

DITTON HOUSE, ELMBRIDGE  
LODGE AND FORMER WESTON  
GREEN RESOURCE CENTRE,  
WESTON GREEN ROAD



DESIGN & ACCESS STATEMENT

**MAY 2012**

**GOLDCREST ARCHITECTS**

# INTRODUCTION 01

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# INTRODUCTION 01

## SUMMARY

This design and access statement is submitted in support of full planning application seeking the demolition of the existing extensions to Ditton House, refurbishment, change of use and extension of Ditton House for use as a single family dwellinghouse, together with the creation of three new family houses, the formation of a new vehicular access and with amendments to an existing vehicular access. Whilst Ditton House is not a recognised heritage asset it does have a long association with the area, originally being a cottage hospital. Where practical, materials will be salvaged from the rear additions of Ditton House for the proposed restoration and refurbishment and potential re-use elsewhere on site. These would include red bricks, clay tiles and other details that can be salvaged.

The application site has been vacant and boarded up since its final closure in 2009. It therefore detracts from the street scene in Weston Green Road given its siting between listed buildings to the south and locally listed buildings to the north. It is in need of development that respects the character of the area and has regard to its neighbours, not only to the north and south, but also to the rear in Home Farm Close.

The retention of Ditton House is seen as an important part of a successful development. Removal of later additions and the other buildings on the site will enable a high quality sympathetically designed detached five bedroom family house to be created in character with the local area, with generous amenity space to the rear and off street parking. Great care has been taken to ensure that the layout and detail design is in keeping with the original building whilst respecting the amenity of neighbouring properties. This approach has been carried through in the proposal for three new detached family dwellings fronting Weston Green Road and to the south of Ditton House. The new dwellings draw on the scale, character and detail of Ditton House to complete the street scene.

Overall a high quality sustainable development that respects scale, materials and character, reflecting existing styles, was an objective in designing a scheme that took accord of important planning policy and design and character guidance.





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# INTRODUCTION 01

## THE TEAM



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Aerial view showing site location of Ditton House and Elmbridge Lodge on Weston Green Road



# SCHEME CONTEXT

## HISTORICAL CONTEXT

1.



2.



HISTORICAL DEVELOPMENT WITHIN AND AROUND WESTON GREEN ROAD

1. HISTORICAL MAP CIRCA 1768

2. HISTORICAL MAP CIRCA 1823

3.



4.



3. HISTORICAL MAP CIRCA 1880

4. HISTORICAL MAP CIRCA 1950

## HISTORICAL DEVELOPMENT

### THAMES DITTON HOSPITAL

This chapter will show the historical development of the proposed site through a series of images showing built forms of the site accompanied by a series of descriptive text.

#### 1. THAMES DITTON HOSPITAL 1877-1883

It was in 1877 that the idea of providing a hospital and a parish nurse for the village and neighbourhood was first broached and within a year, by bazaars, sales of work and other means £500 was collected which formed the nucleus of a Cottage Hospital Fund, a fund which by 1883 reached £900.

#### 2. THAMES DITTON HOSPITAL 1885-1894

A nurse was engaged but it was not until 1885 that a lease of a cottage, near 'The Elms', Weston Green, was taken over and for 9 years this small establishment quietly but efficiently supplied the needs of the parish, a 'cottage hospital' in every respect. Furthermore the lease expired and a fresh lease for 99 years of a quarter of an acre of land in Weston Green Road was granted by Mr. Hannibal Speer, the lord of the manor, upon which a permanent cottage hospital was erected and formally opened on the 5th January, 1894.

#### 3. THAMES DITTON HOSPITAL 1898-1911

It was designed by Mr. A. J. Style, F.R.I.B.A. It was built at a total cost of approximately £1,000. In 1898 a new surgery was added. As the local population grew, the calls upon the hospital service increased, therefore in 1904 a new wing otherwise known as the Dorothy Ward was opened, increasing the accommodation of the hospital from 5 to 8 beds.

#### 4. THAMES DITTON HOSPITAL 1911-1940

In 1911 another new ward was added to the hospital. The freehold of the hospital was purchased in 1923 together with 3 adjoining cottages and 3 years later wireless (radio) for patients was installed. In 1929 Holly Cottage adjoining was bought and two years later the hospital closed for 7 months while 4 private wards and 1 relief ward were built and Holly Cottage conveniently adapted for the use of the nursing staff. In the following 8 years Holly Cottage was pulled down and was replaced by a more suitable home for nursing and domestic staff.

# SCHEME CONTEXT 02

## HISTORY OF DITTON HOUSE



*The original Cottage Hospital at Weston Green Circa 1885.*



*Thames Ditton Hospital, Weston Green Road. Circa 1885.*



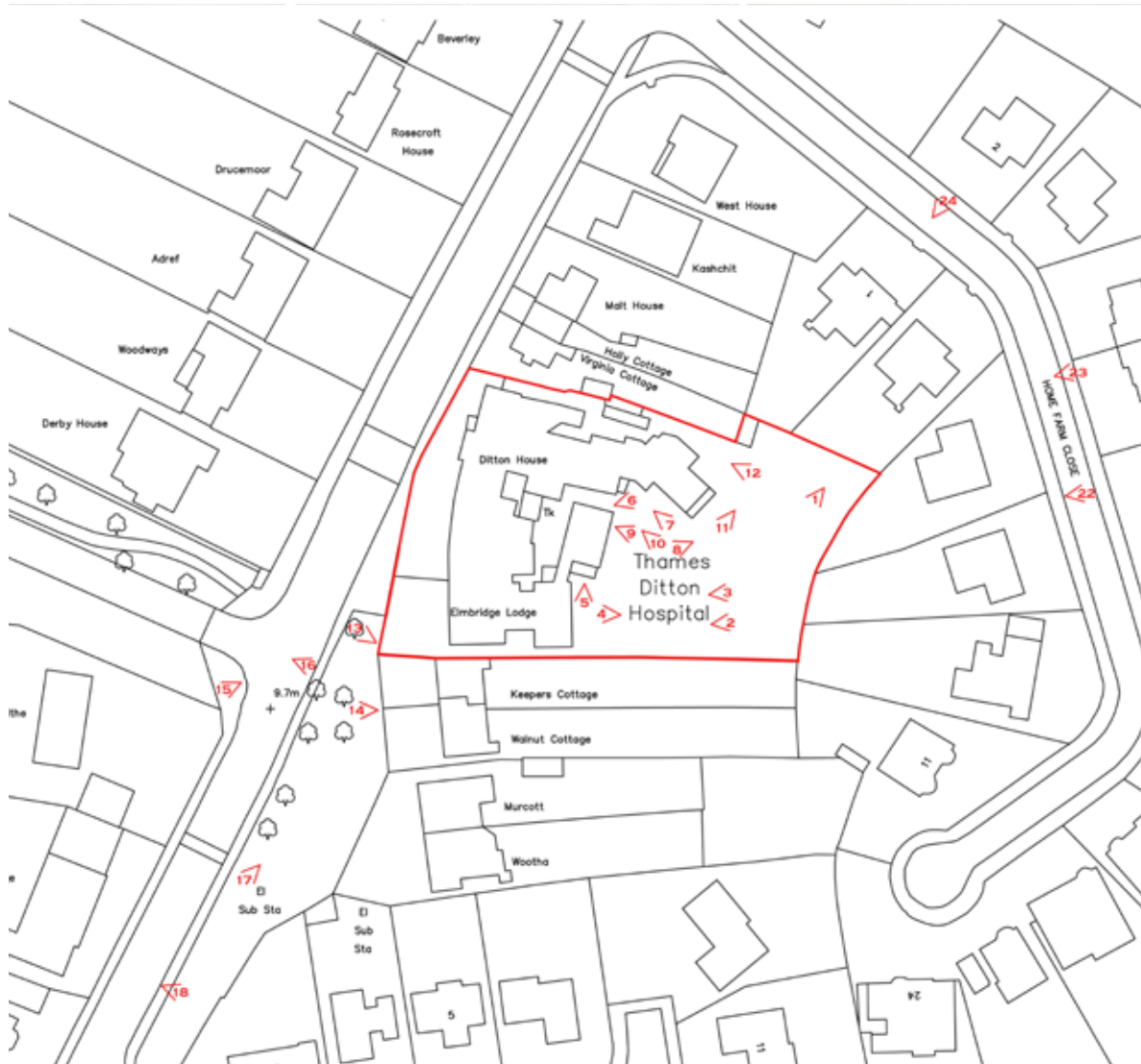
*The original Holly Cottage, pulled down circa 1937.*



