



PROPOSED DEVELOPMENT OF
35 CRESCENT ROAD

**DESIGN AND ACCESS
STATEMENT**

Project No.	106
Project	35 Crescent Road, Caterham CR3 6LE
Client	<u>Calm Homes</u>
Status	PLANNING
Revision	C

106

PLANNING 17/2/2024
18-106-DAS C

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1.0 INTRODUCTION



Application site aerial photo

35 Crescent Road, Caterham CR3 6LE

The application site is currently occupied by a 2 Storey detached dwelling on Crescent Road, facing Timber Hill park.

The host property is clad with a mix of facing materials including a red-multi brick, render and horizontal timber board cladding, built in a traditional 1960's 'bland' house style. The existing hipped roof is constructed in traditional concrete tiles, features two front gables and two chimneys.

The application site banks up steeply from the road and levels off to create a raised plateau on which the existing house is sited. Land levels continue to rise through the rear garden, towards 39a sited further up the hill, behind the application site.

A detached garage and 3 car parking spaces are sited at street level & a 3m high unfinished retaining wall surrounds the parking 3 bays.

The property is accessed via a stepped path from bath of footpath, leading diagonally up the front bank, from the western corner of the site.

The site falls within the 'wooded hillside' policy area for Caterham valley, which tree cover and vegetated boundaries have been maintained & enhanced in the application proposals.

2.0 DESCRIPTION OF PROPOSAL

Demolition of 1 no. detached family dwelling and annexe and erection of 4 terrace dwellings, visually arranged as 2 pairs of semi-detached houses when viewed from the street, with associated hard and soft landscaping etc.

The proposal presents four new dwellings fronting the street, presented as 2 pairs of semi-detached houses, with onsite parking & accessible amenity. The proposed new dwellings reflect the traditional house style of dwellings in the immediately vicinity.

The proposed semi-detached dwellings respect the established build line & existing house width, together with the existing ridge height of the existing & neighbouring dwellings, as well as the established street rhythm.

Proposed massing & architectural style respects the street scene, presented in a traditional style & materials.

SUMMARY SCHEDULE 4 Residential Units

UNIT MIX		
	3B/5P	Total
	4	4

4 x 3 bed 5 person dwellings, with 8 car parking bays and 8 cycle spaces on site.

3.0 PRINCIPLE OF DEVELOPMENT

The existing and the proposed use class of the property is residential use C3.

The proposed development would see the provision of residential dwellings on the site, within an established residential area, thus the principle of flats in this location would be deemed to be acceptable.



Houses No.3/4 & No.5/7 Crescent Rd

4.0 EXISTING HOUSE STYLES ALONG CRESCENT ROAD AND TIMBER HILL ROAD



House No.10 & Garage of No.11 Crescent Rd



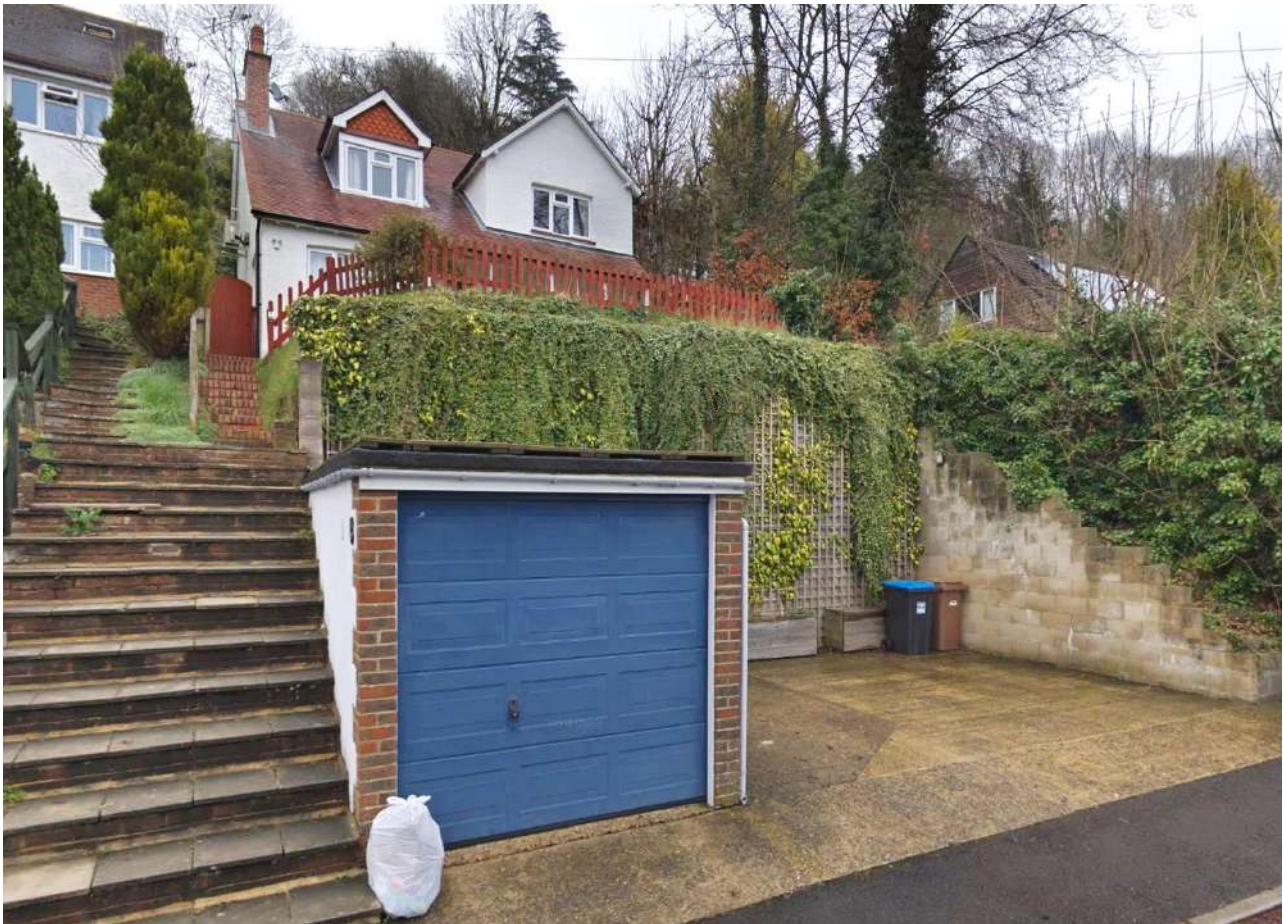
Caterham police station No.6 Crescent Rd



