



DESIGN AND ACCESS STATEMENT PLANNING APPLICATION, MARCH 2024

Extension & Renovation for:
Nighat Bajwa,
1 Warbank Lane, Kingston-Upon Thames

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Site Assessment- Site description and Constraints

The site is situated between Kingston-upon-Thames and Wimbledon along Warbank Lane, a private laneway accessed via Coombe Lane (A238) in Coombe. It is the first of a small number of houses forming a cul-de-sac set back from the main A3 road into central London. The cul-de-sac contains 2 predominant housing types constructed in the 1980s- all detached, and many remodelled, extended and converted over the years.

An existing 4 bedroom house currently sits on the site. It is set back from the A238 by c.18m (at it's nearest point) and has a ridge height 9.28m above the existing ground FFL. The property is accessed via an existing paved drive off Warbank Lane. The existing gardens are mature with boundary treatment being a combination of fence and brick wall around the South, North and West sides of the property. Along the East edge, providing access to the property, there is a mature hedge extending the length of the house.



SITE LOCATION MAP

Site Assessment- Site description and Constraints



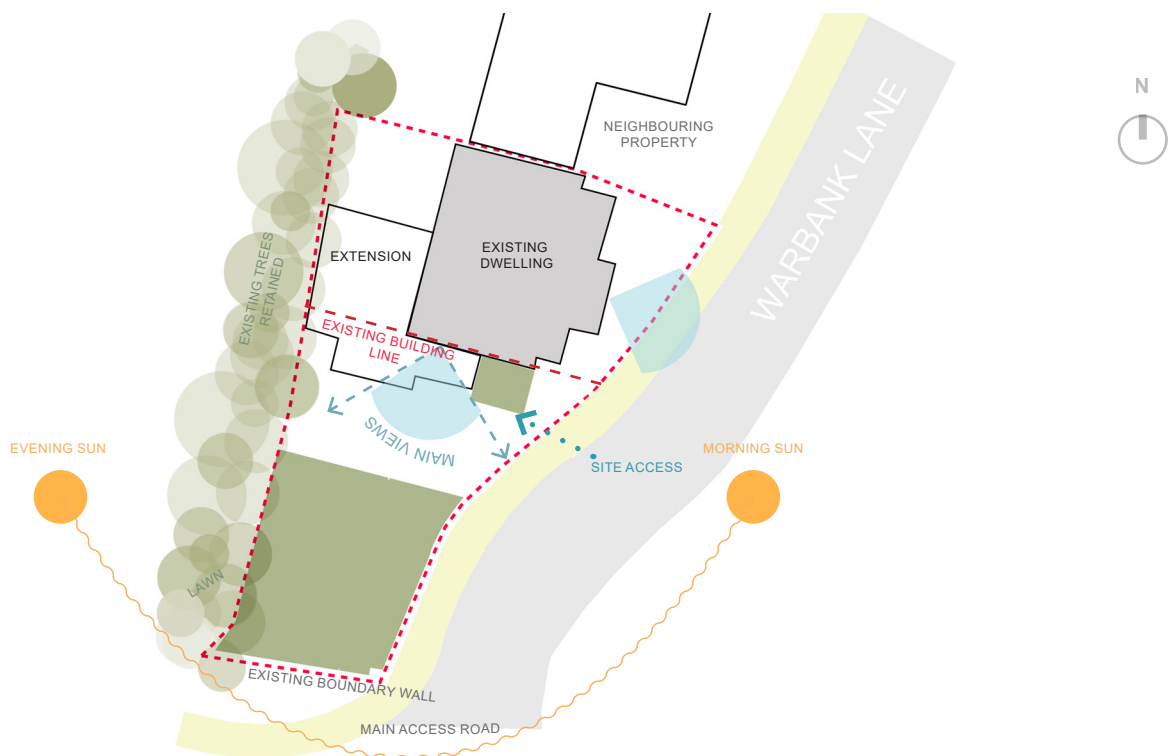
EXISTING HOUSE - VIEW FROM GARDEN



New Proposal Description

Our client's desire for a unique, forward-looking home of distinctive architectural merit has been married with fluid, functional spaces that combine a traditional material palette with crisp volumes of modern architecture. The intention is to create a home that, whilst being respectful of its location, is of high architectural quality; fulfilling the desires, aspirations and lifestyle of a modern family. The proposed changes to the residence are a responsive configuration of skillfully contained views from the interior that maintains the privacy of the occupants and their neighbours.