*Keepers Cottage, circa 1937.*

# SCHEME CONTEXT 02

## SITE CONTEXT : PHOTOGRAPHIC SURVEY



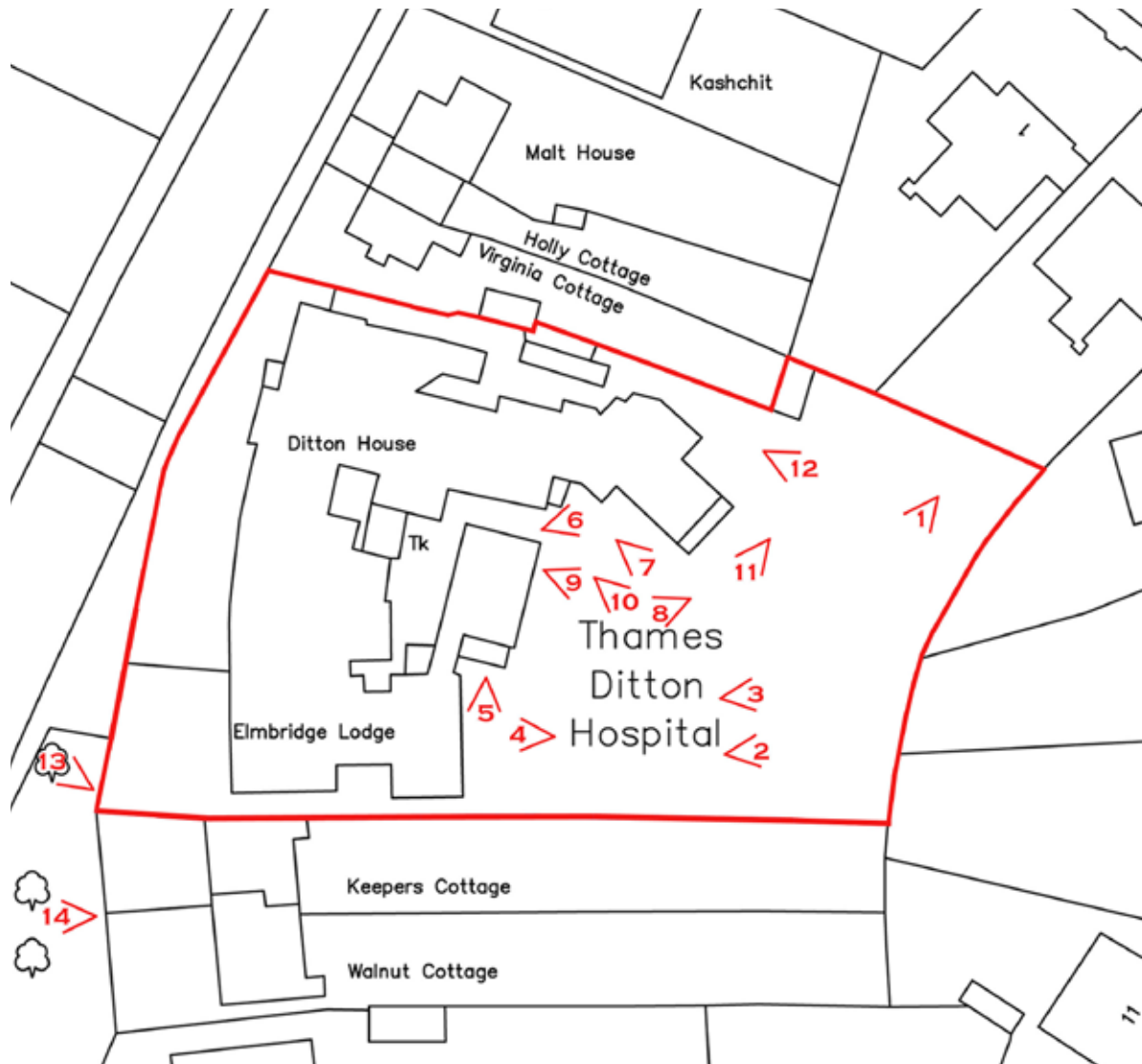
ELEVATION TO WESTON GREEN ROAD A - A





# SCHEME CONTEXT

## SITE CONTEXT : PHOTOGRAPHIC SURVEY





- SITE BOUNDARY
- DITTON HOUSE RETAINED
- EXISTING BUILDINGS TO BE DEMOLISHED see prior approval application : 2011/7919
- DITTON HOUSE RESTORED





THE ISSUE OF LAND USE WAS CONSIDERED AS PART OF A PREVIOUS APPLICATION / APPEAL FOR THE REDEVELOPMENT OF THE WIDER SITE FOR RESIDENTIAL PURPOSES. NO ISSUE WAS RAISED EITHER BY THE COUNCIL OR THE PLANNING INSPECTOR AND THE PROPOSED USE FOR RESIDENTIAL WAS CONSIDERED COMPLIANT WITH POLICY

THIS APPLICATION RELATES TO THE RETENTION AND RENOVATION OF DITTON HOUSE AND PROVISION OF THREE HIGH QUALITY DETACHED FAMILY DWELLING HOUSES.

THE AERIAL VIEW SHOWS THE SITE IN ITS CONTEXT SURROUNDED BY DETACHED FAMILY HOUSES.



# AMOUNT 04

The application site proposes the restoration of Ditton House and conversion to a single family dwellinghouse and the creation of 3 detached dwellinghouses on a plot size of 0.23ha, the resulting density is 17dph.

We consider that in the context of the Core Strategy that the proposed density of development is acceptable and that there is no conflict with Policy HSG5 or CS17.