House No.17 Crescent Rd



House No.19 Crescent Rd



House No.19A Crescent Rd



House No.23 Crescent Rd



Housing No.27A Crescent Rd



House No.29 Crescent Rd



House No.33 Crescent Rd, Neighbour



Application site house No.35 Crescent Rd

Housing mix along
Crescent Road



House No.35b Crescent Rd, Neighbour



House No.41 Crescent Rd



House No.45 Crescent Rd



House No.46 Crescent Rd

Housing mix along Crescent Road



House No.30 Timber Hill Rd



House No.28 Timber Hill Rd



House No.26 Timber Hill Rd



House No.24/22 Timber Hill Rd



House No.18 Timber Hill Rd



House No.16 Timber Hill Rd



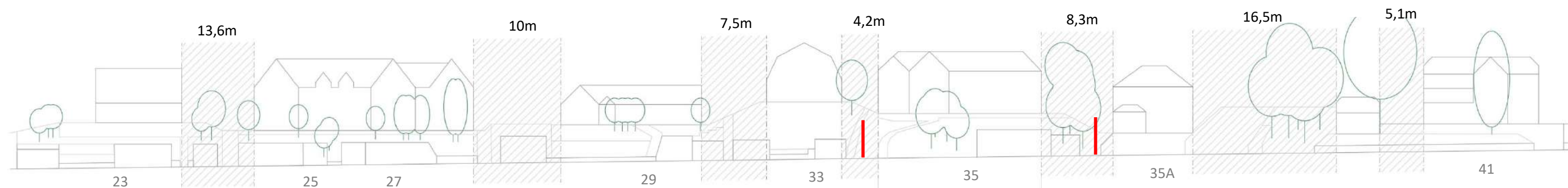
House No.14 Timber Hill Rd



House No.8 Timber Hill Rd

Housing mix along
Timber Hill Road

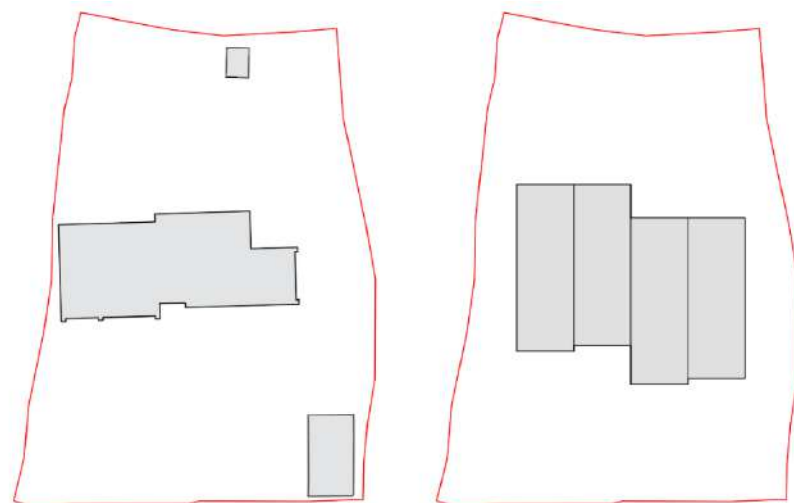
5.0 REVIEW OF RHYTHM, DENSITY & STREET SCENE



Existing street scene, visual gaps between houses



Proposed street scene, visual gaps between houses



Existing footprint – 154sqm

Proposed footprint – 231sqm

Proposed footprint is **77sqm (50%)** bigger than the existing

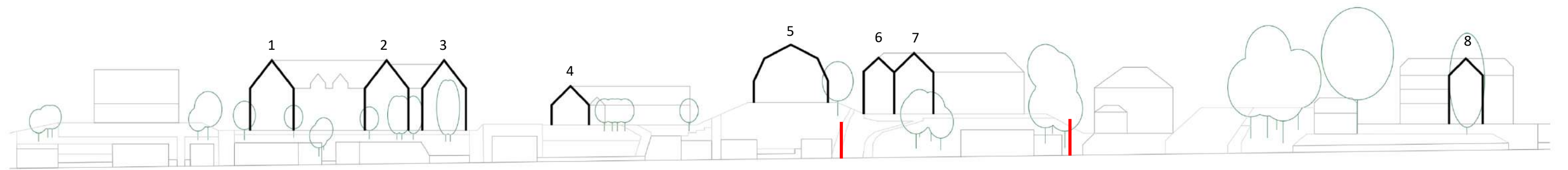
Proposed **density** is 4 houses per 0.0921ha (921sqm)

