

PRE-APPLICATION DESIGN AND ACCESS STATEMENT

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INTRODUCTION

Pre-application advice is sought for the redevelopment of the site to provide a single replacement dwelling.

The proposed scheme has been prepared within the context of Reigate and Banstead Core Strategy Policies CS1 CS4I; Local Plan Policies Ho9, Ho13, Ho16, Pc4, Mo5; relevant supplementary guidance and the National Planning Policy Framework.

This statement explains the proposal for the development of the site. It explains the site background and context for redevelopment. It discusses the design process, relevant planning policies, the protection of residential amenities, landscaping, parking and access arrangements.

SITE AND CHARACTER APPRAISAL

The site is currently occupied by a large bungalow and is located to the North of the Borough. The site area is approximately 1380sq. metres (15m x 92m). The site also fronts onto Nork Way. The ingress and egress from the site is onto Nork Way. There are mature trees to the rear of the garden – some 50m from the rear elevation of the existing bungalow.

The area is predominantly residential in character. Beyond the site in the wider vicinity to the north-east is Nork, which features a range of retail and commercial units.

The site is not in a conservation area. The existing bungalow is not listed nationally or locally.

The existing bungalow occupies a footprint of 120 sq.m (14.2m wide x 10.15m backward projection from the front elevation in a staggered form) including the single storey garage adjoining the boundary to No. 46. The eaves height of the bungalow is approximate 3m and the top of the ridge is at around 6m. The existing bungalow is in a poor stage and has gone well beyond it's original design life.

RELEVANT PLANNING HISTORY

There is no planning history on the site itself.

However, there are several planning permissions for redevelopment to provide housing on nearby sites in Nork Way.

PROPOSAL

Pre-application advice is sought for the demolition of existing bungalow and replacement with a two storey (plus roof space).

The proposal replacement building is 11.5m wide x 13.2m in depth at first floor level and above. The ground floor has a single storey rearward element which extends further into the garden 7.7m.

The overall eaves level will be at 6m and the ridge height will be at 9m from ground floor level. The proposal will therefore have similar height to the the adjoining two houses.

The proposal will result in a large family dwelling for the applicant and his family.

Materiality at this stage is indicative and subject to further discussions with the Council. The site owners have reviewed similar development nearby in selecting the design and materials they prefer.

PRINCIPLE

The proposed dwelling has been designed with the following principles:

- Make best use of the site;
- Improve street scene;
- Make use of traditional design style and materials;
- The proposal ensure privacy and protection of existing residential neighbours; and
- The proposal has no impact on existing trees on site.

DESIGN

The scheme has been carefully designed to ensure compliance with national described space standards.

Whilst it is recognised that in achieving this, some elements are contrived, it is considered that the frontage and elements seen from the public realm will make a positive contribution to the street scene and the wider local area. The layout and design of the rear façades ensures privacy is maintained and that there will be no increase in overlooking.

LAYOUT

The proposed dwelling has been design to fully comply with national space standards. The ground floor provides the general living accommodation; the first floor provides the family bedrooms and bathrooms and the loft space provides for guest bedrooms, storage and plant room. The stairwell in a atrium with natural light provided by a roof light of traditional design. Bin stores will be located to the side of the house and accessible from the front of the buildings.

FORM AND MASSING

The form and massing of the proposal takes it cue from the existing buildings either side of 48 Nork Way. The overall approach is to review recently approved schemes and how there were integrated into the street and the adjoining properties. The height is retained to match the two adjoining house. The width is similar to the existing bungalow and the existing building line to the front is retained.

It is acknowledged that the existing detached bungalow will benefit from permitted development rights which would allow rearward projecting single storey extension to 6m (and 8m with agreement with adjoining owners).

ARCHITECTURE AND MATERIALS

The proposal is traditional in design but obviously presents itself to the public realm as new and different. It should be noted that Nork Way is characterised by dwellings of different design and styles. Each dwelling sits on a large plot with gaps between the buildings. The predominant material is brick, white or light render and red roof tiles. The Mock Tudor effect of the upper part is “Borrowed” from the upper parts of the shops at Eastgate and houses on Green Curve.

IMPACT ON LOCAL AMENITY

Impact on adjoining neighbours from the scheme is kept to a minimum. The principle of a larger 2 storey building (plus roof) sits comfortably within the plot and follows the prevailing building lines. The proposed building will be 1.1m from the boundary fence with No 46 and 2.5m from the Boundary fence with No.50.

There is a secondary flank window to No. 46 which will be 3.5m from the flank wall of the proposed building. At this stage it is not clear if this is the only window to an existing habitable room.

SUSTAINABILITY/ENVIRONMENTAL CONSIDERATIONS

The proposed dwelling will be energy efficient and will utilise locally sourced materials. The proposal will include ground source heat pump (subject to ground conditions) and PV panels to the rear elevation only.

LANDSCAPING

It is anticipated that the whole of the front area will be landscaped to include permeable materials for the car parking areas and soft landscaping for the rest. Most of the rear of the site will be retained with existing grassed areas and planting. The landscaping will be a simple with hardy planting, grassed areas and some outdoor seating. The final arrangements will evolve as the full planning proposal is put forward if the pre-application guidance indicates the proposal is acceptable in principle.

REFUSE / RECYCLING

Street frontage accessible bin stores are available for both household and recyclable wastes with separate storage of each. 2no. x wheelie bins per can easily be accommodated within the building and brought out on the date of collection.

TRANSPORT

The site is in within walking distance of local shops in Eastgate. Banstead and Banstead Fir Tree stations are within walking distance of the site.

There is ample space to the rear to accommodate cycle storage in a secure structure. Alternative, the Cycles could be stored in the dwelling itself.

ACCESS

Level access is provide to the ground floor and to a ground level WC. The proposed dwelling is capable of accommodating chair lifts to stairs. The design makes configuration to meet the requirements of individual wheel chair users can be achieved with little or no additional works.

CONCLUSION

The proposal at this early stage makes the best use of previously developed land for providing much needed family housing.

The proposal is in accordance with the aims and objectives of the NPPF, The Core Strategy, The Local Plan, Supplementary Planning Documents and Guidance.

Pre-application guidance is therefore sought to agree upon the massing, height and general design approach. Any response will guide the final design of the development.