- PROPOSED DWELLING HOUSES
- PROPOSED SINGLE STOREY REAR EXTENSIONS
- \* DITTON HOUSE RESTORED

# LAYOUT 05



## DESIGN PRINCIPLES

1. Detached Houses that follow the established Building Line
2. Proposed building depth that reflects existing Ditton House.
3. Outlook and daylight from Listed and Locally listed adjacent buildings improved (see report from GVASB).
4. Window to window distances with properties in Home Farm Close more than double the councils usual 22m requirement.
5. Large rear gardens to all dwellings in excess of 28.850m (94 ft)
6. Greening of frontage along Weston Green Road ( native species)
7. Internal rooms arranged to make best use of sunlight and daylight both internally and externally.
8. Garden rooms and patio areas slightly sunken to enhance privacy for both new residents and existing neighbours.
9. Off-Street parking to all new dwellings.

The Councils Design and Character SPD deals with privacy in Section 5.84. It seeks a distance of 22m between the rear walls of two opposing smaller and medium sized dwellings. The proposal more than achieves the following distances towards the rear walls of opposing properties along Home Farm Close:

Ditton House to No5 Home Farm Close  
= minimum 45m

Proposed Dwelling 1 to No5 Home Farm Close  
= minimum 43m

Proposed Dwelling 2 to no7 Home Farm Close  
= minimum 48m

Proposed Dwelling 3 to no9 Home Farm Close  
= minimum 55m

The proposed extensions are slightly sunk into the ground and single storey so will have no impact on the privacy of the adjoining occupiers to the north, south or to the east on Home Farm Close.





## BUILDING SCALE

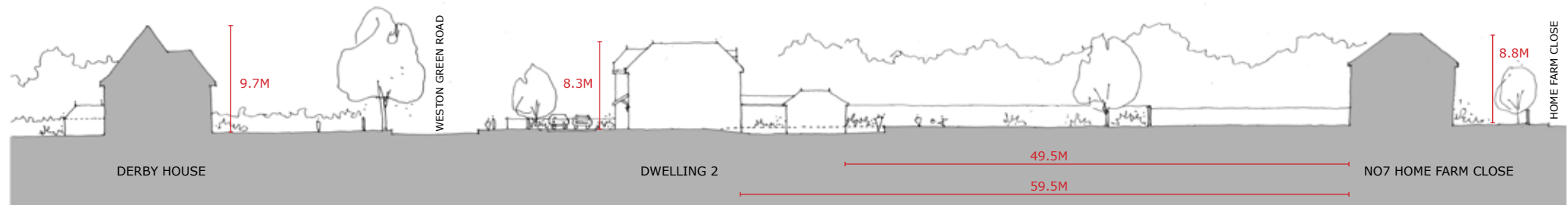
The retention of Ditton House is seen as an important part of a successful development. Great care has been taken to ensure that its restoration respects the amenity of neighbouring properties. This approach has been carried through in the proposal for three new detached family dwellings fronting Weston Green Road, to the south of Ditton House. The new dwellings draw on the scale, character and detail of Ditton House resulting in a scheme that both repairs and enhances the street scene.

Ridge lines do not exceed those in Ditton House, with dwelling three 1.1m lower than the adjacent existing Elmbridge Lodge.

SCALE 06



PROPOSED ELEVATION TO WESTON GREEN ROAD



PROPOSED EAST WEST SECTION THROUGH PROPOSAL



## SECTION THROUGH THE SITE LOOKING SOUTH FROM VIRGINIA COTTAGE

SCALE 06

THE SECTION BELOW ILLUSTRATES THE BENEFITS OF THE PROPOSED RESTORATION AND EXTENSION OF DITTON HOUSE IN TERMS OF SCALE OUTLOOK AND LIGHT LEVELS TO NEIGHBOURING PROPERTIES IN PARTICULAR VIRGINIA COTTAGE. A DAYLIGHT SUNLIGHT REPORT BY GVASB ACCOMPANIES THIS APPLICATION. THE PROPOSED SMALL EXTENSION HAS BEEN SUNK 450MM BELOW GROUND LEVEL TO FURTHER REDUCE ITS IMPACT AS HAS THE PATIO AREA OF THE DRAWING ROOM. THE PROPOSED RIDGE LINE IS LOWER THAN THE EXISTING BUILDINGS AND ITS FOOTPRINT IS SIGNIFICANTLY SMALLER THAN THE EXISTING AD-HOC ADDITIONS.



## SECTION THROUGH THE SITE LOOKING WEST WITH VIRGINIA COTTAGE RHS OF PAGE

SCALE 06

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THE PROPOSED RIDGE LINE IS LOWER THAN THE EXISTING BUILDINGS AND ITS FOOTPRINT SIGNIFICANTLY SMALLER THAN THE EXISTING AD-HOC ADDITIONS.



Elmbridge Lodge Demolished  
B-B PROPOSED EAST ELEVATION

Single Storey Extension

Virginia Cottage

### KEY TO MATERIALS

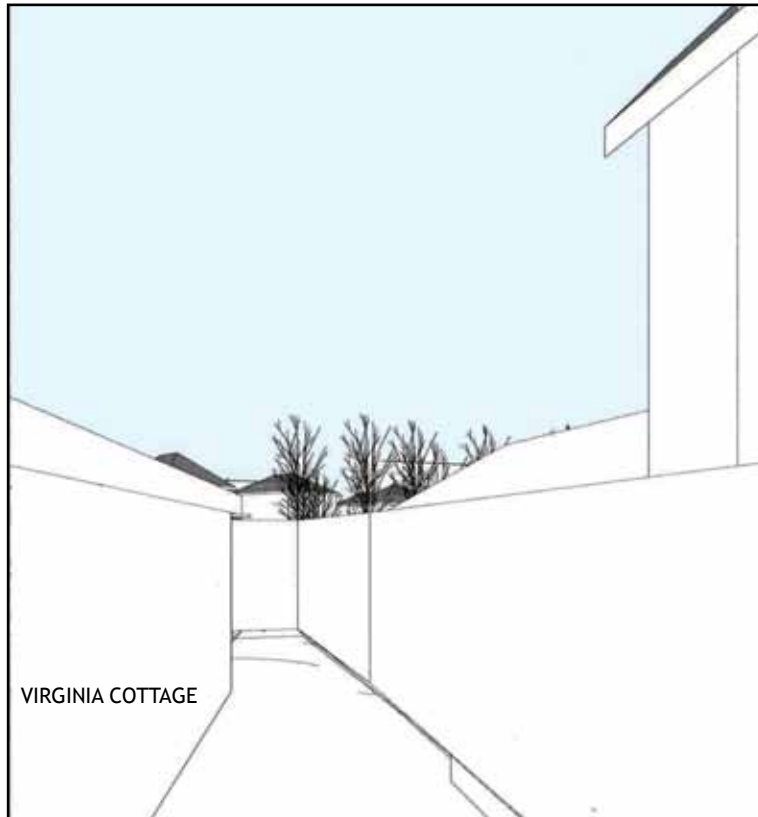
1. RED BRICKWORK TO MATCH EXISTING. SALVAGED BRICKS TO BE USED TO REPAIR AND EXTEND DITTON HOUSE.
2. ZINC STANDING SEAM ROOF TO SINGLE STOREY EXTENTION.
3. BLUE BRICK BANDING.
4. HARDWOOD SLIDING FOLDING DOORS OPEN ON TO GARDEN.
5. HARDWOOD SASH WINDOWS.
6. 2m HIGH CLOSE BOARDED FENCE.