43 houses per 1ha

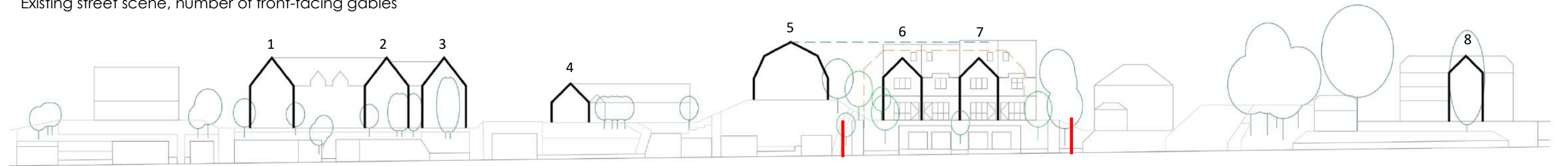
According to planning policy, up to 55 houses per 1ha is acceptable in suburbs



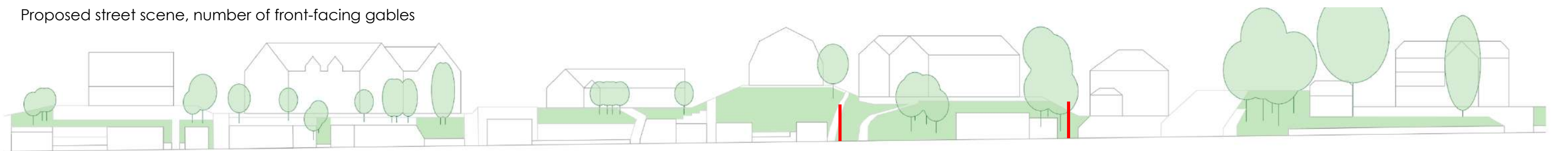
Proposed visual gaps between houses – OS plan



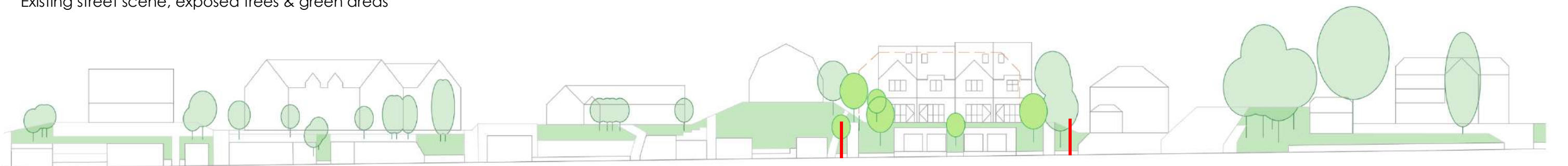
Existing street scene, number of front-facing gables



Proposed street scene, number of front-facing gables

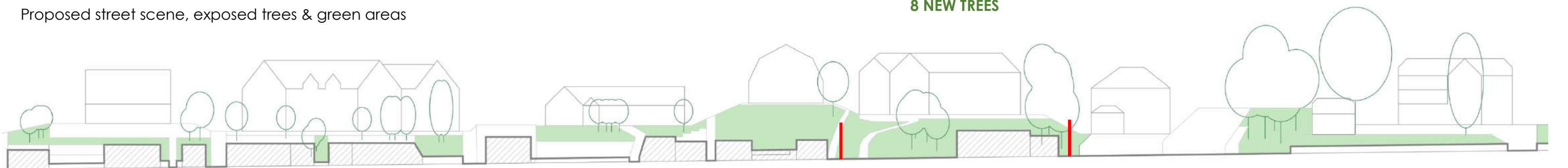


Existing street scene, exposed trees & green areas



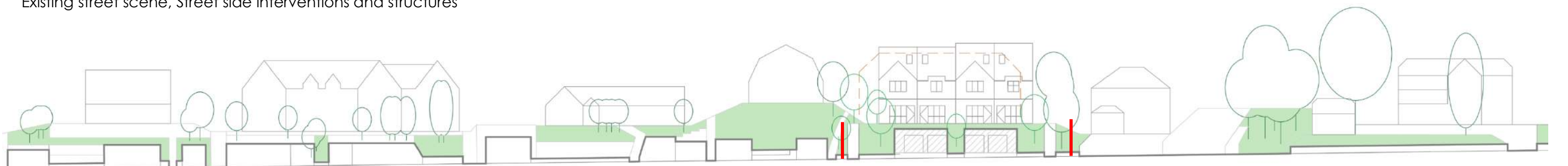
Proposed street scene, exposed trees & green areas

8 NEW TREES



Existing street scene, Street side interventions and structures

13m intervention



Proposed street scene, Street side interventions and structures

12.3m intervention

6.0 REVIEW OF THE PROPOSED ARCHITECTURAL LANGUAGE



Housing No.25 & 27 Crescent Rd



House No.35b Crescent Rd



House No.26 Timber Hill Rd



House No.33 Crescent Rd



The Proposal

The elongated street scene reveals front facing gables as a common feature, among the adjacent properties on Crescent Road. Double gabled frontages emerge as a common compositional solution between the adjacent properties on Crescent and Timber Hill Road – as above street photo examples of neighboring houses in the immediate context of the site.

