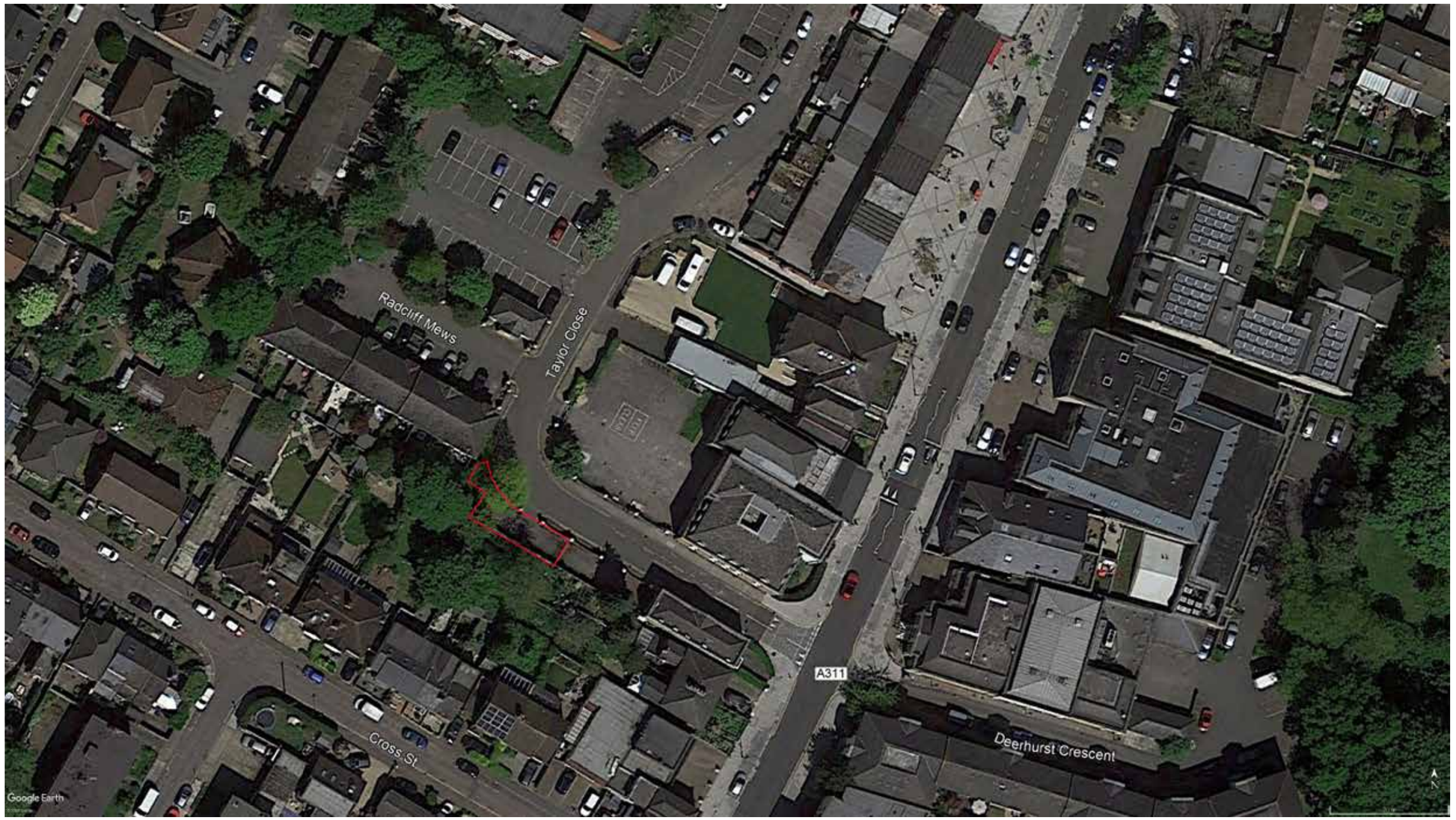
DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT OF ONE ONE-BEDROOM HOUSE

on land off

TAYLORS CLOSE
HAMPTON HILL
HAMPTON



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1. INTRODUCTION

This Design Statement is written in support of a full planning application for one new dwelling on land off Taylor Close. Taylor Close is on the north-western side of the High Street, Hampton Hill, Hampton.

