dinning/living area



61. View of house from garden at night



59. View of bungalow from garden



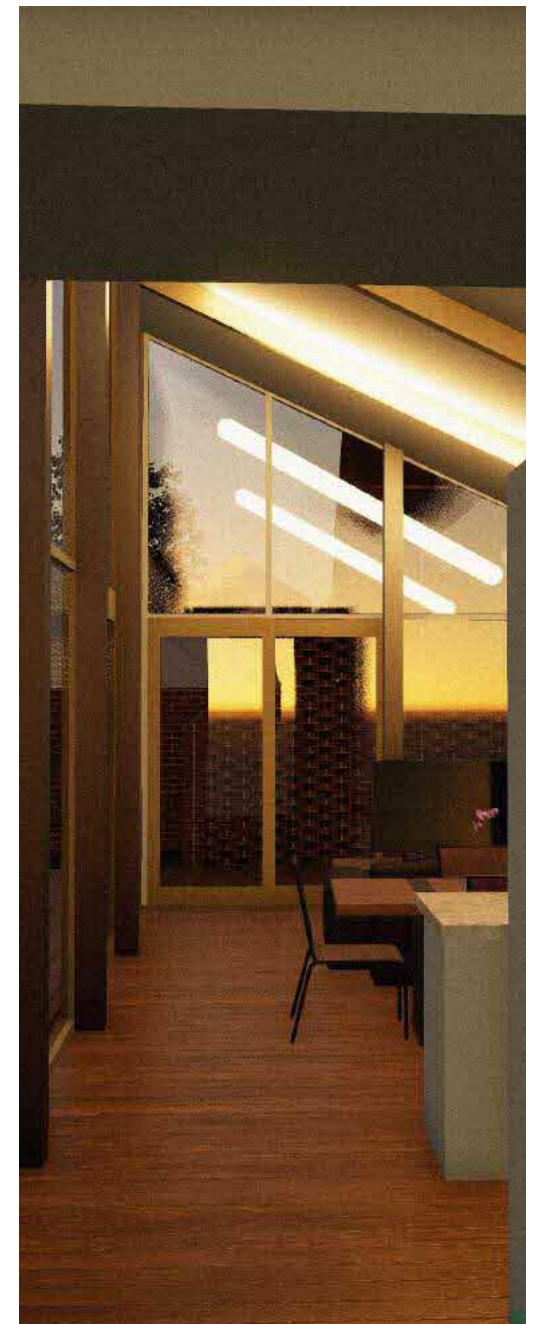
05/

Summary

## / CONCLUSION

The proposal provides 7 carefully considered new homes on a brownfield site in a sustainable location. Adjacent houses have already established building lines and a precedent for back land development. Constraints from the TPO group to the west have been addressed with gardens backing onto these. The potential privacy issue with the bungalow at No.162 Leatherhead Road has been addressed with the proposal of a single storey house adjacent. The current wide dropped kerb has been rationalised and reduced to improve highways safety.

Overall this scheme will have a positive impact on the area while providing seven much needed high quality family homes. All of this on a previously developed brownfield site.







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