The proposed design contains a double fronted gable arrangement, with each gable sitting proud of the main façade, echoing the established design of the neighboring properties. The proposal draws on existing street materiality through the use of red brickwork, tile hanging which runs through all the adjacent streets. The front gables are clad in brick and tile hanging, to bring variety to the elevation and blend in with local vernacular, of the detached and semi-detached properties along the street. The proposed semi-detached houses are slimmer in overall width (17.9m wide) when compared to the existing house (18.3m wide) and have significantly less frontage width in comparison to the neighboring semi-detached properties at 25 & 27 Crescent Road (24.6m wide). The new dwellings are designed in common proportions to the semi-detached houses in the immediate vicinity.

The proposed roof eaves are set ~1.5m below the existing house eaves & the roof ridges are set ~0.8m & 0.4m below the neighbours ridge at no.33.

Red-multi brick is proposed, being the most common brick type along the street, which helps successfully tie the proposal into the context of the existing environment.

Dark brown-multi brick is commonly used along the street for street side retaining walls, garages and street structures. Thus the darker brown-multi brick is proposed at entrance / street level, creating a horizontal separation between the base level, which provides on-site parking & common access, and the residential dwellings above, at the existing house level. Visually, the darker base helps ground the proposal and decreases the overall perceived height of the scheme.

Red tile hanging is proposed with reference to common tile hanging treatment using in the road, along with the use of gable roofed dormers, in line with adjacent properties.



Housing No.25-27 Crescent Rd



House No.8 Timber Hill Rd



House No.14 Timber Hill Rd



House No.30 Timber Hill Rd, diagonally opposite neighbour



The Proposal

A review of the most commonly used materials along the Crescent Road and Timber Hill Road reveal Red-multi brick and red hanging tile, along with off-white render as the prevalent finishing materials.

The proposed red tones of the brick & tile materials complement each other and work well when introduced as our proposed material palette, together with white window frames. Materials are clearly readable on the adjacent photos and above 3D visual of the proposal.



