



03 / 0968

PLANNING DESIGN STATEMENT
AND FLOOD RISK ASSESSMENT

Date: 12th August 2003
Job No.: L967/PW
Project: PROPOSED NEW HOUSE & GARAGE, 24 RIVERSIDE, EGHAM

1 Existing Buildings and Site Layout

No.24 Riverside is located off a shared driveway on the Windsor Road at Egham. The site is L-shaped approximately 16m wide and 80m in length along the north-south axis with a further area 26m x 37m to the east, occupying an area of 0.23ha. The existing house is sited only 4m from the towpath boundary, only 8m from the River Thames and to one side of the site up against the boundary of No.23. A public footpath runs along the river allowing pedestrian access and leaving a small area of land, which is part of the application site between the footpath and the river with space for boat mooring.

The existing house has a ground floor measuring 115.9m². The existing first floor accommodation comprises of two bedrooms and a bathroom and measures 49.4m². The total floor area of the house is 165.3m². The existing outbuildings scheduled on the drawings total 121.4m².

The housing stock along this part of the river are predominately early 20th century, however a number have been re-built and refurbished to produce an eclectic mix of styles with bungalows, chalet bungalows and houses.

The site is not within a Conservation Area nor is it affected by any Listed buildings or sites, however it does fall within the green belt and flood plain of the River Thames.

2 Proposed Design and Layout

Preliminary discussions with Zoe Watts at Runnymede Borough Council have come some way to agreeing a suitable scheme in accordance with planning policy subject to a planning application. The main issues affecting the redevelopment of this site are the location of the house within the greenbelt and the floodplain. Other important issues are to preserve the existing trees, show respect for the character of the existing area, maintenance of gaps between individual residences and avoiding overlooking affecting the amenity of neighbouring properties.



We propose to demolish the existing house and replace it with a new dwelling with a ground floor area of 99.6m² and a first floor area of 65.7 m² giving a total floor area of new house of 165.3m², the same as existing (refer to site plan).

Many of the existing houses along the river are half timbered chalets and bungalows dotted along the banks with spaces between. Although individually they are of no particular architectural merit, together they have their own character of low density and low-rise buildings set apart in a green landscape, which should be respected. In this instance, we did not feel it was appropriate to build a full two-storey house, which would butt up hard against the neighbouring properties. Instead, we have designed a two-storey house with first floor accommodation in the roof, diminishing in scale as it rises.

The house is to be constructed of traditional materials and in keeping with its neighbours. The conservatory overlooking the garden to the south provides a central hall and staircase with a central vertical emphasis to link the accommodation within the roof and ground floor forming the focal point of the house and entrance. A central balcony overlooking the river provides visual interest, human scale and increases the amenity of the occupants, without any issues of overlooking.

A living room, dining room and kitchen face the river. A family room, utility room, WC and conservatory hall faces the garden. First floor accommodation comprises a modest two double bedrooms, two single bedrooms, a family and an ensuite bathroom.

The gardens, lawns and planting are all to be retained. The existing garage 1 and greenhouse 1 are to be replaced with a new double garage of 48.7 m², the same as existing (refer to site plan). The garage is rectangular in plan, constructed of traditional materials and has a pitched roof less than 4m in height.

3 Replacement House and Garage - Effect on Openness of Greenbelt

The height of the house is dictated by the necessity to raise it above the 1:100 year modelled flood level for the River Thames and the need to prevent overdevelopment in the greenbelt. The proposal is to create limited first floor accommodation to a contemporary standard with dormers in the roof as existing. The eaves level is set at ground floor window head height with a pitched roof. In relation to the existing house, the ridge level will be of a similar height, although this is of less relevance as the house is to be relocated away from its current position.

Local Plan Policy GB06 allows for replacement dwellings within the greenbelt, however, as the house already has had its loft converted to bedroom accommodation, we are only proposing to replace the existing house and outbuildings with similar sized floor areas in accordance with the policy.

4 Impact of the New House on Visual and Residential Amenities of Adjoining Properties

The applicants wishes to relocate the dwelling further away from the river to provide more privacy and security for their young family. The size of the site allows this to occur and we have sited the proposed dwelling to avoid any issues of overlooking the neighbouring properties.

The house will be 28m from the rear south boundary and 40m from the River Thames Towpath to the north. The first floor dormers will be positioned to face north and south. The ground floor windows will be more than 21m from the rear of No.23 and the first floor bedroom windows will be over 22m away. Similarly, the ground floor windows will be 28m from the rear of No.25 and the first floor bedroom windows will be 30m away.

