

33 CHILTERN VIEW ROAD DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED BUNGALOW

INTRODUCTION

This Design, Access and Heritage Statement is in support of the proposal for one new home and the formation of vehicle hardstanding submitted for full planning on the land of 33 Chiltern View Road.

DESCRIPTION

The land is currently comprised of a front garden to the south of the site, part of a locally listed building (serial number 229) known as 31-33 Chiltern View Road and a rear garden to the North of the site which contains two brick built sheds. The building is three and a half storeys and constructed using “Cowley” bricks, predominantly seconds, with yellow brickwork detailing at each floor level, to window openings and quoins. The roof has a steep fall and is finished in slate with decorative coursing. The building has been identified as a landmark building that contributes to the street scene and local area.

31-33 Chiltern View Road has previously been split into two properties, 31 & 32 and 33 which has been sub-divided into flats and is owned by the applicant of this proposal. The proposal makes use of the currently neglected rear garden, provides much needed accessible housing, provides better vehicular access to Caxton Drive by forming a larger turning circle and provides electric vehicle charging points. The proposal delivers sustainable design principles to minimise its effect on the environment and will provide a high quality, accessible property.

It is proposed to number the proposed property 33e Chiltern View Road.

REFERENCE DOCUMENTS

- Drawing 122-01 – Location Plan
- Drawing 122-02 – Existing and Proposed Site Plans
- Drawing 122-03 – Existing General Layout
- Drawing 122-04 – Existing Front Garden
- Drawing 122-05 – Proposed Vehicle Hardstanding
- Drawing 122-06 – Proposed General Layout
- Drawing 112-07 – Proposed Ground Floor Plan
- Drawing 112-08 - Proposed Roof Plan
- Drawing 112-09 – Existing Elevations
- Drawing 112-10 – Proposed North and South Elevations
- Drawing 112-11 – Proposed East and West Elevations
- Drawing 112-12 – Proposed Elevations

DETAILS OF THE PROPOSAL

Planning permission is sought by a private individual for a new detached 1 bedroom, 1 person bungalow on a 78m² section to the North of the site known as 33 Chiltern View Road currently containing a neglected garden area and two brick built sheds. The application also includes the provision of three vehicular parking spaces to be used by flats A, B, C and D and electric vehicle charging points.

It is proposed that the plot provide a 1 bedroom, 1 person dwelling, specifically designed for an occupant with mobility difficulties by including accessible shower, toileting and cooking facilities with a good amount of internal space enabling the proposal to comply with policies GG1 and D7 of The London Plan 2021 and policy DMHB 16 of the Council's Local Plan Part 2. Further, the dwelling will feature a level access shower room, wide internal and external doors, open plan kitchen/diner/living room, raised planting beds and shall be level access throughout to ensure a occupant can live independently.

The proposal will not directly affect the locally listed building at 31, 32 and 33 Chiltern View Road (serial number 229), nor will it detract from the significance of the heritage asset, but will be in the curtilage of the building. However, through good design mentioned in this document the proposal contributes positively to the local character of the area and combined with the siting of the bungalow to the rear of the heritage asset, the proposal does not detract from the asset to ensure compliance with policy DMBH 1 of the Council's Local Plan Part 2. The design and scale of the development has been influenced by the local architecture in order to comply with policy DMBH 11 of the Council's Local Plan 2, by providing a high quality development and to ensure the proposal does not diminish the aesthetics of the local area. The orientation of the proposed bungalow minimises the effect of loss of sunlight to the neighbouring garden space at 31 & 32 Chiltern View Road as the garden is North facing and the proposal is to the East.

At the very North of the site will be a wide vehicle hardstanding to allow easy access to and from a vehicle when using a wheelchair, where the occupant of the bungalow makes use of a vehicle. This hardstanding is currently formed with concrete, where this proposal will replace the concrete using permeable block paving. Bicycle stands will be provided across the site for visitors and residents.

The proposed bungalow has been designed to utilise sustainable technology and to exceed current thermal standards required under the Building Regulations. The bungalow is proposed to be

constructed using traditional methods while considering the need to reduce heating and cooling by exceeding current insulation requirements and providing good through purge ventilation. The external walls will be formed of insulating blockwork with a cavity filled with insulation and rendered externally. The roof will be planted to form a green roof with a mix of wild flower and sedum to reduce stormwater run off, mitigate the heat island effect and improve air quality, aesthetics and thermal comfort within the dwelling. A soakaway is also to be provided to serve half of the proposed roof footprint to further reduce rainwater run off and further reducing the risk of surface water flooding in accordance with policy DMH 6 and DMEI 2 & 10 of the Council's Local Plan Part 2 – Development Management Policies. The high quality design and environmental and sustainability considerations of the proposal show compliance with policy BE1 of the council's Core Policies.

Space heating will be provided by air source heat pump to further reduce the emissions from the property, water heating and cooking facilities will also be electric. This will allow the property to make use of renewable electricity from the national grid. It is not proposed to supply the property with gas. These design considerations allow the property to reduce carbon emissions at source, as well as those further afield.

Vehicular access to Caxton Drive will be improved through the proposal, which is currently very narrow and consists of a tight turn at the South of the site and currently does not allow access by fire tender, ambulance or delivery vehicle. Vehicular and pedestrian access to the proposed hardstandings and bungalow makes use of the existing access road, which it is also proposed to widen by removing existing fences and dwarf brickwork walls, allowing better access by residents, delivery drivers and emergency services. During our measured survey we were approached by a resident who advised that an ambulance was not able to access a property due to the narrow corner by 34 Chiltern View Road. As part of this proposal, this issue will be resolved.

The proposal seeks to make the most of the available space, given the density of development in the local area, while reducing the impact of the proposal on the local environment, local utilities and aesthetics. By achieving this the proposal makes use of the large, currently neglected, gardens on the site by intensifying the use of the land and providing an additional property, much needed in London, while maintaining garden space for the existing flats at the existing property. Neighbours have previously indicated their disapproval of the neglected garden and so are in support of the proposals to make use of the space. This demonstrates that the proposals comply with policy GG2, GG4, D3, H1 of the London Plan 2021.