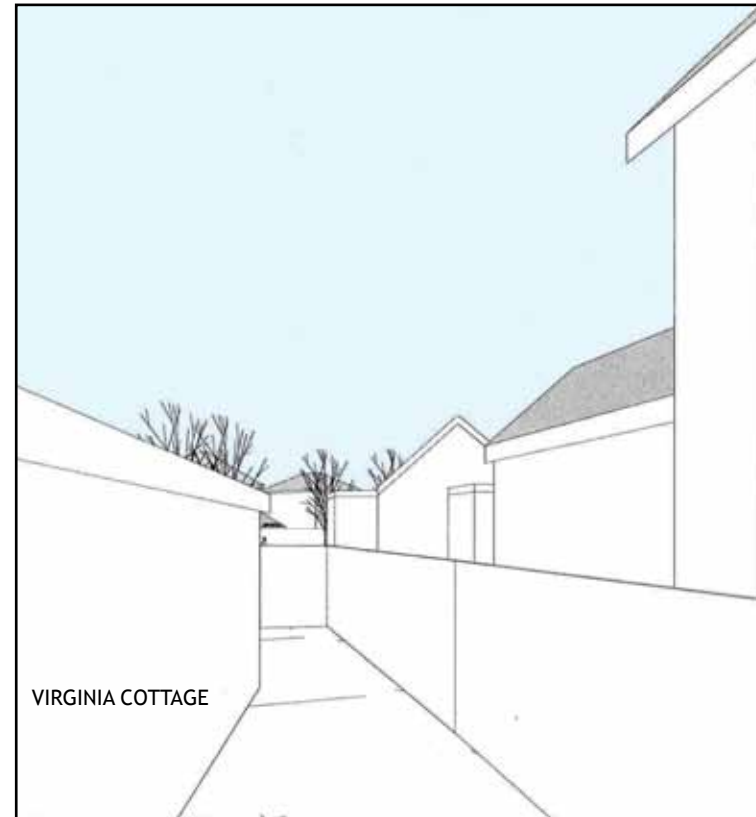
## OUTLOOK COMPARISONS

EXISTING AND PROPOSED VIEWS HAVE BEEN MODELLED AND COMPARED USING REVIT 3D MODELLING SOFTWARE TO ENSURE THE PROPOSED SCHEME DOES NOT HAVE A NEGATIVE IMPACT ON THE OUTLOOK AND OPENNESS WHEN VIEWED FROM THE LISTED AND LOCALLY LISTED NEIGHBOURING PROPERTIES.

SCALE 06



PROPOSED VIEW BETWEEN DITTON HOUSE AND VIRGINIA COTTAGE LOOKING SOUTH EAST  
(virginia cottage on the LHS of the page)



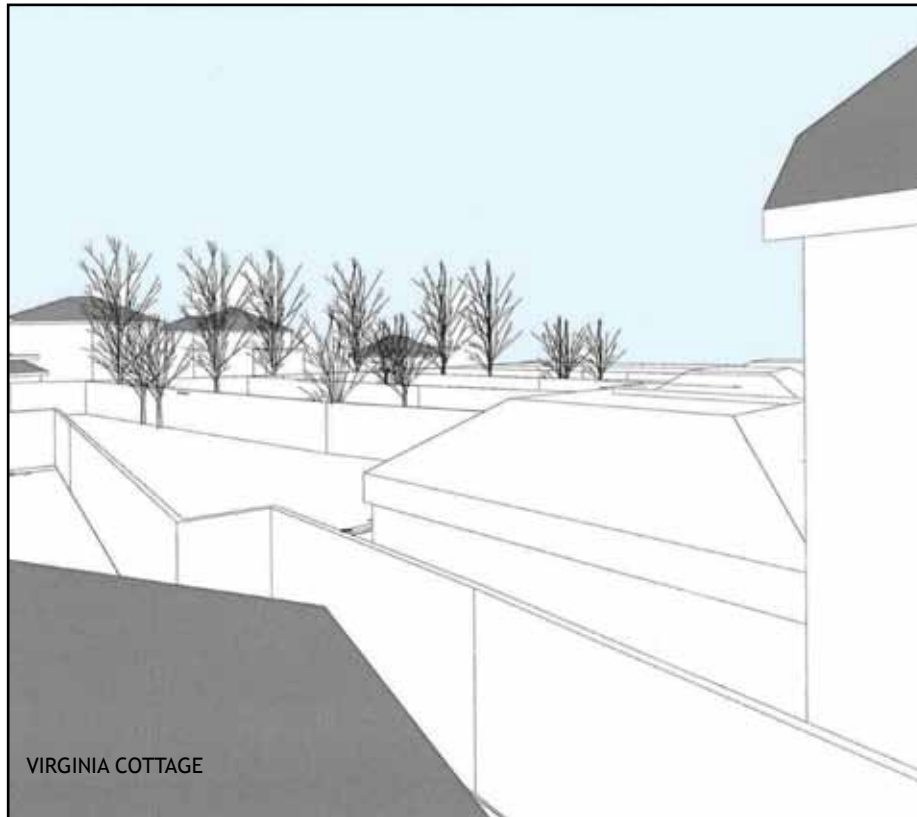
EXISTING VIEW BETWEEN DITTON HOUSE AND VIRGINIA COTTAGE LOOKING SOUTH EAST  
(virginia cottage on the LHS of the page)



