

# Design, Access and Sustainability Statement

59 HAM STREET  
HAM  
RICHMOND



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## Contents

### Introduction

- 1 The Site
- 2 Urban Context
- 3 Planning History
- 4 Design
  - (a) Amount
  - (b) Layout
  - (c) Scale
  - (d) Appearance
  - (e) Landscaping
- 5 Access and Sustainability
- 6 Summary & Conclusions

## Introduction

This statement has been prepared by Ascot Design to accompany an application for full planning permission for 4No. new dwellings following the demolition of the existing property at 59 Ham Street, Richmond.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

It should be read in conjunction with all other correspondence submitted with the application.



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## 1 The Site

The site lies within the defined urban area of Ham, Richmond, in a highly sustainable location close to a range of services and transport links. The site lies approximately 2.5km to the south of Richmond Railway Station.

The site is located on the western side of Ham Street, within the defined settlement and also within Ham House Conservation Area.



The site currently comprises of a detached single storey dwelling, located within a relatively large plot. The existing dwelling is sited on the northern side of the plot and extends up to the northern boundary. The existing dwelling is neither statutorily or locally listed and is not of any particular architectural interest. The front boundary of the site is formed by a 1.8m high close boarded fence, with small trees / hedging behind. The rear boundary is formed by a 2m high brick wall.

There is an existing access into the site from Ham Street.

## 2 Urban Context

As stated above, the site is located within the Ham House Conservation Area. Notwithstanding this, the surrounding area is mixed in character and appearance, and comprises of a wide range of house styles and ages as well as a number of commercial properties.

Immediately to the north of the site is a single storey library building, located at the junction of Ham Street and Ashburnham Road. There are a number of

mature trees to the south of the library building, between the library itself and the northern boundary of the application site. Beyond the library, on the northern side of Ashburnham Road, there is a three storey parade comprising of shops and other commercial uses on the ground floor, with residential accommodation above.

To the south of the application site is No.57 Ham Street. Planning permission has recently been granted for the replacement of the existing bungalow with a contemporary two storey dwelling as follows: *'Demolition of existing dwelling and erection of a two storey replacement dwellinghouse with basement accommodation and integral garage'* (ref: 14/0297/FUL). This dwelling is currently under construction.

Opposite the site to the east are Nos.48 and 50 Ham Street which are substantial two storey detached dwellings. There is a terrace of single storey Almshouses to the north of No.50 Ham Street and further to the south east of the site is a two storey terrace comprising of four dwellings (Nos.40-46 Ham Street) all of which are locally listed. To the west of the site is Back Lane, which runs adjacent to the rear boundary of the site. The residential dwellings in Back Lane are predominantly semi-detached or terraced. Lovell Road also lies to the west of the site; this road is accessed via Back Lane and comprises of both semi-detached and terrace dwellings.

The current proposal is to create 4No. semi-detached houses of a high quality design and appearance.

