

**PLANNING & DESIGN STATEMENT
ON BEHALF OF
GILBERT HOMES**

**FOR
DEMOLITION OF NO 41 &
ERECTION OF NOS. 3 FOUR BED AND
NOS. 2 THREE BED HOUSES**

**37-41 SIMPLEMARSH ROAD
ADDLESTONE, SURREY**

**Our reference: NB/9015/lpb
August 2003**

*4 King Street Lane,
Winnersh, Berkshire RG41 5AS
Telephone: 0118 936 6666
Fax: 0118 936 6667
E mail: consultancy@lennonplanning.co.uk*

03 / 098 42

LENNON
planning ltd

CONTENTS

- 1 INTRODUCTION
- 2 SITE DESCRIPTION
- 3 POLICY CONTENT
- 4 CONCLUSIONS

1 INTRODUCTION

1.1 This planning and design statement is submitted to Runnymede Borough Council in support of a full application seeking the demolition of 41 Simplemarsh Road and the construction of a new access road and erection of Nos.3 four bed and Nos.2 three bed dwellings with associated parking and turning areas. The redevelopment of the site provides an opportunity to make full and effective use of land within the existing urban area whilst respecting the character and amenity of the surrounding area. This is in line with guidance contained in Planning Policy Guidance Note 3 on housing. The submitted proposals are in accordance with national, strategic and local planning guidance and have been designed to a high standard as outlined below.

1.2 Securing a high standard of design is important to good planning. This is emphasised in current Government guidance including the DETR document entitled By Design and the formal Government guidance contained in the form of Planning Policy Guidance Note 1 – General Policies and Principles (February 1997). Both state that the appearance of any proposed development and its relationship to its surroundings are relevant in considering planning applications. Both documents promote the preparation and submission of design statements as an integral part of the planning application process. In preparing such a design statement consideration is also given to Runnymede Council's Guidance Notes.

2 SITE DESCRIPTION

- 2.1 Simplemarsh Road is made up of a wide variety and style of dwellings, including detached dwellings with long gardens and detached bungalows fronting Simplemarsh Road in the vicinity of the site. No. 41 represents a small narrow deep Victorian cottage, Nos. 37 and 39 both being two storey detached properties of more recent origin.
- 2.2 Immediately to the west of the site lies the large Wagon and Horses Public House which has a large car parking area to the rear with access along the side wall and rear garden area of No. 41. Detached bungalows and terraced properties are also a feature in the surrounding area with several back land cul-de-sac developments created including Bellmarsh Road which consists of detached bungalows, Birchfield Close at the rear of the site developed with two storey semi-detached properties and Oliver Close, a more recent back land development of compact two / three bed terraced properties.
- 2.3 The character and mix in terms of architectural style, height and layout presents no particular uniformity or consistent characteristics except in the form of one access road with a significant number of cul-de-sac developments extending to the rear of Simplemarsh Road frontage properties.
- 2.4 The site itself consists of the house at No. 41 Simplemarsh Road and the rear garden areas of Nos. 37 and 39. The proposal is to demolish the existing property at No. 41 and to provide an access road to a small compact cul-de-sac scheme presenting a terrace comprising Nos.3 four bed and Nos. 2 three properties. The principle of such a rear back land scheme has previously been accepted by the Council when considering previous applications on the site. In particular, applications reference RU/03/0289 and RU/03/0491 both relating to a six unit scheme on the site. The Planning Officer's report when considering the outline proposal reference RU/03/0289 acknowledges that the area is predominantly residential in character with a mixture of dwelling styles. And that in relation to the acceptability of residential development on the plot this

was considered acceptable subject to complying with relevant criteria in respect of its design, layout and in particular policies HO1, HO9 and BE2 of the Runneymede Borough Local Plan Second Alteration, April 2001.