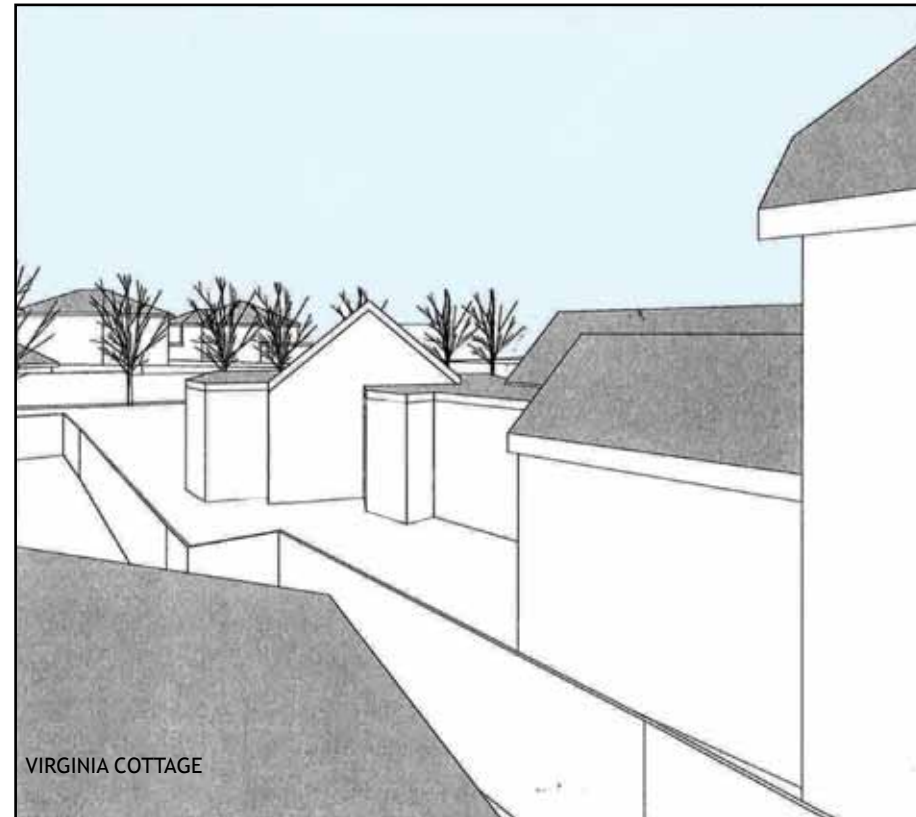
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SCALE 06



PROPOSED VIEW BETWEEN DITTON HOUSE AND VIRGINIA COTTAGE LOOKING SOUTH EAST FROM FIRST FLOOR (virginia cottage on the LHS of the page)



EXISTING VIEW BETWEEN DITTON HOUSE AND VIRGINIA COTTAGE LOOKING SOUTH EAST FROM FIRST FLOOR (virginia cottage on the LHS of the page)

## SECTION THROUGH THE SITE LOOKING NORTH FROM KEEPERS COTTAGE

SCALE 06

THE SECTION BELOW ILLUSTRATES THE SIGNIFICANT IMPROVEMENT IN TERMS OF SCALE OUTLOOK AND LIGHT LEVELS TO NEIGHBOURING PROPERTIES BY THE REPLACEMENT OF THE LATER ADDITIONS TO DITTON HOUSE WITH THREE NEW DWELLINGHOUSES. A DAYLIGHT SUNLIGHT REPORT BY GVASB ACCOMPANIES THIS APPLICATION. THE PROPOSED SMALL EXTENSIONS HAS BEEN SUNK 450MM BELOW GROUND LEVEL TO FURTHER REDUCE ITS IMPACT AS HAS THE PATIO AREA OF THE GARDEN ROOM. THE PROPOSED RIDGE LINE IS LOWER THAN THE EXISTING BUILDINGS AND ITS FOOTPRINT IS SIGNIFICANTLY SMALLER THAN THE EXISTING AD-HOC ADDITIONS.



PROPOSED SOUTH ELEVATION OF DWELLING 3.



EXISTING SOUTH ELEVATION ELMBRIDGE LODGE.



keepers cottage

PROPOSED EAST ELEVATION.



keepers cottage

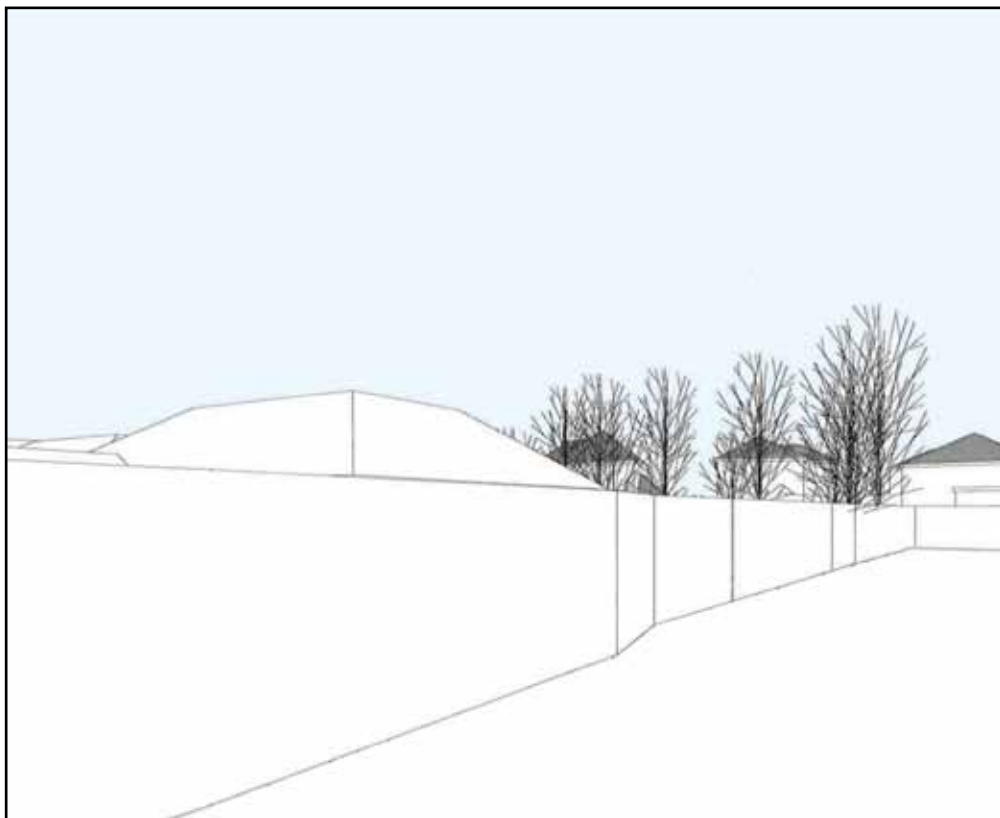
EXISTING EAST ELEVATION ELMBRIDGE LODGE.