The proposed development site comprises land presently designated as general car parking (approx. 4 spaces) and is adjacent to an electrical sub-station.

The applicant is Aquinna Homes plc.

Planning application searches have revealed no recent planning history in relation to this site, apart from records relating to tree works

2. BACKGROUND

2.01 THE SITE

2.01.1 SITE DESCRIPTION

The application site is at present a tarmac car park area with access off Taylor Close. It is partly enclosed with boundary walls and metal railings to the street boundary and a timber fence to the rear.

Taylor Close is on the north-western side of the High Street, Hampton Hill.

At the junction with the High Street, Taylor Close is flanked by relatively recently-built neo-classical commercial buildings. These newer buildings are styled to emulate older neighbouring structures, such as Prospect Place and Garrick House on the High Street.

There is an existing electrical sub-station on the north-western boundary of the site. The low sub-station building is situated on the outer corner of a 90-degree bend in Taylor Close.

The site extents as shown on the drawings are based upon dimensions provided after a manual dimensional check carried out by the applicant. The site extents are subject to a formal survey, prior to the implementation of any proposals.

Above: General view of existing car park area from Taylor Close.

Above: A detail from Google Street View showing the acacia tree seen from Taylor Close

Above: General view of existing electrical sub-station access to the west of the application site (overgrown).

Above: General view of existing car park area from Taylor Close.

3. THE PROPOSALS

3.01 USE

It is proposed that land presently designated as approximately four parking spaces (together with the turning and access areas associated with those spaces) be used for a single detached one-bedroom residential unit.

Above: Google Earth Street View of the application site, showing significant trees in the vicinity.

3.02 LAYOUT

3. 02. 1 SITE LAYOUT

The proposed layout is for a single one bedroom unit only, located on land presently designated as general car parking (approx. 4 spaces). Part of the existing legal land boundary owned by the applicant will be retained as access to the existing sub-station doors. A plan of the proposed site layout showing, in detail, the position of the proposed new unit in relation to the existing car park and sub-station is submitted as part of this application. Also submitted is a detailed house type drawing and ancillary building information.

This proposal requires the removal of overgrown shrubs adjacent to the sub-station, as well as demolition of the front boundary brick walls and metal railings to back edge of the footpath.

The footprint of the proposed building is determined by standard brick scale dimensions, constrained by setbacks from the site boundaries on three sides, as deemed necessary. The setbacks from the south east (side) elevation and south west (rear) elevation are approximately 800mm and are mostly for reasons of buildability and future maintenance considerations, avoiding having to depend on permission to erect scaffolding on neighbouring properties.

Although the existing building 159a High Street is built with its side wall hard up against the back of footway on the Taylor Close boundary, this is not deemed possible in the case of the current proposals, because it is understood that there are many service runs under the footway directly in front of the application site. Therefore, to avoid any difficulties with potential clashes between new foundations and existing service runs, it was considered advisable to set the proposed facade back (about 600mm) from the street boundary.

3. 02. 2 ESTABLISHED TREES

The positioning of the proposed unit takes into account two established trees which are close to the application site boundary.

The first is an acacia tree just outside the Taylor Close (or north-eastern) boundary, which has recently become the subject of a Tree Protection Order. The arboricultural consultant has indicated that, given that the diameter of the trunk is 300mm, the root protection area would be 3.6m (or 41 sq.m). The proposed building footprint is well clear of the root protection zone, as indicated on the plans. The plans also show the spread of the tree as measured on site by agents of the applicant.

The second is a Lawson Cypress growing in the garden of 12 Cross Street, close to the south-western wall of the electrical sub-station.

The proposed building is positioned as far as possible towards the south-eastern end of the application site in order to avoid the root protection zones of the above-mentioned trees.

The proposed parking space only replaces a similar parking space and thus will not have any different effect on the existing tree roots.