- 2.5 In terms of the characteristics of the site itself Nos. 37 to 41 have abnormally long garden areas which are not consistent with the general development layout in the surrounding locality.
- 2.6 The site itself is relatively level and contains a number of trees within the body of the site consisting of a mix of fruit trees, maple, holly, laurel, yew, eucalyptus and oak. Along the boundaries of the site mature hedging exists particularly along the eastern boundary abutting the front garden area of No. 6 Bellmarsh Road where a very mature holly edge exists.
- 2.7 Within the development scheme a number of the landscape features are to be retained. Of particular importance is the retention of the above-mentioned holly hedge which has been passed over into the ownership of No. 6 Bellmarsh Road in order to ensure its retention. A number of trees along the rear boundary of the site a number of mature maples are also to be retained as part of the redevelopment scheme.

3 POLICY CONTEXT

3.1 As stated above a number of policies within the Runneymede Borough Local Plan Second Alteration, April 2001 were considered of paramount importance in considering the redevelopment of this site during the assessment of the previous applications.

3.2 Policy HO1 seeks to maximise the housing potential within the Borough. Initiatives to be encouraged include "**making full and effective use of land within existing urban areas particularly vacant and derelict land**". As stated above, the redevelopment of this site will enable efficient and effective use of under utilised residential land, a principle which has previously been acknowledged by the Council when considering the previous development proposals.

3.3 Policy HO9 deals specifically with new housing development, the Council requiring sensitively designed proposals and will judge developments in light of a list of criteria. These are:

- (a) **Do not damage the character and amenity of established residential areas.**

The character of the area consists of back land incursions from the main spine road of Simplemarsh Road and a mixed character area of detached, semi-detached and terraced two storey properties and bungalows with substantially reduced garden sizes. This character was acknowledged as being unaffected by the proposal during consideration of the previous applications. I will deal with the specific issues of amenity in respect of the established and adjoining residential properties later in this statement.

- (b) Allow for retention of appropriate trees and shrubs and provide landscaping of a high standard of design.**

Large trees and landscaping features such as hedging are to be retained around the boundaries of the site in order to screen and soften the development. Opportunities exist within the body of the site and along the proposed access road to provide wide landscaped buffer strips. This not only enhances the visual qualities of the development but also acts as a protective buffer zone between the existing property at No. 39 and the access road. This overcomes the previous concern raised by officers in respect of the previous scheme.

- (c) Provide generous garden areas with a minimum depth of 10.6 metres and / or make provision for open space to accord with Policy R3.**

The reduction in the number units proposed on site from six to five enables the block of five units to be pulled further away from the rear boundary. The benefits of this amendment are twofold. Firstly, rear amenity areas of 14.3 metres can now be achieved well in excess of the above criteria requirement. Secondly this also enables a distance of some 26 metres to be achieved between the rear elevations of the proposed units and the side elevation of No. 24 Birchfield Close.

- (d) Provide appropriate space between existing and proposed residential units.**

The distance between the rear elevation of the proposed buildings and the side elevation of 24 Birch Field Close now has a total distance of 40 metres which ensure no loss of light, privacy or overbearing between the proposed and existing.

Concerns raised in respect of the previous development also related to the inter-relationship between No. 6 Bellmarsh Road and the proposed terraced

properties, albeit with a high mature holly hedge running along the dividing boundary. A number of alterations and amendments now result in a significant improvement in this inter-relationship.

The proposed building is now set three metres away from the common boundary instead of 1.5 metres as previously proposed. The proposed building has also been pulled further forward into the site giving a greater distance between the two properties. The mature holly hedge has been passed over into the ownership of No. 6 Bellmarsh Road which will overcome the previous concerns about the possible future retention of this significant screen. It is considered that these amendments completely overcome any concerns previously expressed about the loss of amenities to the existing property on this boundary.

Turning to the inter-relationship between the development site and the existing properties at No. 37 and 39 Simplemarsh Road, the removal of the sixth unit and its replacement with a single storey pitched roof car port set some 18 – 20 metres away from the rear elevation of these existing properties again overcomes any previous concerns relating to the overbearing or cramped nature of the scheme. In addition, the car port acts as a screen buffer between the existing and new properties.

As such it is considered that appropriate and adequate spacing is provided between the existing and proposed residential units in accordance with the requirements of the above criteria.

(e) Provide adequate daylight and sunlight to all habitable rooms.

Given the spacings between existing and new described above no loss of light occurs.