Housing No.33 Crescent Rd, neighbour



House No.16 Timber Hill Rd



House No.18 Timber Hill Rd



House No.26 Timber Hill Rd

7.0 PRINCIPLE OF HARD & SOFT BUFFERING BANK



Application site House No.35 Crescent Rd



The proposal, 35 Crescent Rd



House No.33 Crescent Rd



House No.29 Crescent Rd



House No.45 Crescent Rd



House No.23 Crescent Rd



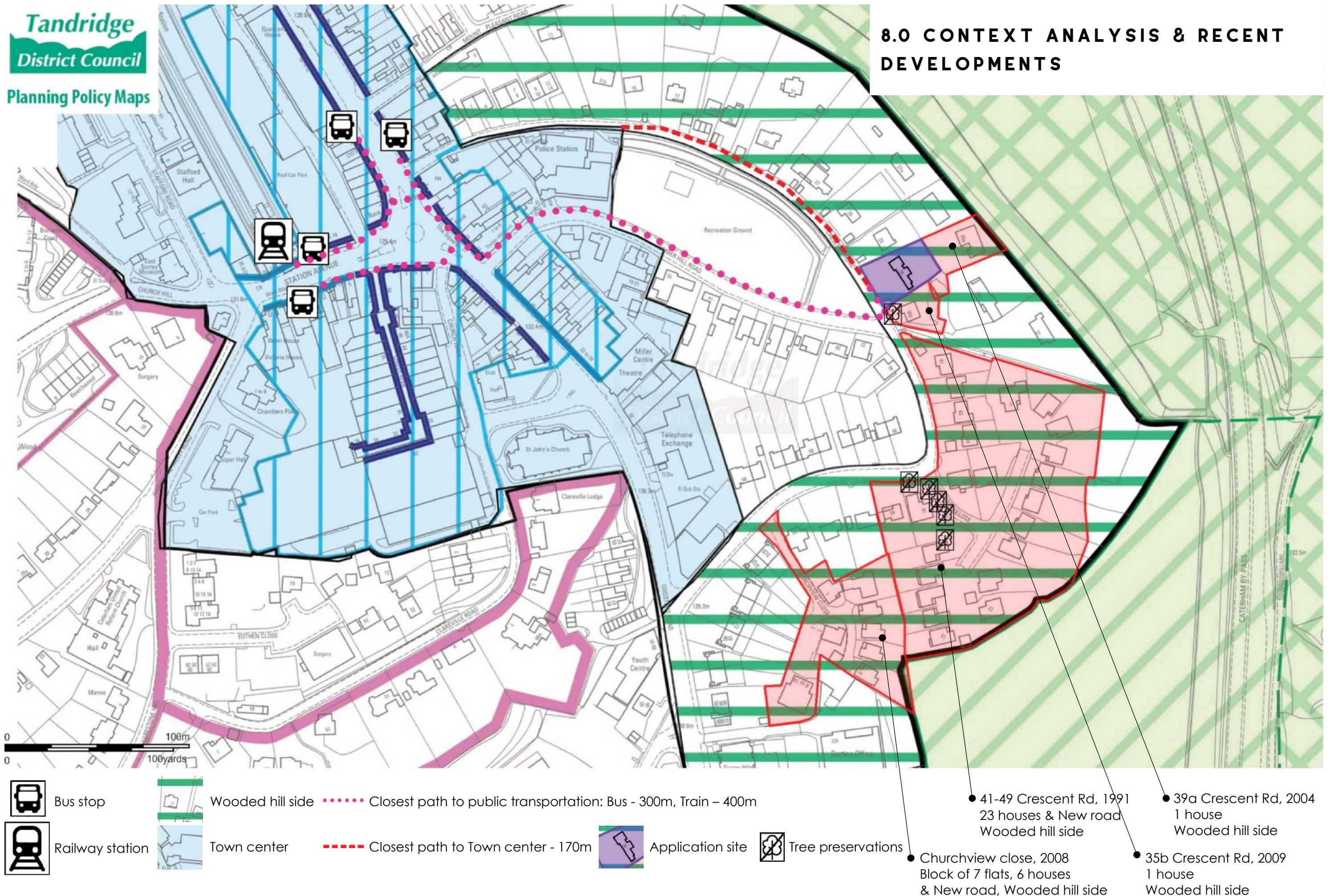
Housing No.25-27, Crescent Rd



House No.41 Crescent Rd

The proposal maintains a fully vegetated bank, which slopes up from the back of footpath, richly planted with native trees, shrubs and hedges. The planted bank creates a dominant green buffer which visually separates the upper residential levels of the building from the street, as well as successfully hiding all the necessary functional elements of the building at ground/street level. The bank with trees and hedging is also designed screen habitable windows and openings of those passing at street level. The above example images show how adjacent properties, step up from street, the majority of which are hard surfacing with only light planting, in contrast to the leafy green street presentation of the application proposal.

8.0 CONTEXT ANALYSIS & RECENT DEVELOPMENTS





House No.41 Crescent Road



Houses No.41a, 42 & 43 Crescent Road



House No.1 Deerswood Close, 45-49 Crescent Rd Development

Recent developments in wooded hillside setting



Houses on Deerswood Close, Crescent Road 45-49 Development



House No.39a Crescent Road



House No.35b Crescent Road



House No.1 Churchview Close Development



Flats on Churchview Close Development

9.0 PRE-APP PROPOSALS & COMMENTS



Pre-App 3D Visual 1



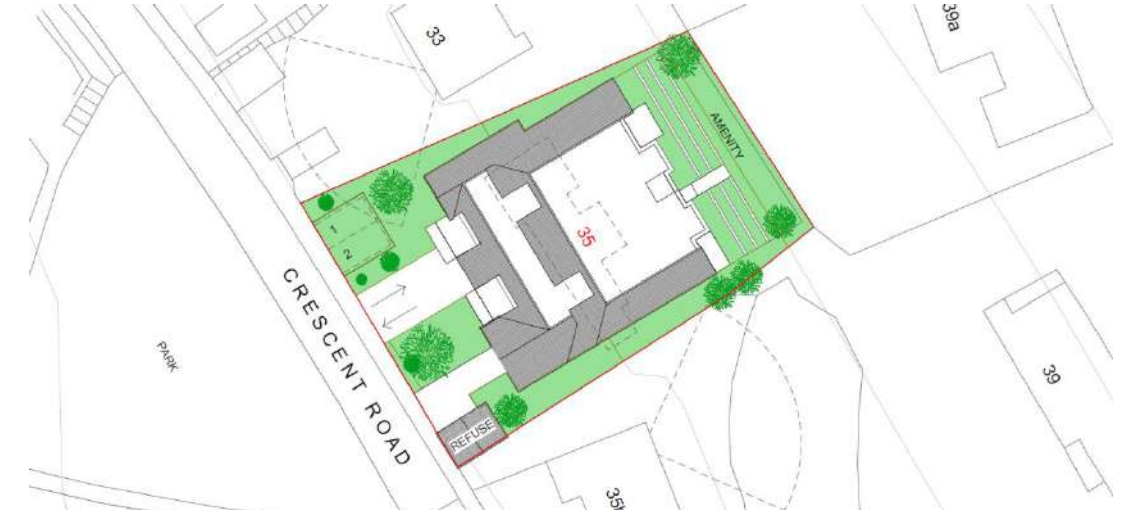
Pre-App 3D Visual 2



Pre-App 3D Visual 3



Pre-App Street scene



Pre-App Site plan

Pre-App comments

1. It would be important to demonstrate in the presentation of any proposal that the mix would reflect the need within this particular section of the district
2. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness
3. Council will seek to protect 'Wooded hillside' areas, ensuring that development doesn't result in loss of character or tree cover
4. Appearance and amenity of the area in which the development is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design
5. Whilst national and local development plan policies support the reuse and efficient use of previously developed land, it is my view that the proposal would result in overdevelopment of the site which has a cramped appearance out of keeping with the more spacious pattern of development within this part of Crescent Road
6. The height and depth of the building as visible to the front and side elevations would be completely out of scale with other development in the area and this visual effect would be heightened by the relative dwarfing of the dwellings to either side of the site
7. The site is within the designated wooded hillside area of Caterham, and a tree survey and assessment should accompany any future application
8. Needed some clarification in any future application of this nature as to the use of the space to the rear of the ground floor
9. Given the height and depth of the side elevations and their proximity to the boundaries, I am concerned that the proposal may appear overly prominent and dominant when viewed from neighbouring dwellings
10. The intensity in the use of the site would also be materially greater and I am concerned that this may impact neighbouring residential amenity
11. Tandridge Parking Standards SPD (2012) would require a minimum of 24 parking spaces. The proposed 12 is a considerable shortfall
12. Policy CSP14 of the Core Strategy requires new development of 10 or more residential units to achieve a minimum 20% saving in CO₂ emissions through the provision of renewable energy technologies
13. As such, it is considered that any application for redevelopment of the site should be accompanied with an assessment of the impact of the proposal upon the biodiversity of the site and area