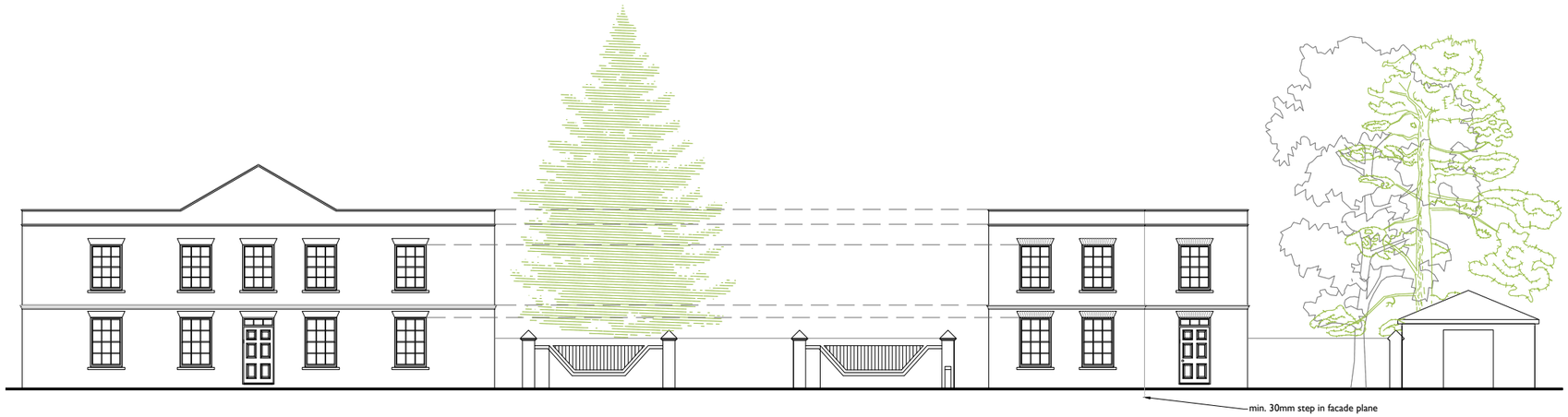
3. 02. 3 CAR & CYCLE PARKING

A single parking bay is provided, conveniently located immediately adjacent to the north west elevation of the proposed unit. This parking bay is accessed directly off Taylor Close. A new dropped kerb will be required to serve this access.

The proposed new unit is provided with a separate garden store, which will be fitted with internal hoop fittings for secure cycle storage, as required.

3. 02. 4 DRAINAGE

All drainage will link into the existing services within Taylor Close. Detailed information for this will be provided within the Condition stage after approval, as required.



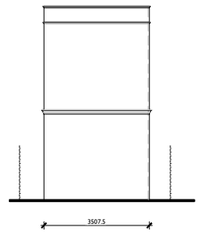
159a High Street (elevation to Taylor Close)

TAYLOR CLOSE (NORTH EAST) STREET ELEVATION

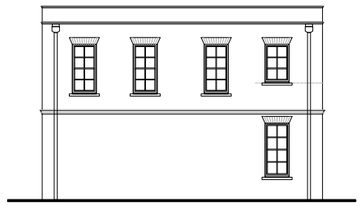
proposed new dwelling

all elevations unless otherwise indicated are to be facing brickwork to match the existing buildings