The ground floor kitchen and utility rooms have windows looking east towards the very rear garden of No.25, however, there is already a single storey outbuilding in the southeast corner of the rear garden and a garden fence obscures any views. No side windows will overlook No.23 to the west.

To the east is the large flank wall of the Runnymede Warehouse; whilst the view is not ideal, it is over 45m from the side of the house and we propose to screen the existing building with trees & evergreen shrubs reinforcing the current boundary planting as illustrated.

5 Affects on Existing Trees

The site layout shows the positions of the existing trees and shrub planting around the site. The current scheme keeps the house and drive away from the important trees. The new house will be located between the existing trees to be retained to further screen the property. Three small trees are to be felled in order to locate the new garage close to the existing boundary, and to the rear of the existing outbuilding in the southeast corner of No.23 although there loss is to be regretted, there will be a minimal impact on the amenities of the area.

Any trees affected by construction work and vehicles will need protecting, and we would expect this to be made a condition of an approval.

6 Proposed Access and Parking

Since the proposal is for a replacement dwelling, there will be no material change in traffic with the access unaltered. The house will incorporate a new turning and parking area outside the front of the proposed double garage. Pedestrian access along the riverbank public footpath and via the road access to the west is to remain unchanged.

7 Legal Agreement to Secure the Removal of the Existing Dwelling

Our clients would be prepared to enter into a legal agreement to secure the removal of the existing dwelling. However, it would be far simpler and more cost effective to condition the removal of the house as part of the planning approval. In a recent planning approval decision notice (RU.02/1319) a condition to this effect was worded: -

“There shall only be one dwelling within the curtilage of this property (which curtilage is shown edged red on the plan accompanying the application) at any one time. Therefore, within one month of the first occupation of the dwelling hereby permitted the existing dwelling shall be completely demolished and all materials shall be removed from the curtilage”.

“Reason: In order that there shall not be an additional dwelling on this site which lies within the Metropolitan Green Belt where new development is not normally permitted”

8 Flood Risk Assessment

The existing house is only 8m from the banks of the River Thames and lies within the 1947 1:100 year modelled floodplain. Under Planning Policy Guidance PPG 25, the site is within an area where new development is strictly controlled.

In April 2002, the Environment Agency (EA) set the level for a new house at No. 14 (RU.02/0731) at 16.358m Above Ordnance Datum (Newlyn), and for a new house at No. 12 (RU.03/0507) at 16.504m AOD(N). The EA have further suggested that a 20% increase in flow to allow for the effects of climate change would increase this flood level to 16.902m AOD(N), however this will be above the ground floor levels of all the adjacent houses, including Nos.12 & 14. As the site is upstream of these houses, whatever the EA set as their flood level we suggest this is made a condition of the approval.

It is proposed to replace the existing house and outbuildings with a new house of a smaller ground floor footprint 35m further away from the river.

The existing dwelling is raised up on brick and timber piers to allow potential floodwaters to pass under. The new house will be similarly designed to incorporate under floor voids with the underside of the floor structure set at or above the 1:100 year modelled flood water level with openings sufficient in size and number to allow free entry and exit of flood water. The proposed steps will be of an open construction to allow free entry and exit of floodwater.

The existing ground levels on the site will not be raised and no spoil or materials will be deposited or stored on the site liable to flooding.

Any new walls and fencing will be designed to be permeable to flood water in order to prevent obstruction to the flow and storage of floodwaters and to prevent and increased risk of flooding.

The development will as a result reduce the impedance of flood flows and increase the storage capacity of the floodplain.

9 Conservation

The new house will be 43m from the riverbank and will not encroach into the 8m buffer zone recommended by the EA. This will therefore not jeopardise flood defence interests, hinder future maintenance or adversely affect the character or habitat value of the watercourse. It is not proposed to remove any shrubs or trees within this zone.