10.0 PREVIOUS PLANNING PROPOSAL & DESIGN RESPONSE



Application 3D Visual 1



Application 3D Visual 2



Application 3D Visual 3



Application Street scene

Application **TA/2022/474** Refused on 08 August 2022

Pre-App Comments & Design Response

- Concerns that the proposal would be out of character within this context.
Proposed architectural solution, including height, mass, width, articulation, gable features, proportions and materials all directly draw upon the established built forms along the street. The visual amenity of the plot is being improved through the introduction of a building of improved design & quality (current house being rather uninspiring) and the use of quality native plants & new mature trees across the site and front vegetated bank (in place of the scrawny self-seeded bush that currently fronts the site).
- The front elevation is of considerable width and height and of much greater scale and visual prominence compared to the dwellings along this road.
Proposed block is the same width as the existing house & in addition narrows on either flank, making the readable portion of the building 3m narrower than the current property. The proposed eaves heights are similar to the existing house (within 200mm) and hipped roofs are proposed on all sides. The proposed property is set further away from no. 33 than the current house & the central ridge height is approx. 1.2m higher than the neighbor at no.33.
- In order to achieve the number of units, the proposal would require erection of significant retaining wall structures.
The proposal has replaces the majority of the retaining walls presented at pre-app with planted banks, at both the front and rear of the site. A context analysis reveals the significant use of retaining wall structures on all of the adjacent properties. Planning proposal increases the number of quality trees along the front and overall volume of vegetation in comparison to the existing plot & adjacent plots. The proposal has also been designed to respect all, off site trees, as well as retain the existing boundary tree run up the right-hand side of the plot, bordering no. 35B.
- The proposal adds a number of street-side interventions and structures which would be very prominent and visually dominant.
Street-side interventions are being decreased from 12.9m to 8.7m. The street-side presentation of the plot would be much improved, in place of existing untidy / unfinished block retaining walls.
- Given the position of the site within the designated wooded hillside policy area, the dominance of built form over the wooded areas is of concern.
The proposal has been much reduced from the pre-app proposals, both in depth, width & height and application proposals increases the number of quality trees & vegetation along the street front, with improved biodiversity in comparison to the existing site conditions. As established in section 8, there are many other examples of development in the adjacent wooded hillside, some removing all site trees, including TPO trees, whereas the application has been to respect and enhance the sites biodiversity.

11.0 2ND PLANNING PROPOSALS



Application 3D Visual 1



Application 3D Visual 2



Application 3D Visual 3



Application Street scene

Planning Refusal Reasons

1. The proposal, by reason of its scale, design, bulk, layout and separation from the side boundaries would result in a cramped form of development constituting **overdevelopment** of the site (and) the unacceptable **intensification** of the use of the site given the number of units proposed and extent of on-site parking provision. Furthermore, the design of development would result in insufficient living environment for future occupiers. The proposal would result in significant harm to, and fail to reflect and respect, the **character** and appearance of the site, street scene and surrounding area.
2. The proposal, due to the i) siting and ii) proximity of the proposed building from neighbouring properties, would result in **significant overbearing, overshadowing and overlooking** effects which would adversely impact on the amenities of the occupiers.

Design Response

1. To address the overdevelopment and unacceptable intensification concerns - the proposal has been reviewed to a much smaller size development of 4 units and much more compelling semi-detached house character in proportions and street scene.
2. 2nd planning application proposal respects and reflects the character of the site, street & surrounding character by mimicking the most common proportions of semi-detached houses within the setting.
3. The proposed semi-detached is designed to avoid any overlooking and overshadowing of neighboring properties.