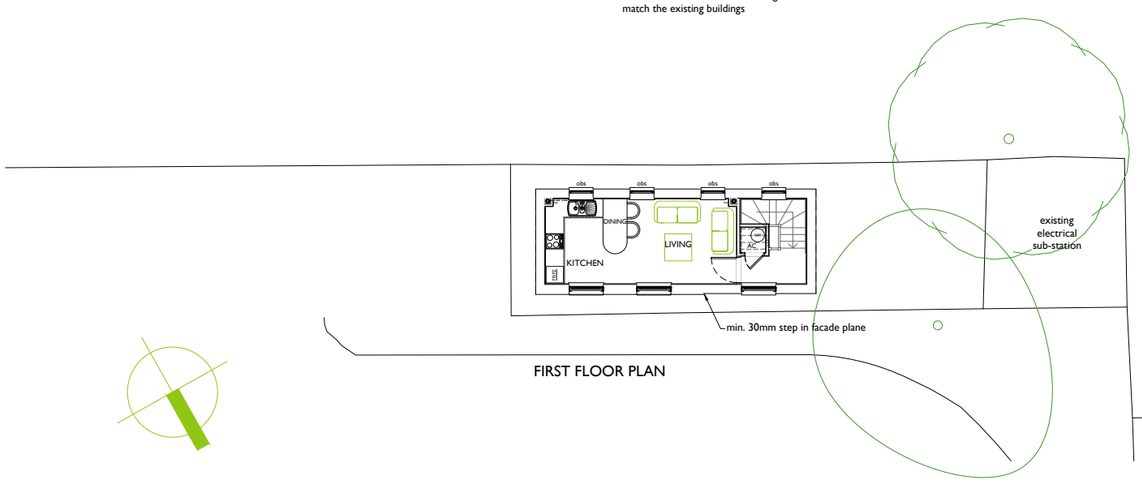
existing electrical sub-station



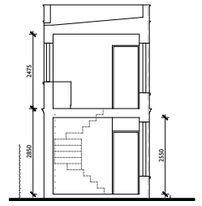
SOUTH EAST ELEVATION
(& NORTH WEST ELEVATION)



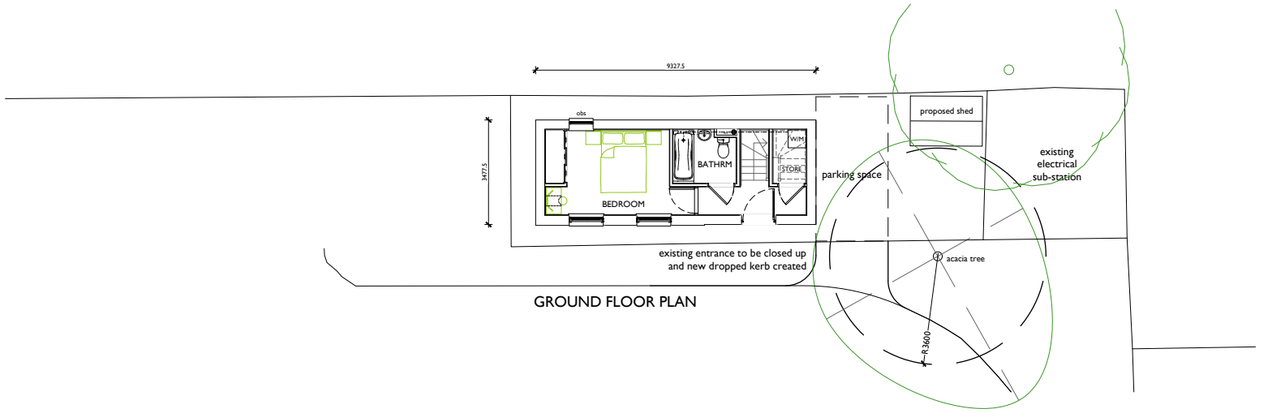
SOUTH WEST ELEVATION



FIRST FLOOR PLAN



INDICATIVE
SECTION



GROUND FLOOR PLAN

LAND AT TAYLOR CLOSE, HAMPTON HILL

3. 02. 5 AMENITY SPACE

The unit will have a small private and enclosed amenity area, containing a secure store, as well as a designated area for refuse bins..

3. 02. 6 REFUSE STORAGE

The proposed unit will have a specific refuse bin storage area allocated within its own curtilage for all forms of household waste.

3. 02. 7 INTERNAL LAYOUT

Architectural house plan and elevational drawings are submitted herewith, to provide detail of the proposed unit.

The proposed internal arrangement is such that the living/dining/kitchen space is on the first floor, elevated above the street for privacy and for the amenity of a desirable outlook across the immediate neighbourhood.

The double bedroom and bathroom is on the ground floor.

3.03 AMOUNT & SCALE

The proposed new dwelling is two-storey.

The footprint is designed to comfortably fit the limits of the site extents.

The vertical scale of the dwelling is carefully designed to respond to the context. This is described in more detail in the 'Appearance' section below.

Parking is provided at 1 space per unit.

3.04 APPEARANCE

3. 04. 1 CLASSICAL-STYLED CONTEXT

The application site is part of an existing parking area in a neighbourhood context where many of the existing buildings display a dominant 'classical' aesthetic. The predominant elements of these buildings are:

- symmetrical arrangement of facade elements;
- yellowish face brickwork in stretcher bond, with matching brick flat arches over window and door openings;
- precast string courses including at roughly first floor level, with a traditional profile and painted white;
- generously proportioned six-over-six format sliding sash windows, painted white;
- window head and cill levels uniform throughout;
- plain projecting stone or precast concrete cills;
- a distinct rendered parapet zone (or entablature), painted white, and defined by precast profiled elements top and bottom (a further string course and a coping).