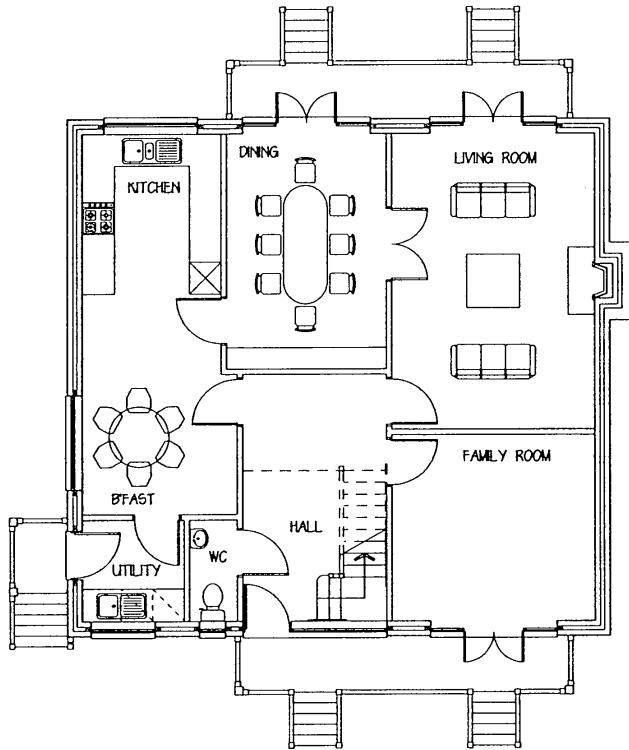
10 Environment Protection

No soakaways will be constructed to depths exceeding 3m below existing ground level and the water table will not be intersected.

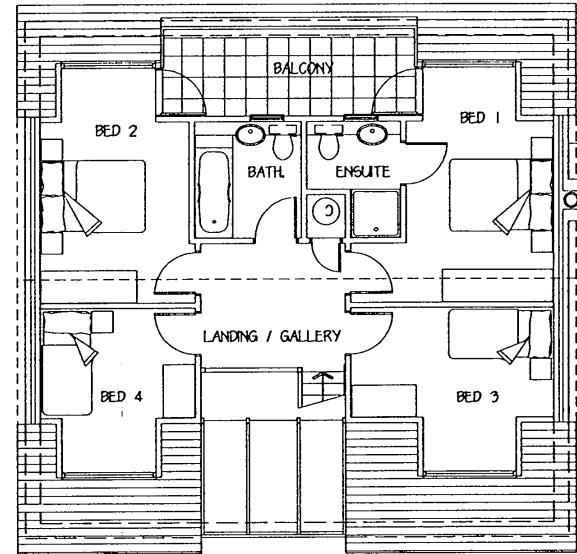
Surface water from hardstanding areas will be discharged via deep seal trapped gullies incorporating a minimum seal of 85mm or similar.

Roof water downpipes will be connected directly to the drainage system instead of open gratings.

All sewage will discharge to the foul water system if available subject to approval of Thames Water Utilities or its sewerage agent.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