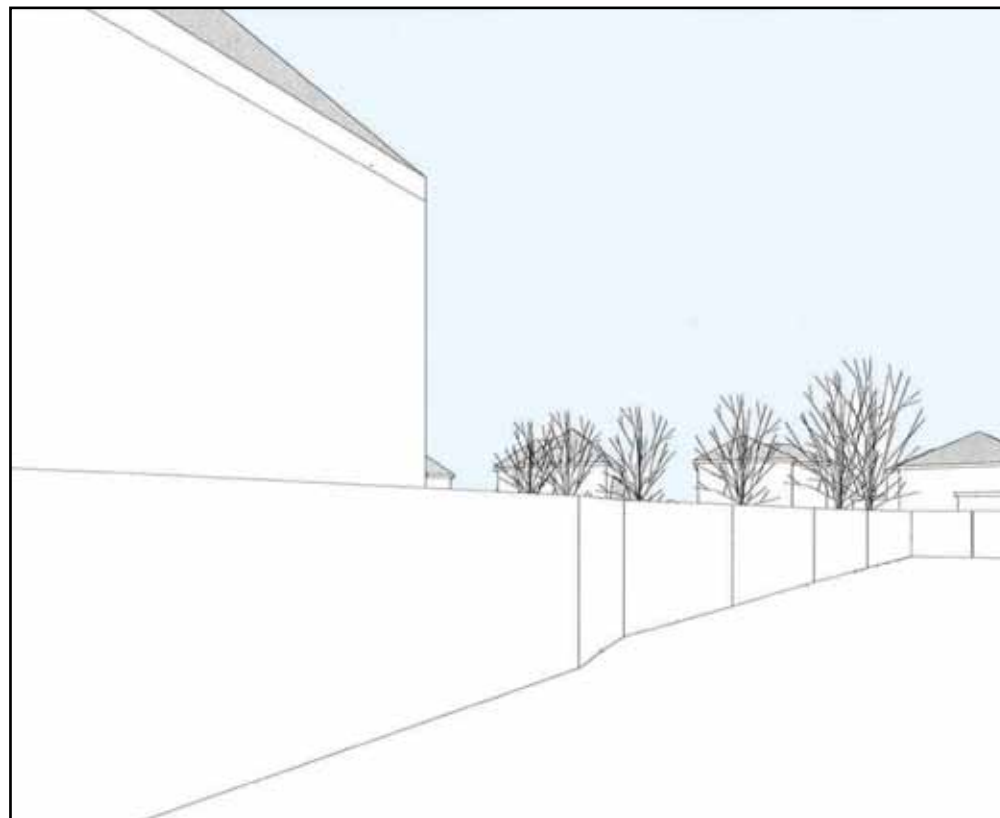
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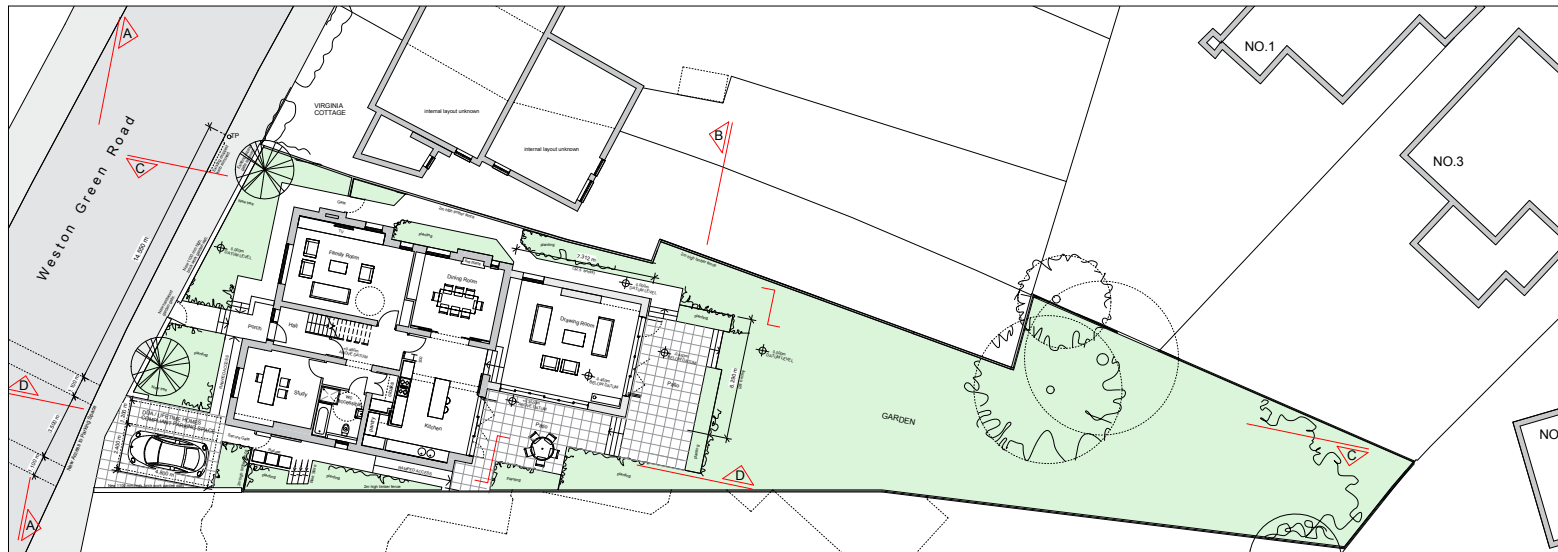
SCALE 06



PROPOSED VIEW FROM REAR OF LISTED KEEPERS COTTAGE LOOKING EAST



EXISTING VIEW FROM REAR OF LISTED KEEPERS COTTAGE LOOKING EAST



## PUBLIC FACE

THE LANDSCAPE APPROACH HAS BEEN TO RETAIN AND ENHANCE THE EXISTING PLANTING TO THE STREET. TWO NEW TREES ARE PROPOSED TO ENHANCE THE EXISTING PLANTING (SEE REPORT BY MOYA HANDS ASSOCIATES) WITH COTTAGE GARDEN PLANTING IN BOARDERS EITHER SIDE OF THE FOOTPATH TO THE MAIN FRONT DOOR.

## PRIVATE AMENITY

THE LANDSCAPING TO THE REAR IS MORE RELAXED WITH LARGE AREAS OF LAWN FOR CHILDREN TO PLAY IN. THE PATIO AREAS HAVE BEEN LOCATED TO THE SOUTH OF THE KITCHEN AREA AND AT A SLIGHTLY LOWER LEVEL OF THE DRAWING ROOM TO THE EAST TO MAINTAIN PRIVACY AND MAKE BEST USE OF ASPECT. THESE AREAS WILL BE FINISHED IN PERMEABLE PAVING IN NATURAL TONES AND ARE FURTHER SCREENED WITH PLANTED FLOWER BEDS AND STONE SEATING.

## PARKING

THE CAR PARKING SPACES OF WESTON GREEN ROAD WILL BE PAVED IN A MIX OF GREY AND BUFF GRANITE LIKE BLOCK PAVIOURS. NATURAL TONES HAVE BEEN CHOSEN TO BLEND WITH THE PLANTING. THE BLOCKS WILL BE ARRANGED IN A RANDOM PATTERN TO VISUAL SOFTEN THIS AREA WHEN VIEWED FROM THE STREET.



NEW STREET TREES



WILD GARDEN CORNER TO THE REAR





PUBLIC FACE

THE LANDSCAPE APPROACH TAKES INSPIRATION FROM THE ORIGINAL LANDSCAPE MATERIALS AROUND DITTON HOUSE ENHANCED WITH ADDITIONAL TREE PLANTING (SEE REPORT BY MOYA HANDS ASSOCIATES) AND COTTAGE GARDEN PLANTING IN BOARDERS EITHER SIDE OF THE FOOTPATH TO THE MAIN FRONT DOORS AND BETWEEN PARKING SPACES.

PRIVATE AMENITY

THE LANDSCAPING TO THE REAR IS MORE RELAXED WITH LARGE AREAS OF LAWN FOR CHILDREN TO PLAY IN. THE PATIO AREAS HAVE BEEN LOCATED TO THE EAST OF THE KITCHEN AND SINGLE STOREY GARDEN ROOM, AT A SLIGHTLY LOWER LEVEL TO MAINTAIN PRIVACY AND MAKE BEST USE OF ASPECT. THESE AREAS WILL BE FINISHED IN PERMEABLE PAVING IN NATURAL TONES AND ARE FURTHER SCREENED WITH PLANTED FLOWER BEDS AND STONE SEATING.