(f) Provide adequate privacy for existing and proposed properties.

Given the above distances, the retention of boundary hedging and trees and the location and orientation of the proposed car port adequate privacy is maintained between the existing and proposed properties.

3.4 Policy BE2 is the principle design policy and states:-

“within the urban area, proposals will be expected to respect townscape character of recognised high quality by reference to the following:

- 1) Existing buildings.**
- 2) Street patterns.**
- 3) Plot sizes and ratios.**
- 4) Building lines and topography.**
- 5) Street scene.**
- 6) Building height and roof treatments.**
- 7) Boundary treatment.**
- 8) Recreation and amenity open space (including trees and landscaping.**

3.5 During the course of considering the previous applications for six units the principle of housing development on this site was considered acceptable within the wider context. The proposal responds well to the local character. The surrounding area does not have a specific single local tradition. The design principles and constraints on the site have been highlighted through the consideration of the previous applications and in pre-application discussions with officers. The constraints have been highlighted as being:

- i Proximity of access to side boundary of No. 39 Simple Marsh Road.*

The proposed access road has been pulled away from the side boundary and narrows from 4.8 to 3.6 metres in width, which is considered acceptable to serve a development of five units. This has enabled a significant landscape

buffer zone to be created to protect the residential amenities of the existing occupier.

- ii *Inadequate distance between rear elevation of proposed buildings and side elevation of 24 Birchfield Close.*

By the reduction in the number of units from six to five this has enabled the main terrace block to be pulled a further four metres from the rear boundary giving an overall distance of 40 metres between the two buildings.

- iii *Possible loss of mature holly hedge alongside boundary with 6 Bellmarsh Road.*

The proposed buildings have been pulled a further 1.5 metres away from this boundary and the holly hedge and associated land has been transferred to the owner of 6 Bellmarsh Road in order to ensure its long term retention.

- iv *Physical impact of development on the rear elevations of 37 and 39 Simplemarsh Road.*

The removal of the single unit and replacement with a covered car port results in a reduction in the bulk and massing of development along the rear boundary of the existing properties thereby ensuring no overdevelopment or cramped appearance results. The reduction in the number of units also enables a reduced amount of car parking and consequent increase in landscaped areas within the body of the site to enhance the completed development.

Finally in terms of building height the block is five metres to eaves, nine metres to ridge and is staggered in formation. Hipped to reduce the massing and bulk of the block, the front elevation being broken up vertically through the use of front gabled bay projections to provide for visual interest. The introduction of re-constituted Bath stone lintel, cills and arches further

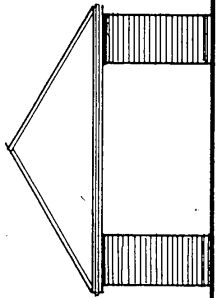
breaks up the elevations and adds interest to the completed development. Given the variety of materials and architectural features within the surrounding area, no one particular design features strongly.

4 CONCLUSIONS

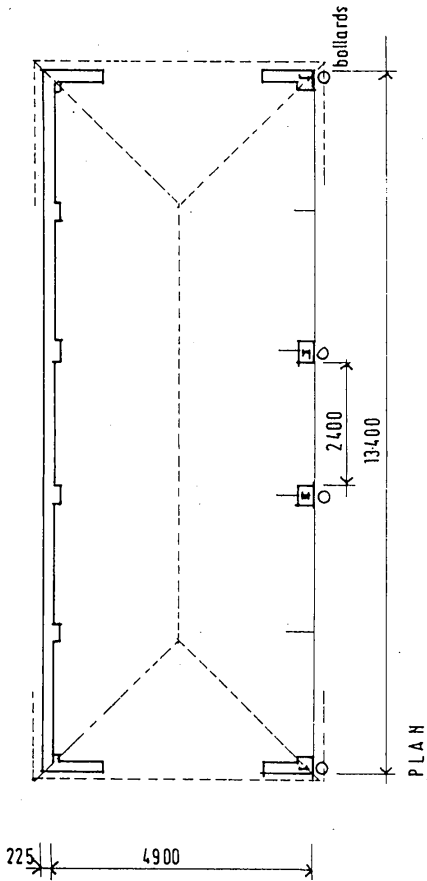
- 4.1 The proposal represents a well designed spacious development in keeping with the character of the surrounding area. The reduction in the number of units from six to five has enabled significant changes to the design and siting of the units creating a greater degree of spacing and landscaping around the boundaries of the site. This ensures no loss of amenities to existing residential occupiers by reason of privacy, light or overbearing presence, and overcomes the previous reasons for concern relating to the cramped appearance of the development as a whole.
- 4.2 In terms of the visual impact of the development on the street scene the vehicular access to the site with landscape buffer zones lies alongside the existing car park access to the Wagon and Horse Public House and will have little visual impact upon the street scene characteristics of Simplemarsh Road. Very limited views will be available into the body of the site given the narrowing of this access road and the increased opportunity exists to provide significant landscaping to soften and enhance the visual impact of the development from public vantage points.
- 4.3 It is considered that the design principles introduced by the architect enable for the provision of a scheme which now responds well to the site and the wider locality.