03 / 0968



ROBERT DAVIES JOHN WEST LIMITED

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DATE
14/07/03

SCALE
1 : 100

DRAWN / CHECKED
PW

PROPOSED HOUSE
24 RIVERSIDE
WINDSOR ROAD, EGHAM
PROPOSED PLANS

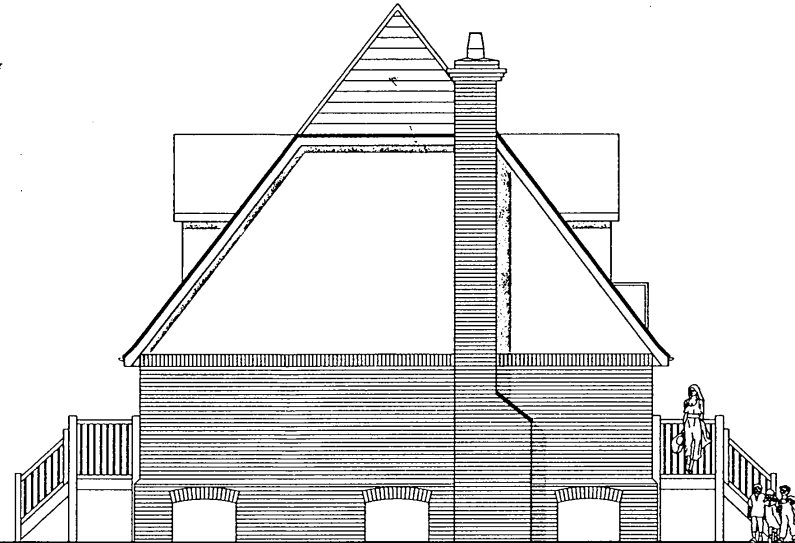


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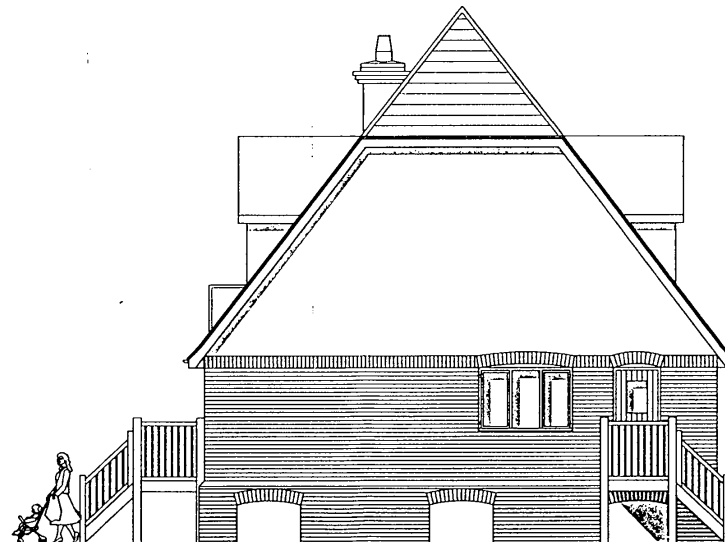
GARDEN ELEVATION



SIDE ELEVATION



RIVERSIDE THAMES TOWPATH ELEVATION



SIDE ELEVATION

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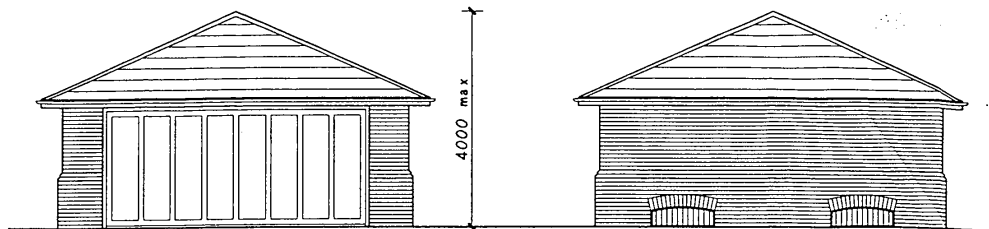
PROPOSED HOUSE
24 RIVERSIDE
WINDSOR ROAD, EGHAM
PROPOSED ELEVATIONS



DWG NO L967108

REV

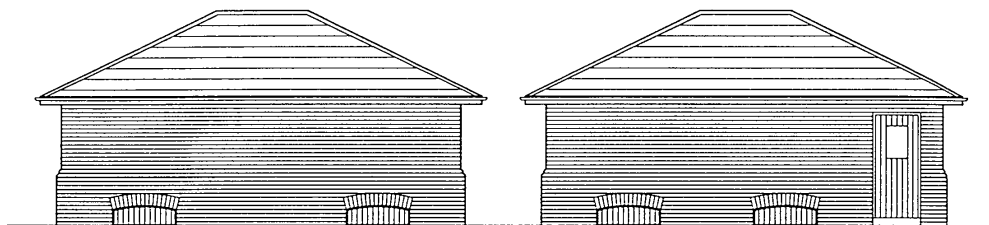
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FRONT ELEVATION

DOORS UNDERCUT TO ALLOW
FREE ENTRY AND EGRESS
OF FLOOD WATERS

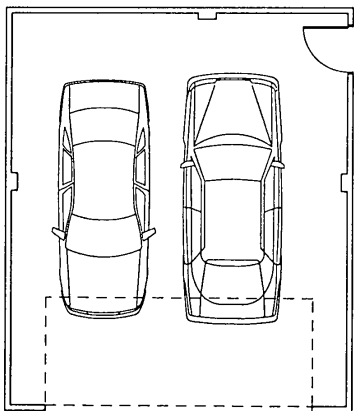
REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

APERTURES IN SIDE AND END WALLS TO ALLOW
FREE ENTRY AND EGRESS OF FLOOD WATERS
(TOP OF APERTURES AT 1:100 YEAR FLOOD LEVEL)



PLAN

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SCALE
1 : 100

DRAWN / CHKD
PW



PROPOSED DEVELOPMENT,
24 RIVERSIDE, EGHAM

PROPOSED GARAGE

DRWG No **L967109**

REV

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