The simple geometric language of the dwelling is a considered solution to the utilisation of the existing structure and site orientation. The original dwelling remains largely untouched with an additional, single-storey volume added to the rear of the house. The layout of accommodation is an enhancement of the original layout, with the GIA increasing marginally from c.166m² to c.210m². The ground floor will see the relocation of the downstairs W.C. to a small porch extension at the main entrance- this allows for a more generous entrance hallway which is better suited to a house of this scale. To the east of the site, the new build element, connected via a small hallway with roof flight above, offers annex accommodation: a double bedroom, ensuite and separate living room, as well as its own private entrance hall with cloak storage. The accommodation is designed to maximise the tight footprint, with the living room and bedroom open to the pitched roof, evoking a sense of generosity and allowing light to flood through. The upper floors are left as existing with the exception of small amendments made to the master suite to maximise usability.



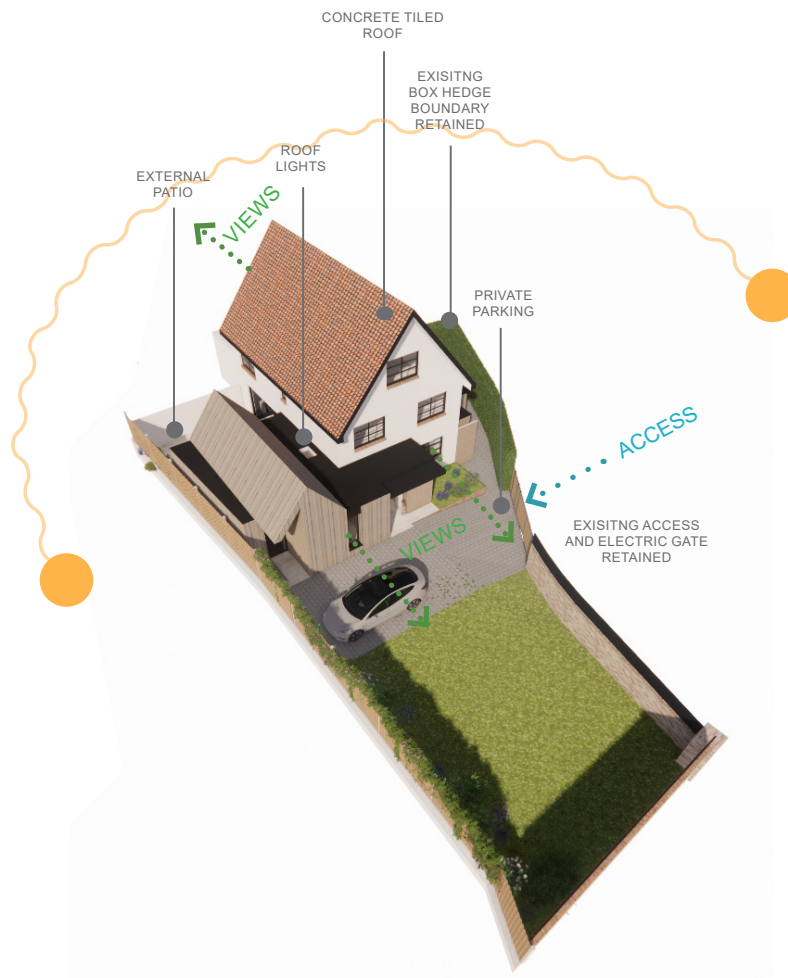
SITE DIAGRAM SHOWING INTERACTION BETWEEN NEW PROPOSAL AND EXISTING SITE CONDITIONS

New Proposal Description



FRONT ELEVATION

Care has been taken to minimize visual impact from the roadside, with the extension tucked to the west of the site and restricted to one storey. The pitched element reads consistently with the existing pitched gable of the main house, taking the same angle.



