

Project Ref. 306

RE: Mount House, Waverley Drive, Wentworth, Virginia Water, GU25 4PZ

Design and Access Statement

1.0 Existing

The Wentworth Estate extends to approximately 750 acres lying within the Green Belt. Mount House is a single dwelling house on a 3.5 acres site, it is situated on Waverley Drive within the Wentworth Estate, the property is screened by dense vegetation growth made up of a mixture of trees and hedges, the House can not be seen from Waverley Drive throughout the year, except partially the upper floor and second level roof from an obscure angle over the solid electric 'out' gate, the House itself is set back from Waverley Drive. Access is prevented by the green coloured mesh fencing specified by the Wentworth Estate management. The property is accessed through a pair of automatic entry gates with an 'in and out' drive leading to a wide gravel turning area at the front of the house. Mount House was constructed in 1999 and in all extends to approx 10,000 sq. ft of accommodation over three floors. The exterior of the property is rendered with reconstituted stone mouldings and detailing and Victorian style double glazed sash windows under a slate roof. The front elevation has a centrally positioned classical Porte Cohere entrance; the rear elevation also has a centrally covered portico that has steps down to a large terraced area. The garage on the east side houses three cars with mansard accommodation above, at ground level there is a parking enclosure that extends 20m east of the main house, beyond this enclosure there is a greenhouse, the internal floor area imposed is 159m², the enclosure area is 240m² surrounded with a 2m high wall.

2.0 Proposed

The proposal is to remove the existing three car garage with mansard accommodation above, situated on the east side of the house and replace with a single storey building with lower basement level to contain additional accommodation retaining the property's single dwelling status and car storage below ground, this will be topped with a slated mansard roof set behind the parapet to match the existing. The proposed is attached to the existing east wing with a corridor which is set back from the front and rear facades and set lower than the existing and proposed parapet level, achieving a balanced connection to the existing symmetry of the main house. The front façade of the proposed has six arches set into its face to the same proportion as the existing arches of the Porte Cohere. Within these arches are double doors or window depending on the function behind. The rear elevation has the same treatment. We have corresponded with Mr Neil Whittaker prior to this submission. All Mr Whittaker's concerns have been addressed by this application other than his opinion that the proposal would be considered over development under policy GB6. We believe this opinion is subjective and for the following reasons believe the proposals do not constitute an over development of the site under the policy GB6 and the following special circumstances support this opinion:

1. - The location Wentworth Estate; neighbouring buildings (of grand scale and proportionate with their surrounding sites)
2. - The scale of the site: 3.5 acres/1.4 hectares (the total internal floor area of the house is 15% of the site footprint, 0.225 acres); the fact the proposal cannot be seen from Waverley Drive (which is a private road) or any public highway
3. - The existing architectural building lines are in keeping with Estate and the Runnymede's Council guidelines.
4. - The proposed has a footprint of 155m² (4m² less than what we propose to remove); it extends 17m from the east elevation of the main house (3m less than the existing parking enclosure)
5. - The proposed front and rear elevations are set back from the elevations of the main house (minimising impact on approach within the grounds of the property)

6. – The proposed has a parapet height to match that of the existing part single storey east and west wings, we believe if this is reduced there will be disjointed effect on the overall proportions of the new and existing.

3.0 Access

The existing access at ground level is through the front entrance, east-side entrance door, rear doors to the kitchen and drawing room, and doors to the swimming pool around three sides of the west wing. The thresholds through all of these openings are minimum of 80mm step and maximum of five risers. There are two wc's at ground floor level and a minimum of 900mm wide staircases to basement and first floor levels. The new side access on the east wing threshold will be flush to the exterior. All door openings will be of a minimum of 900mm wide. The staircase to the basement level will be 1100mm wide. A new wc and two new bathrooms will be accessible at ground floor level.