PARKING

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NEW STREET TREES



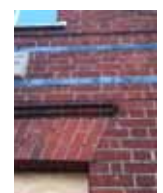
WILD GARDEN CORNER TO THE REAR





## RESTORATION OF DITTON HOUSE MATERIALS, MASSING , FORM & DETAIL.

# APPEARANCE 08



THE EXISTING BUILDING HAS MANY DETAILS TYPICALLY FOUND IN VICTORIAN BUILDINGS FROM THIS PERIOD. OVER TIME THE BUILDING HAS BEEN MODIFIED AND ADDED TO IN AN AD HOC FASHION. MAINTENANCE HAS ALSO BEEN LACKING OR POORLY EXECUTED.

OUR PROPOSAL SEEKS TO RESTORE THE EXISTING BUILDING USING WHERE PRACTICAL MATERIALS FROM THE REAR ADDITIONS, TO CREATE AN ATTRACTIVE DETACHED FAMILY HOME WITH HIGH QUALITY AMENITY SPACE. A SMALL SINGLE STOREY EXTENSION IS PROPOSED TO THE REAR OF THE HOUSE OPENING ONTO THE GARDEN. THE FORM, DETAILING AND MATERIAL PALETTE OF THE EXTENSION REFLECTS DITTON HOUSE ENSURING IT IS IN KEEPING WITH THE CHARACTER OF THE AREA.

## PROPOSED NEW DWELLINGS MATERIALS, MASSING , FORM & DETAIL.

# APPEARANCE 08



EXISTING DITTON HOUSE WESTON GREEN ROAD

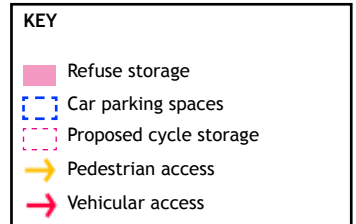


PROPOSED ELEVATION TO NEW DWELLINGS WESTON GREEN ROAD

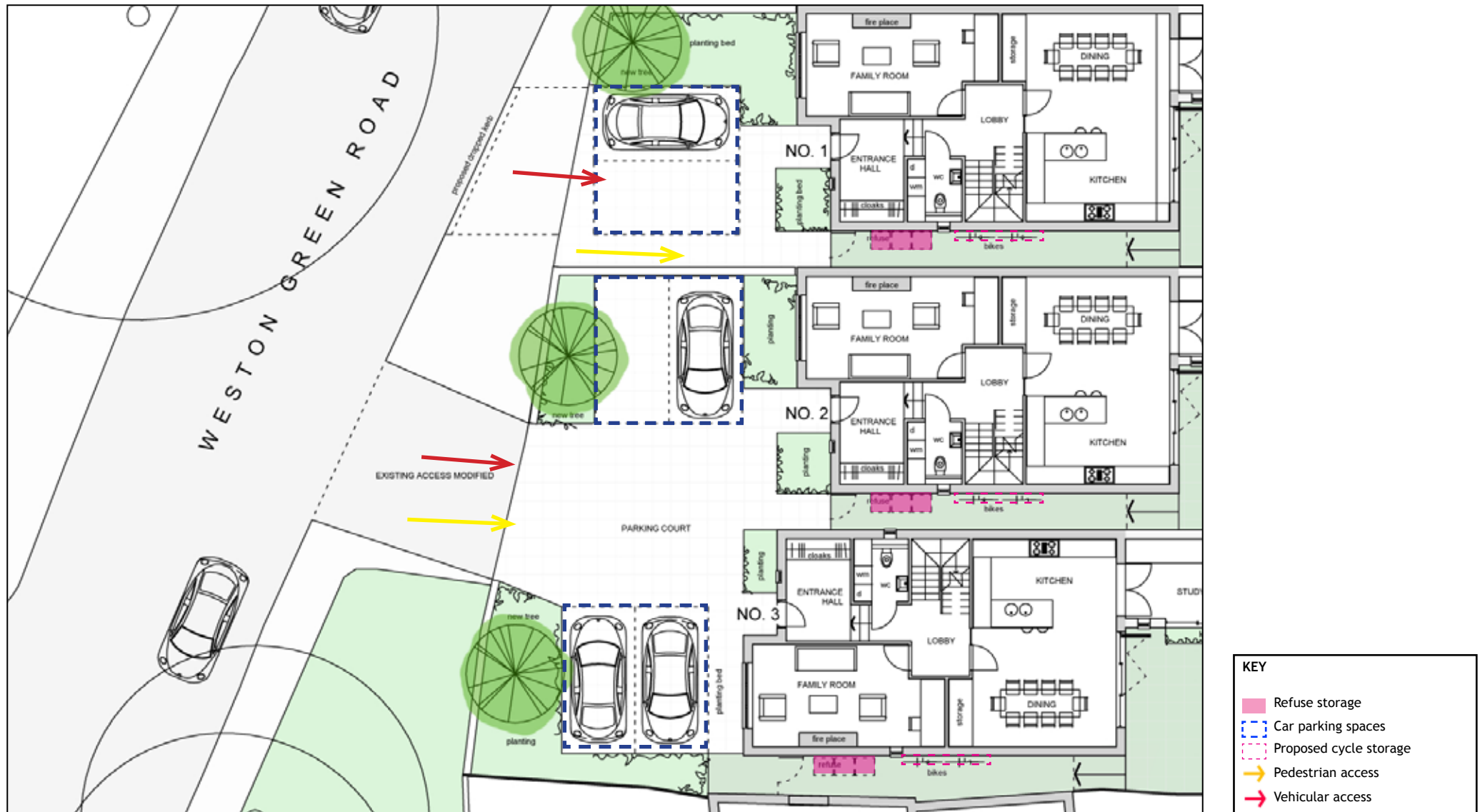
3 NEW DWELLINGS ARE PROPOSED ALONG WESTON GREEN ROAD • THE DESIGN PICKS UP ON THE VICTORIAN FORM • DETAILING AND MATERIALS INSPIRED BY DITTON HOUSE • “GOTHIC” STYLE TIMBER BRACKET • SUPPORTS TO PORCH • HARDWOOD DOOR WITH STAINED PANELLING • HORIZONTAL BANDING WITH BLUE BRICK • TIMBER FINIAL • V SHAPED TERRACOTTA RIDGE TILES • DIAMOND MOTIF IN BLUE ENGINEERING BRICKS • PROJECTING BAYS • RED BRICK SQUINT ARCHES TO WINDOWS • RED BRICK GARDEN WALLS WITH RECONSTITUTED STONE COPINGS • PLANTING