3D OVERVIEW OF PROJECT ON SITE

New Proposal Description

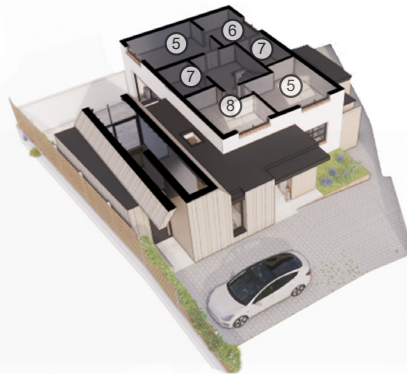
ROOF LEVEL



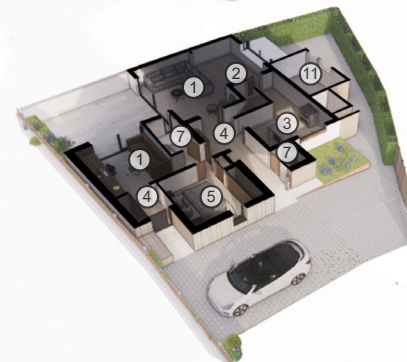
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



KEY:

- 1 LIVING ROOM
- 2 DINING
- 3 KITCHEN
- 4 ENTRANCE HALL
- 5 BEDROOM
- 6 DRESSING ROOM
- 7 BATHROOM / W.C
- 8 STUDY
- 9 FLAT ROOF
- 10 PITCHED ROOF
- 11 BEDROOM & ENSUITE

New Proposal Description

Overall, we believe that this considered renovation of 1 Warbank Lane offers significant improvement and has been designed to fully integrate with it's surrounding context in terms of scale, mass, form and finish.



SECTION SHOWING EXISTING HOUSE & EXTENSION

Materiality

The chosen material palette takes its cue from the traditional and familiar, looking to examples that root both buildings and people to place. The crisp, white render contrasts elegantly with the natural timber clad walls and roof of the extension at the rear of the proposal. The detailing of the selected materials is meticulous but minimizes embellishment, giving a clean, considered appearance. The result is a dwelling that respects the character of the site and also achieves a contemporary, comfortable, understated atmosphere.



PRECEDENT IMAGES SHOWING PITCHED EXTENSIONS, GLAZED GABLES AND USE OF TIMBER CLADDING / SLATS

Access

Existing access to the property is retained, in line with existing dropped kerbs. The main vehicular and pedestrian access point to the property is from Warbank Lane. This application includes proposals for two static bollards and a drop-down, remote-controlled bollard positioned adjacent to the main vehicular gate- a measure taken to prevent problem parkers from blocking access along with visibility in and out of the drive via the private road. These proposals will provide safer access to the dwelling.

Conclusion

We are extremely mindful of the importance of successfully integrating contemporary design in areas of unique character whilst creating a family home appropriate to 21st century life. Throughout our work we endeavour to explore alternative ways of living, heighten aspirations and expose endless possibilities of creating an engaging building in which to live out everyday life, not only in spatial sense but in an ecological sense also.

Together with our clients, it is our aim to procure the production of a beautifully crafted building that is precisely detailed and energy efficient with the ability to surprise, delight and intrigue. The design proposed is seen by both our client and us as an opportunity to create a beautiful, lasting and enriching building. It is our belief that our design approach resolves all potential issues; It is of its time, does not seek to mimic or replicate, is of high design quality both internally and externally, is ever aware of its position and at all times courteous to its location.



CGI SHOWING PROPOSED INTERVENTION