12.0 3RD (CURRENT) PLANNING PROPOSALS



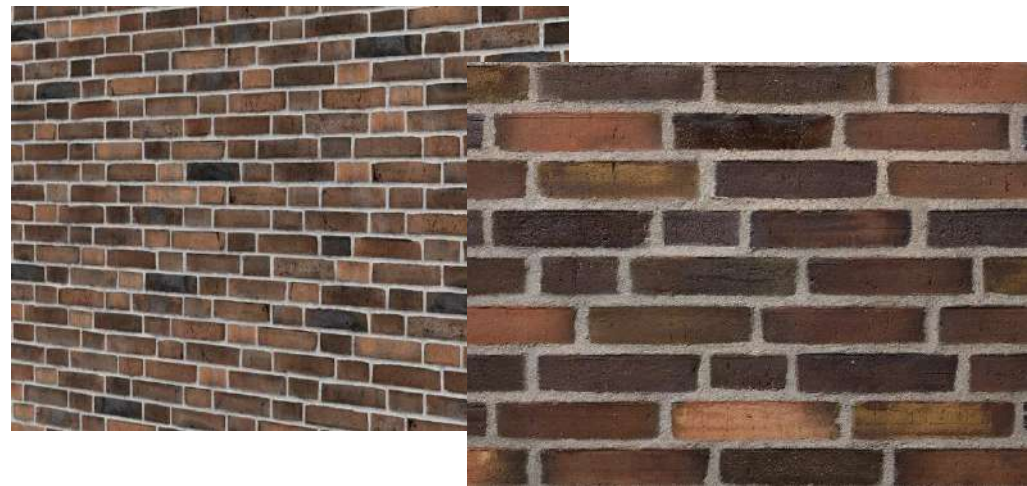
Planning Refusal Reasons 2023

1. The proposal, by reason of its scale, design, bulk, **layout and arrangement would result in an overdevelopment of the site** and the unacceptable intensification of the use of the site resulting in an arrangement and subdivision that **would conflict with the grain of development within the locality**.
2. The proposal would result in unacceptable living conditions for the future occupiers of the proposed front facing dwellings by reason **lack of adequate private external amenity space**.
3. **Insufficient information with respect to habitats present on site** and the extent to which these would be impacted by the proposals has been submitted with the application to ensure that there would not be an adverse impact on wildlife, habitats or protected species as a result of the proposed development.

Design Response 2024

1. The height, bulk & depth of the proposed houses have been significantly reduced & house layout and arrangement has been completely amended, as requested by officers, to closely reflect the street layout & arrangement – now accords with the grain of development in the local area.
2. Proposed living conditions have been addressed & greatly improved, with sufficient private external amenity for all new dwellings.
3. IMPORTANTLY – a full ecological appraisal has been completed & submitted with this application, inline with statutory requirements, assessing the site for all endangered species, including a bat scoping survey & bat roost assessment, badger activity & a review of mature shrubs and trees on site providing opportunities for nesting birds etc.

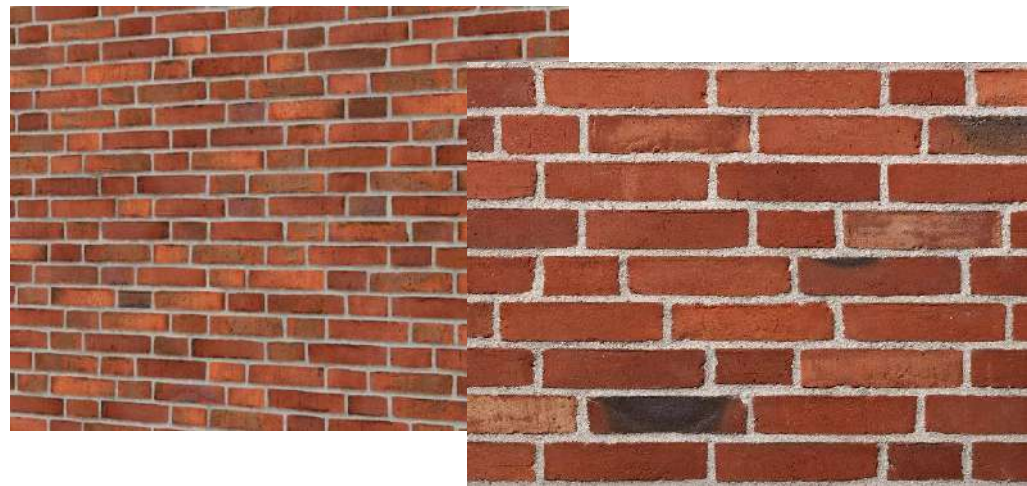
13.0 MATERIAL PALETTE



BROWN FACING BRICKWORK

Petersen Tegl D48 Brown, Grey, multi
220 x 105 x 65mm
Clay brick

(specification subject to HA approval)



RED FACING BRICKWORK

Petersen Tegl D23 Red, multi
220 x 105 x 65mm
Clay brick

(specification subject to HA approval)



RED HANGING CLAY TILE

Tudor Roof Tiles, No.14 & 26, Red antique
Clay tile

(specification subject to HA approval)

13.0 MATERIAL PALETTE

(Continued..)

ALUMINUM WINDOWS/DOORS

Rehau TOTAL70 Thermal Framed Double Glazed System
70mm square frame
PPC RAL 7016 Anthracite grey

(specification subject to HA approval)

GARAGE DOOR

Up & Over Action Shutter Door
PPC RAL 6003 Olive green

(specification to be subject to HA approval)

ROOF TILE

Sandtoft, Humber Tuscan
Traditional, cross cambered, machine made clay plain tile

(specification subject to HA approval)

14.0 PLANNING STATEMENT

This Planning Statement has been prepared in respect of a planning application for redevelopment of the existing residential site to comprise the demolition of the existing dwelling and the erection of a replacement terrace of 4 no. 3 bed dwelling houses.

The application proposals seek to optimise the use at the site to provide the high quality residential accommodation in accordance with guidelines set out in the National Planning Policy Framework (NPPF) and local policy documents. The proposed buildings now put forward are of high quality design and respects the context of the local area as well as meeting the local plan requirements.

The site is a sustainable location as it is situated within a Category 1 settlement, near the town centre and local services and transport . The proposals will contribute towards Tandridge Council's housing targets.

BACKGROUND

The properties on Crescent Road are set back from the street. There is a mix of brick and render and a predominance of pitched roofs with a variety of gable ends and dormer windows. There is great density of trees along the road which provides screening between the different properties and creates a spacious leafy character.

To the south of site, on the opposite side of Crescent Road lies Timber Hill Park, a open green space that has trees along its boundary.

