

**Design and Access Statement**

**Plot adjacent to 1 Malvern Close Ottershaw KT16 0NY**

The proposal is to provide an additional 3 bedroomed detached family dwelling on the side garden plot of 1 Malvern Close. The plot is located within 5.2 km of the Thames Basin Heaths SPA but is surrounded by Suitable Alternative Natural Green Space. An undertaking to contribute the sum of £2,000 towards the cost of facilitating, upgrading and maintaining the SANGS is enclosed with this application.

The new dwelling has exactly the same plan dimensions as all the other houses in Malvern Close, that have not been extended, and the floor level, eaves height and roof pitch will correspond with the adjacent house. It is also intended to match the existing facing bricks, roof tiles and rendering prevalent on this small estate. The orientation is within the depth of the existing development and the most frequently used rooms have been located to take advantage of the southerly aspect of the plot. The density equates approximately to 45 units/hectare and accords with Government policy PPG3.

Three parking spaces have been shown on the plan, the two at the rear of the plots are unallocated but will be available to the existing and new dwellings. The parking space to the west of the new dwelling has been designed to allow turning on site before accessing the classified road with the additional parking being accessed from the adopted Simons Close. The amenity space surrounding the new dwelling is in line with that found in most new developments of this nature.

The site is within easy walking distance of the extensive facilities of Ottershaw Village. Excellent cycle routes and public bus services provide access to the nearby centres of Chertsey, Addlestone and Woking which all have rail links to the national rail service. Disabled access will be provided in accordance with Part M of the Current Building regulations.

The site will be re-planted and it is likely that the conifer trees will be replaced by a Laurel hedge but the complete landscaping scheme will be determined following the soil analysis and consultation with the Local Authority Arboricultural Officer and this should become a condition of any determination.

The Environment Agency advises that there are no pollution hazards under classification EP OPRA and IPC OPRA within 250m of the site and the risk of flooding is less than 1:1000 years.

This application has been prepared with regard to the policies laid down in the Surrey Structure Plan 2004 and Runnymede Borough Local Plan Second Alteration April 2001 and would not result in any harm that would justify refusal in the public interest. It would result in a sustainable development compliant with national planning policies

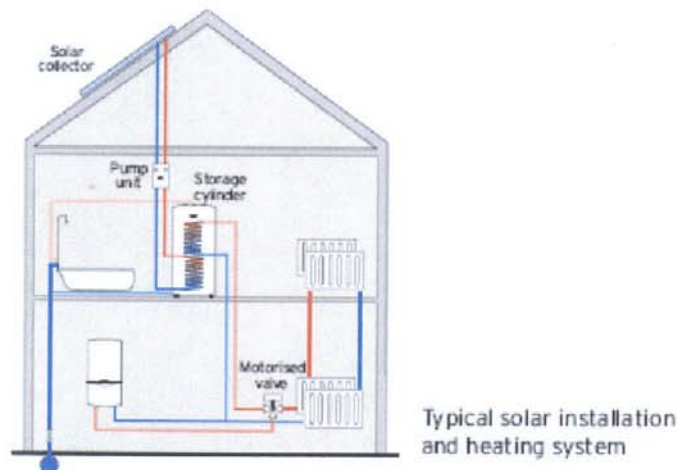
## Energy Statement

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The applicant is aware of his obligation to provide 10% of the energy requirement for this dwelling from renewable resources. This figure has been derived from NHER calculations as follows;

$$\frac{96\text{m}^2 \times 135 \text{ kwh/m}^2}{10} = \text{say } 1300\text{kwh annually.}$$

This will be achieved by installing a comprehensive integrated Vaillant Solar domestic hot water scheme comprising an ecoTECH gas fired condensing boiler, auroSTOR 250L storage cylinder and two auroTHERM VFK900 solar flat plate collectors controlled by an auroMATIC 560 controller. Based on the accepted assumed use of 2000 hours per year this installation is likely to provide 1800kwh of energy, annually, which is in excess of 60% of the hot water requirement for this dwelling. It is intended that the solar panels be mounted in-roof with a flashing kit and be less obtrusive giving the impression of a 2.5 m<sup>2</sup> loft window.



The accommodation has been orientated to maximise the benefit of the southerly aspect with the primary living room and two of the bedrooms located at the rear of the property. A sliding folding fully glazed door serving the main living area will provide maximum light and some solar gain when required with a retractable canopy to prevent any unwanted gain in the summer months.

All thermal elements will comply with Part L1a of the current building regulations and an airtightness test undertaken on completion.