### BUILDING FABRIC







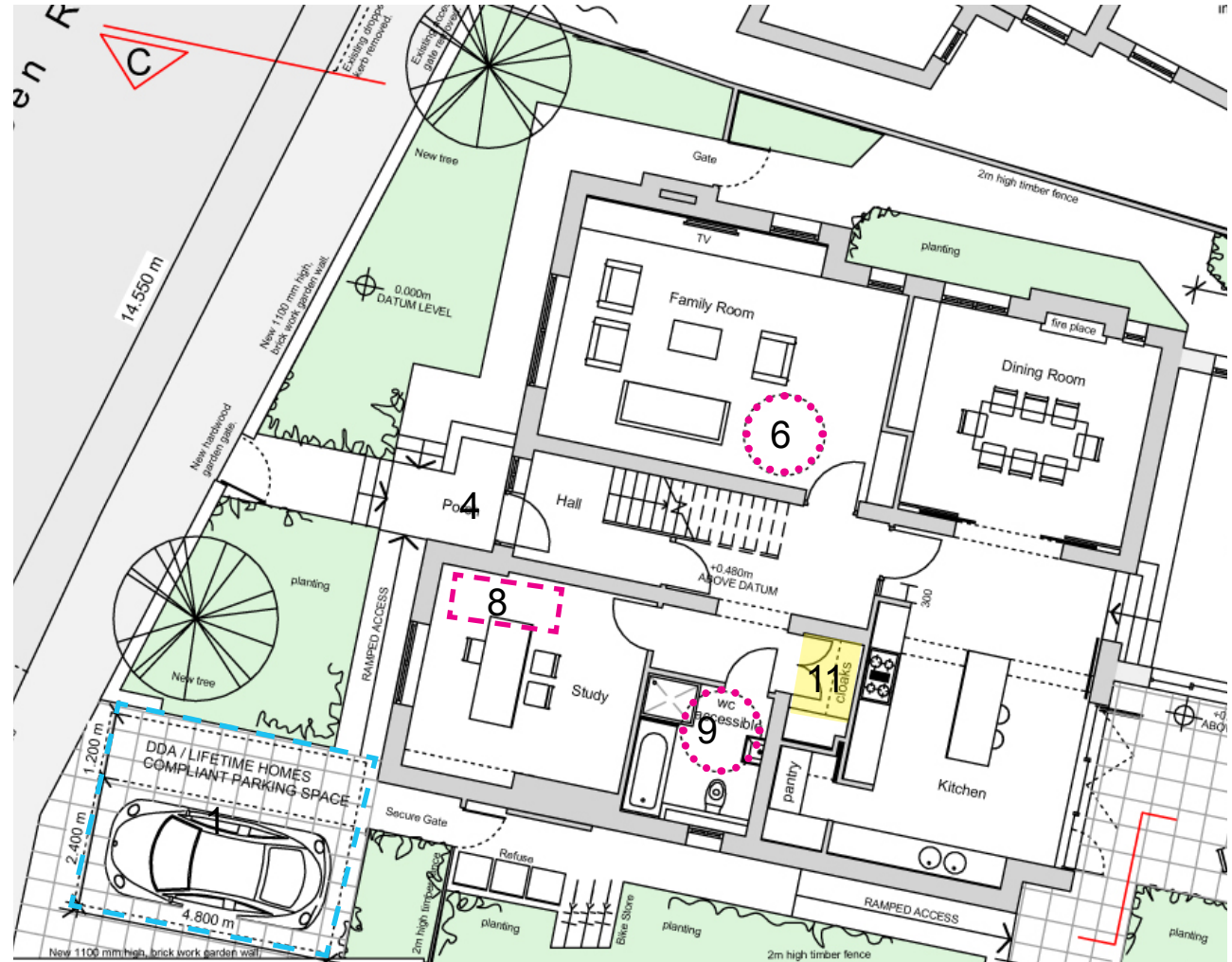


## LIFETIME HOMES

The “Lifetime Homes” standard has been devised to ensure that residential units can be adapted to suit the changes in inhabitants life circumstances such as personal illness, disability or care of an elderly relative.

The fifteen principles include:

1. Parking space capable of widening to 3300mm
2. Distance from parking space to home kept to a minimum
3. Level or gently sloping approach to Lifetime Home
4. Accessible door threshold covered and lit
5. Width of doors and hallway allow wheelchair access
6. Turning circle for wheelchair in ground floor living rooms
7. Living or family room at entry level
8. Identified place for temporary bed at entry level
9. Accessible entrance level WC and space for shower later
10. Wall able to take adaptations
11. Identified place for future house lift to bedroom
12. Easy hoist route from bedroom to bathroom
13. Bathroom planned to give side access to wc / bath
14. Low window sills
15. Sockets / controls at convenient height



## LIFETIME HOMES

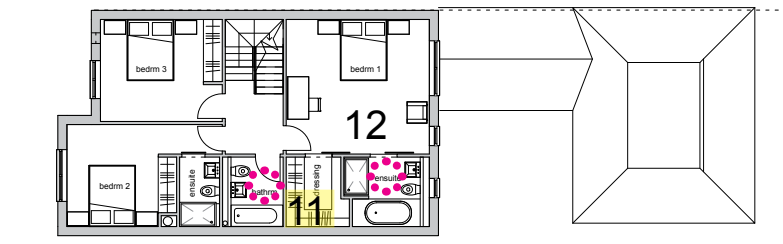
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# LIFE TIME HOMES<sup>10</sup>

TYPICAL PROPOSED DWELLING - FIRST FLOOR



TYPICAL PROPOSED DWELLING - GROUND FLOOR





# SUSTAINABILITY<sup>11</sup>

## EXECUTIVE SUMMARY

We have adopted the lean, clean, green approach to sustainable development. These are as follows :

- Passive design - Building Fabric - (Lean)
- Active design - Efficient Systems - (Clean)
- Renewables - (Green)



Provision of cycle stores



Modern methods of construction



Re-use of materials



Low energy lighting



Information pack on green energy to be provided to residents



Planting of native species



Provision of energy efficient heating/hot water equipment



Water recycling. Waterbutt to each dwelling



Recycling of construction materials where possible

# CONCLUSION<sup>12</sup>

## CONCLUSION

This statement demonstrates that the proposed development at Weston Green Road is an appropriate response to national policy planning framework, relevant development plan policy and design guidance. The application proposals represent the best use of a previously developed site, within the urban area and having regard to its context.

There is no issue in respect of land use with this having been satisfactorily addressed in the previous application/appeal.

In terms of density, the scheme has had regard to saved Policies HSG5 and HSG16 and to guidance in the Design and Character SPD and provides a high standard of residential accommodation.

In terms of design, the application proposal represents a high-quality, bespoke design solution within the existing built context that improves the character and context and local distinctiveness of the surrounding area. Ditton House, an undesignated heritage asset is to be retained and restored for use as a single family dwellinghouse.

Distances between properties significantly exceed the guidance provided by the Council in their Design and Character SPD so as to safeguard residential living conditions. Proposed gardens meet and exceed the guidance in the same document so that adequate amenity space is available for future residents.

Finally, it is demonstrated that the proposed development complies with all relevant development plan policy and therefore the application can be supported by the Council.