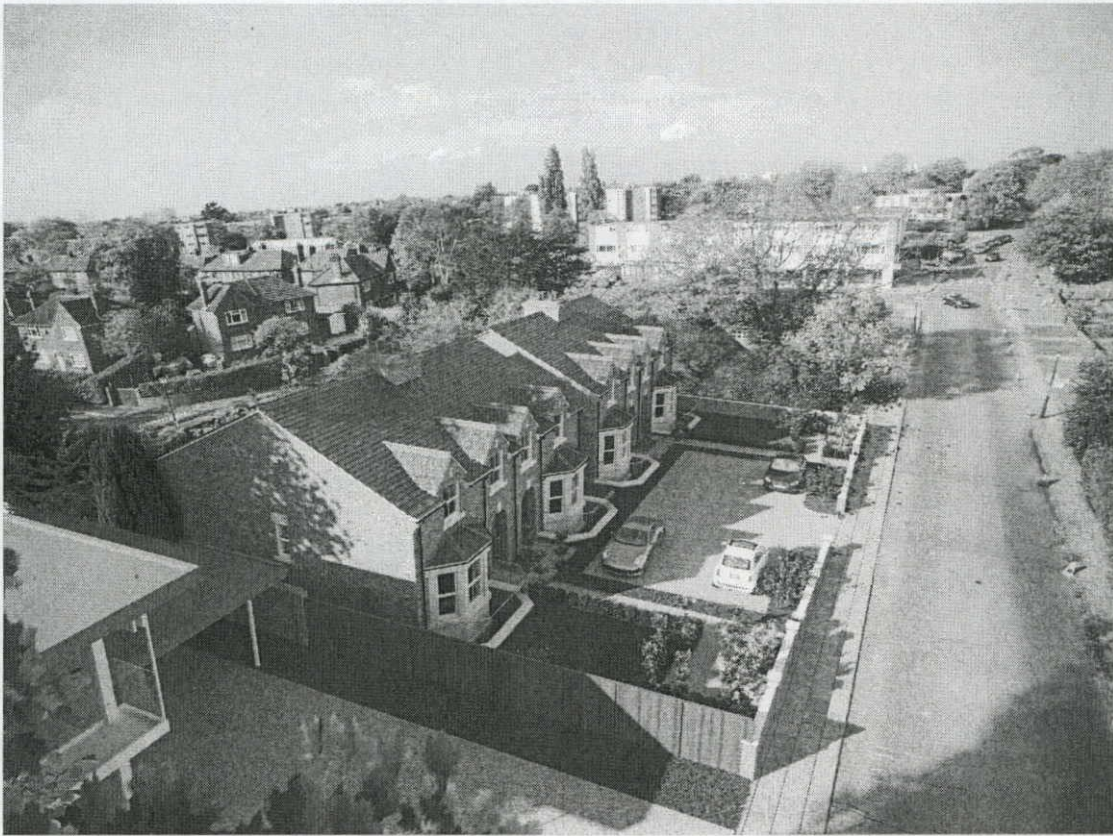
### **3 Planning History**

There is no relevant planning history relating to the site.

#### 4 Design

The proposed design takes influences from existing buildings in the local area and fully respects the local context. The proposed dwellings are of a traditional design which will enhance the character and appearance of the surrounding area.

The proposed new dwellings would front onto Ham Street and have been designed to respect the existing street scene and the amenities of adjacent dwellings. The proposed dwellings would be well set back from the road frontage and their siting fully takes into account the siting of both the library to the north and the dwelling under construction to the south and is in keeping with the existing character of the area in this respect.





The proposed dwellings are 2 storey in height but have been carefully designed with a low ridge and eaves height in order to respect the height and scale of adjoining buildings. In order to achieve this, the first floor of the dwellings is partly located within the roofspace. A basement level is also proposed and will be lit by a light well to the front of each property. The lightwells will be enclosed by a glass screen which will not detract from the street scene. The proposed replacement dwelling approved to the south of the site also included a basement level (ref.14/0297/FUL).

The dwellings are of an attractive design and external appearance and incorporate design features that are displayed within the local area. Additional landscaping will also be provided around the frontage of the site to ensure that the proposed development will be well screened and will successfully assimilate into the street scene.

The existing access onto Ham Street will be closed and a new access created in a more central position along the frontage. This access would serve a parking area providing 6No. parking spaces. The proposed parking spaces will be screened by proposed boundary treatments.