The above prompted a continuation of a similar aesthetic for the proposed new building.

Above: Taylor Close seen from the junction with the High Street.
It is evident that a dominant aesthetic is established, as described in this section.

3. 04. 2 CLASSICAL PROPOSALS

The proposed dwelling will be two storey, in face brickwork to match the neighbouring buildings, with a monopitch roof behind a parapet.

The proportions of the principal elevation of the proposed dwelling are set up by the established proportions of the neighbouring buildings, so that the proposed dwelling will have an identity that relates to the existing context.

Generally, the proposed window and door widths are designed to match those of 159 High Street. Also, the proposed door and window head heights, the window cill level, the parapet coping and the rendered 'entablature' align with those of 159 High Street, as shown on the elevational drawings.

The proposed facades include a precast string course at roughly first floor level, to align with the string course on 159 High Street.

On the first floor, the general window cill height aligns with that of 159 High Street but, as such, it is low (approx. 525mm) relative to the finished floor level. Therefore, the lower sash will have to be fixed, or guarding will have to be provided, in order to comply with Building Regulations Part K2 (Protection from falling).

The most important facades of the proposed dwelling are the north east (street-facing & entrance) elevation, and the south east elevation, which is seen on approach down Taylor Close from the High Street. However, both the south east and the north west elevations will have no fenestration, as they are very narrow and fenestration does not suit the internal layout.

3. 04. 3 NORTH EAST ELEVATION

The north east elevation is important, firstly, because it is the street-facing and entrance elevation and, secondly, because it does not overlook any other buildings, so there is no limit on fenestration with a desirable aspect. The importance of this elevation is signalled by a formal, symmetrical arrangement of the windows and door. The spacing of the windows is designed to match the window spacing on the Taylor Close elevation of 159a High Street. Symmetry is achieved by bringing the elevational plane of the left hand side of this facade slightly forward, framing four windows as a set. The entrance door and window above it are thereby also framed in a symmetrical arrangement. The entrance door is provided with a glazed toplight, to admit light into the entrance halls.

3. 04. 4 SOUTH WEST ELEVATION

This elevation is of lesser importance, facing over the rear garden of neighbouring property 159 High Street. There can be no overlooking of neighbouring properties and, consequently, it is proposed that all the windows in this facade will be narrower in proportion (mostly four over four) and have obscure glazing. One smaller window serves the kitchen, which position places a constraint on its proportions, due to accommodating the kitchen counter height.

3. 04. 5 PROPOSED MATERIALS

A single brick type and colour, to match that used in the existing neighbouring buildings, will be used for all face brickwork elements, including flat arches over window and door openings.

Window cills will be stone or precast reconstituted stone.

The timber front door will be of good quality design, with traditional mouldings and raised panels.

Rainwater goods will be finished in black.

Stain-finished close-boarded fencing will be used as shown.

All material types, colours and finishes may be subject to subsequent submission under conditions. Samples will be provided as required for final approval.

3.05 LANDSCAPING

Due to the infill nature of this proposed development, as well as its position on an existing car park area, there is not much scope for detailed landscaping to be provided, but where possible, this will be introduced. A fully detailed landscape proposal drawing, with general planting information notes, will be provided within the Condition stage after approval, if required.

3.06 ACCESS

The site is in a sustainable location, with a variety of local amenities within walking distance, and good transport links.

Access to the dwelling is provided directly off the Taylors Close footway.

The parking bay provided is easily accessible to the proposed unit, with vehicular access directly off Taylors Close.

3.07 CONCLUSIONS

The proposals are for a single detached one bedroom house, intended to make efficient use of a limited area of available land and thereby to make an additional small contribution towards the overall need for housing within the local area.

The site is in a sustainable location, with a variety of local amenities within walking distance, and good transport links.

In terms of scale and architectural style, the proposals are designed to relate seamlessly to the surrounding building fabric of this area of Hampton.

The proposals will have the positive effect of introducing the active frontage of a residential unit in what is currently a relatively featureless area of parking.

Parking is provided at the required level for the dwelling type and size.

The design approach is based on a sound understanding of the site's opportunities and constraints and on an informed study of the local requirements.

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