This drawing is the copyright of GILBERT HOMES LTD
 DO NOT SCALE - All levels and dimensions must be
 checked on site and verified prior to construction

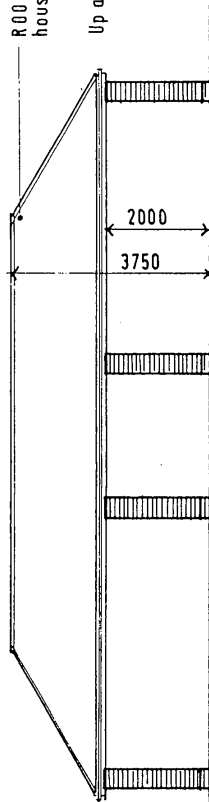
0370984



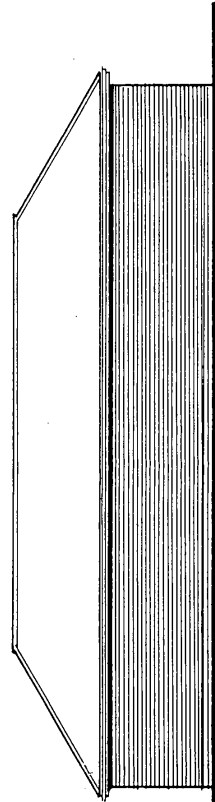
FLANK ELEVATION Both the same



PLAN



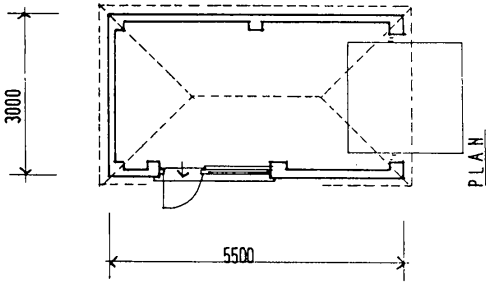
FRONT ELEVATION



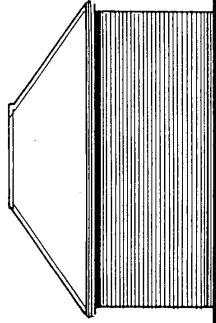
REAR ELEVATION

ROOF and Walls: same as proposed
 houses see drawing N° 703/2.1

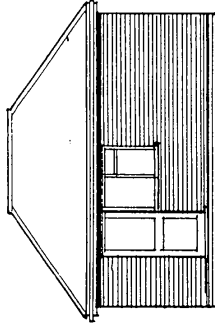
Up and over door: painted white



PLAN



FLANK ELEVATION



FRONT ELEVATION

REAR ELEVATION

NEW GARAGE for N° 39



WWW.GILBERTHOMES.CO.UK

Gilbert Homes Ltd, Index House, Ascot, Berkshire SL5 7EU. Tel: 01344 636395 Fax: 01344 876872

37, 39, 41 Simplemarsh Road Addlestone

Details of covered parking and new garage for N° 39

Scale 1:100

August 2003

703/2: 2

DETAIL OF COVERED PARKING