#### **(a) Amount**

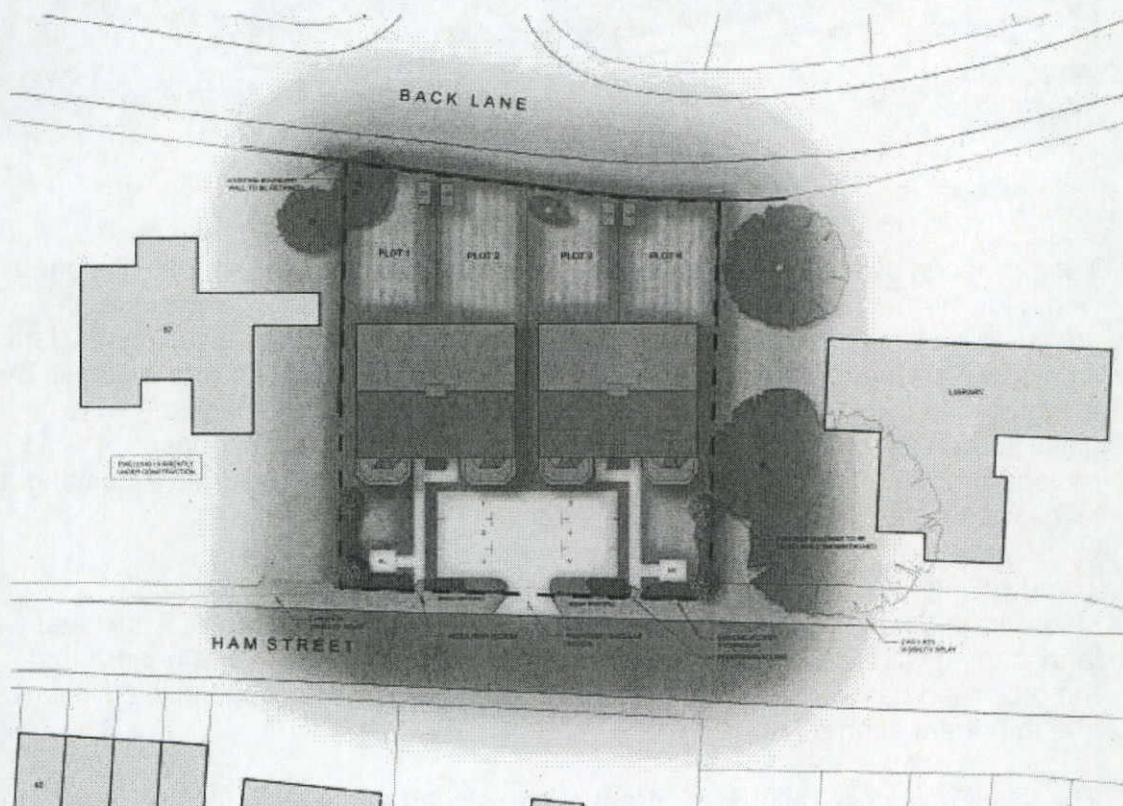
The proposal is for 4No. new semi-detached dwellings with associated parking following the demolition of the existing dwelling.

The proposed dwellings are two storey in height, with a low eaves and ridge height. Additional accommodation is also provided within a basement level.

## (b) Layout

The proposed layout has been informed by the positioning of the adjoining properties, and the character and appearance of the surrounding area in general.

The proposed new dwellings front onto Ham Street and their siting fully respects the positioning of the adjoining properties to the north and south. The main flank elevation of the dwelling under construction at No.57 Ham Street is located a reasonable distance away from the application site boundary and the proposed new dwellings will not result in any loss of amenity to that property. In addition, the proposed dwellings would not have any impact on the library building to the north of the site which is again set a generous distance away from the northern boundary of the application site.



Each property will be provided with a rear garden which is commensurate in size to others in the immediate vicinity. The rear boundary of the site is formed by a high brick wall beyond which is Back Lane. This boundary wall will be retained and the gardens proposed will provide a high standard of amenity space for future residents.

The existing access onto Ham Street will be stopped up, with a new access created in a more central position. The proposed new access will serve 6No. parking spaces (1No. per dwelling, plus 2No. visitor spaces). Two new pedestrian accesses are also proposed either side of the vehicular access.

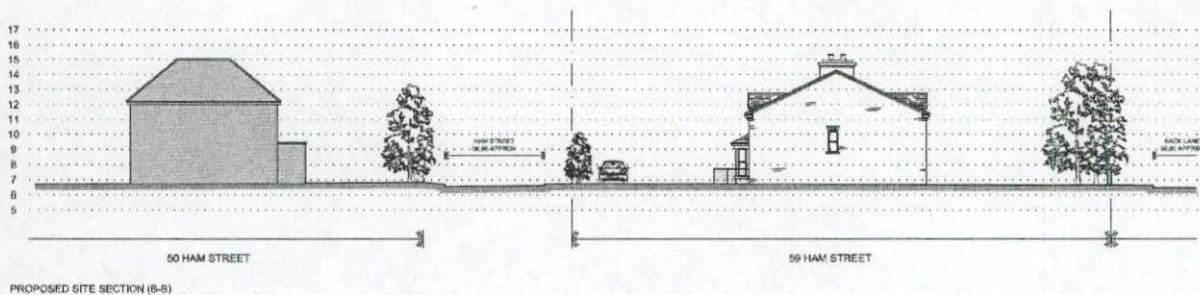


A new low brick wall is proposed along the Ham Street frontage, with planting behind. The boundary treatment will screen the proposed parking spaces from Ham Street.