The application site is located in close proximity to Caterham Town Centre. Heading in easterly direction along Crescent Road, the site is located approximately 200 metres from the Town Centre which offers a wide range of facilities including shops, cafes and restaurants. Caterham Train Station is also located within 250 metres walking distance.

The site is not located within a conservation area. Photographs of the site are provided in this Design and Access Statement.

PLANNING POLICY

Key planning policies of relevance to the application proposals

Policy CSP17 & CSP18 of the Tandridge Core Strategy 2008,

Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014,

Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021)

The NPPF (2021), specifically Paragraphs 38, 119, 130

HOUSING NEED

It is a well-publicised matter that Tandridge Council is unable to demonstrate their 5-year housing land supply, and indeed, has one of the poorest supply positions in the country, at just over 1 year.

The 2022 Housing Target Results published in Dec 2023, are evidence of the continuation of what is already an acute deficiency and shortfall in the local housing supply and delivery.

Along with the 2022 Housing Supply Target Results came the NPPF update, effective immediately, which introduced various reforms to housing delivery. The Government's intention with these changes is to increase the delivery of new housing.

As Tandridge local authority cannot demonstrate a five-year housing land supply, then in the process of decision-making, the **'Presumption' in favour of sustainable development applies.**

That 'Presumption' means that planning permission should be granted for sustainable residential development.

This presumption (also known as the "tilted balance") changes the exercise of assessment that the decision-maker must carry out, and in general terms increases the prospect of planning permission being granted.

In addition Tandridge are required to build a buffer of 20% into their calculations on five-year housing land supply.

The requirement for 'Presumption' in favour of sustainable residential development is retained in Tandridge, as their Housing Delivery fell way below 85% of the requirement over the previous three years, at 39% of their delivery targets (the 6th worst local authority in the country for Housing Delivery).

It is the applicants firm case that the proposal would not result in conflict with the development plan.

In light of the serious and severe housing land supply shortage, the Council are required to engage the tilted balance or conduct a proper assessment of the planning balance. When the merits of the scheme are weighed fairly, it is clear that the balance is decisively in favour of granting consent, as follows:

- It would deliver a net gain of 3 new dwellings towards extensive local housing need
- The site could be delivered quickly given its small scale; a clear benefit identified by paragraph 69 of the NPPF.
- A sustainable brownfield site would be used in a sustainable urban location centre, relieving pressure on the Green Belt
- The number of onsite car parking spaces would be policy compliant for the use.

- The design would enhance and compliment the area with additional soft landscaping to the site frontage
- Future occupants would exercise purchasing power in local shops and services in Oxted, helping to support its vitality.
- Construction jobs and investment would flow from the development, further boosting the local economy.
- New native planting and landscaping would enhance and improve local biodiversity

Taken as a whole, this is a significant package of benefits that would attract very substantial weight in the overall planning balance. Given the dire housing land and delivery position, the tilted balance is engaged. No adverse impacts have been identified that would significantly and demonstrably outweigh the multitude of benefits.

CONCLUSION

This Statement supports the proposal to demolition of the existing building onsite and construct 4 new terrace dwellings. The proposals have been designed to make more efficient use of this brownfield site & will deliver clear, tangible benefits by contributing to the District's housing stock, providing new high-quality residential units in a sustainable location.

This statement has demonstrated that the development as proposed through the application will:

- maximise the efficient use of the site whilst complementing the character of the streetscene;
- provide an good number of family dwelling for the site & ample levels of living space, with high quality accommodation for future occupiers.
- preserve the amenity of existing, surrounding residents;
- be of a high quality design that will serve to complement the character area.

The proposals are also supported by a range of technical documents which confirm their acceptability in all other regards.

Overall, it is considered that this scheme is consistent with the aims all of the relevant planning policies and guidance at national and local levels & we respectfully request that planning consent is granted without delay.

15.0 ACCOMMODATION SCHEDULE

4 no. new build units are proposed in the application scheme (as per the following schedule), all of which will accord with the National Standard policies which seek to increase and optimise the new housing around the United Kingdom.

	UNIT Number	3B/5P 115+sqm
2/3 STOREY	1	●
	2	●
	3	●
	4	●
TOTAL	4	4

New homes provided on site will meet all best practice and good quality requirements, in respect of ; Technical Space Standards, Energy Performance, Carbon Footprint (CO2 emissions), Unit Area Standards, Minimum Ceiling Heights, Private amenity, Dual Aspect Units, sustainability etc.

16.0 CONCLUSION

The application scheme to provide 4 residential units at the location is acceptable in principle.

The application design has responded positively & fully to all pre-app comments, as set out in this document.

On the basis of the above, the proposal is now considered to have addressed all concerns raised by the Council and will deliver a comprehensive redevelopment to optimise land use and provide a good number of quality apartments for the borough.

The proposal is considered to accord with the relevant provisions of the National Planning Policy Framework, the London Plan, Tandridge's Local Plan, UDP and other relevant SPD's.

It is noted that in the context of a severe 5 year housing land supply and delivery shortage (recent reviews put this at about 1.5 years and with only 39% delivery), the proposed net gain of 3 new family dwellings, will offer a clear benefit toward the extensive local housing need; which small scale development could be implemented quickly, a clear benefit identified by paragraph 69 of the NPPF.

As such, it's therefore respectfully requested that the application be approved, subject to the appropriate conditions.

17.0 VISUALS



Application 3D Visual 1



Application 3D Visual 2



Application 3D Visual 3