**(c) Scale**

The proposed dwellings have been designed to reflect the size and scale of the existing properties in the immediate area. The design of the dwellings has had regard to the single storey library building to the north of the site as well as the two storey (flat roof) dwelling under construction to the south of the site. Care has been taken to ensure that the new development respects the height and scale of adjoining buildings. The proposed new dwellings have therefore been designed with a low eaves and ridge height, with the first floor accommodation largely accommodated within the roofspace.

The street scene and site section submitted with the application shows how the design, size and scale of the proposed dwellings will integrate with the adjacent buildings.



**(d) Appearance**

The new dwellings are of a traditional design to reflect the character and appearance of other properties in the local area, including those which are also within the Ham House Conservation Area. The dwellings are two storey in height, with the first floor accommodation provided largely within the roof space. A basement level is also proposed.

The elevations are highly detailed and incorporate features such as front bay windows, arched recessed entrances with brick surround, brick window detailing, stone cills, and chimneys.

Windows are well proportioned and of a sliding sash design. First floor windows are partly set within the roof slope. Materials will be of a very high quality and will be subsequently agreed with the Council.



FRONT ELEVATION

### **(e) Landscaping**

The proposed development will not result in the loss of any important landscape features. A significant amount of new landscaping is proposed around the frontage of the site in the form of trees and hedging.

A full landscaping scheme will be prepared in due course and can be controlled by way of a condition.

## **5 Access and Sustainability**

### **(a) Access**

A new, centrally located access is proposed from Ham Street, following the closure of the existing access. The access will serve 6No. parking spaces (i.e. 1 space per dwelling, plus 2No. visitor spaces).

The new driveways will be finished in a material which will minimise any noise disturbance and its impact on neighbouring properties.

Two new pedestrian accesses are also proposed from Ham Street, each serving a pair of semi-detached properties.

### **(b) Sustainable Design and Construction**

#### **(i) Sustainable Design**

The proposal is to construct 4No. new semi-detached dwellings following the demolition of the existing property.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

#### **(ii) Energy Efficiency**

To minimise heat loss from the proposed dwellings and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

The development will be designed to achieve the future potential use of on-site renewable technologies.

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

### **(iii) Water Resource Management**

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 120 litres a day.

### **(iv) Flood Risk Management**

The application is not situated in a flood risk area. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will dispose of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

### **(v) Biodiversity**

The proposal will retain existing trees and hedgerows where possible. Additional planting is also proposed.

### **(vi) Waste Recycling**

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.
- Adequate space exists on the site for composting facilities.

**(vii) Sustainable Transport**

The site lies within the defined urban area of Ham, Richmond, in a highly sustainable location close to a range of services and transport links. The site lies approximately 2.5km to the south of Richmond Railway Station.

**(viii) Sustainable Construction**

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

## 6 Summary and Conclusions

The planning application provides for the development of the site to provide for 4No. new semi-detached dwellings of a very high quality in architectural terms. The proposal meets in full the Council's adopted Local Plan policies and should be supported for the following reasons:

- The application site falls within a location where the principle of redevelopment is acceptable, subject to meeting the Council's design policies.
- The proposal provides for a form of development that is in keeping with the established character and appearance of the surrounding area in terms of its size, scale, layout, height and design. The proposal has taken into account the location of the site within Ham House Conservation Area and would enhance the character and appearance of the conservation area within which it is located.
- The siting of the new dwellings has taken into account the positioning of adjacent buildings and ensures that the proposal will not result in any loss of amenity to occupants of adjoining properties.
- The proposal is designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABI guidance "Design and Access Statements".
- The most important existing trees and other significant landscape features would be retained and enhanced where necessary, particularly adjacent to the Ham Street.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.