



# DESIGN AND ACCESS STATEMENT

Land Between No. 66 & 60  
Alwyne Road  
Wimbledon  
London  
SW19 7AE

FEBRUARY 2023

FOR THE SUBMISSION TO:  
**London Borough  
of Merton**

COPYRIGHT BY:  
**GBS Architectural Ltd**

[www.gbs.co.uk](http://www.gbs.co.uk)

---

GBS  ARCHITECTURAL

# CONTENTS

<b>1.0 INTRODUCTION</b>	03	<b>5.0 DESIGN</b>	15
<b>1.1 Design Team</b>	04	<b>5.1 Local Architecture</b>	16
<b>1.2 Site Location</b>	05	<b>5.2 Design Study</b>	17
<b>1.3 Site Photographs</b>	06	<b>5.3 Description of Proposal</b>	18
<b>2.0 URBAN ANALYSIS</b>	07	<b>5.4 Indicative Materials</b>	19
<b>2.1 Site Analysis</b>	08	<b>6.0 COMPLIANCE</b>	20
<b>3.0 PLANNING HISTORY &amp; CONTEXT</b>	09	<b>6.1 Access</b>	21
<b>3.1 Previous Applications</b>	10	<b>6.2 Accommodation</b>	22
<b>4.0 URBAN DESIGN</b>	11	<b>6.3 Sustainable Homes</b>	23
<b>4.1 Design Strategies</b>	12	<b>7.0 APPLICATION PLANNING DRAWINGS</b>	25
<b>4.2 Massing Study</b>	13	<b>7.1 Application Planning Drawings</b>	26

# 1.0 INTRODUCTION

## 1.1

Design Team

## 1.2

Site Location

## 1.3

Site Photographs

# 1.1 DESIGN TEAM

**Architecture**

GBS Architectural Limited

**Basement Construction Method Statement**

Structural Design Studio Ltd

**Daylight/Sunlight Study**

Waldrams

**Arboricultural Report**

Trevor Heaps

**Energy Statement**

EPS Group

**Soil Investigation Report**

STM Environmental

**SUD's & FRA Strategy**

STM Environmental

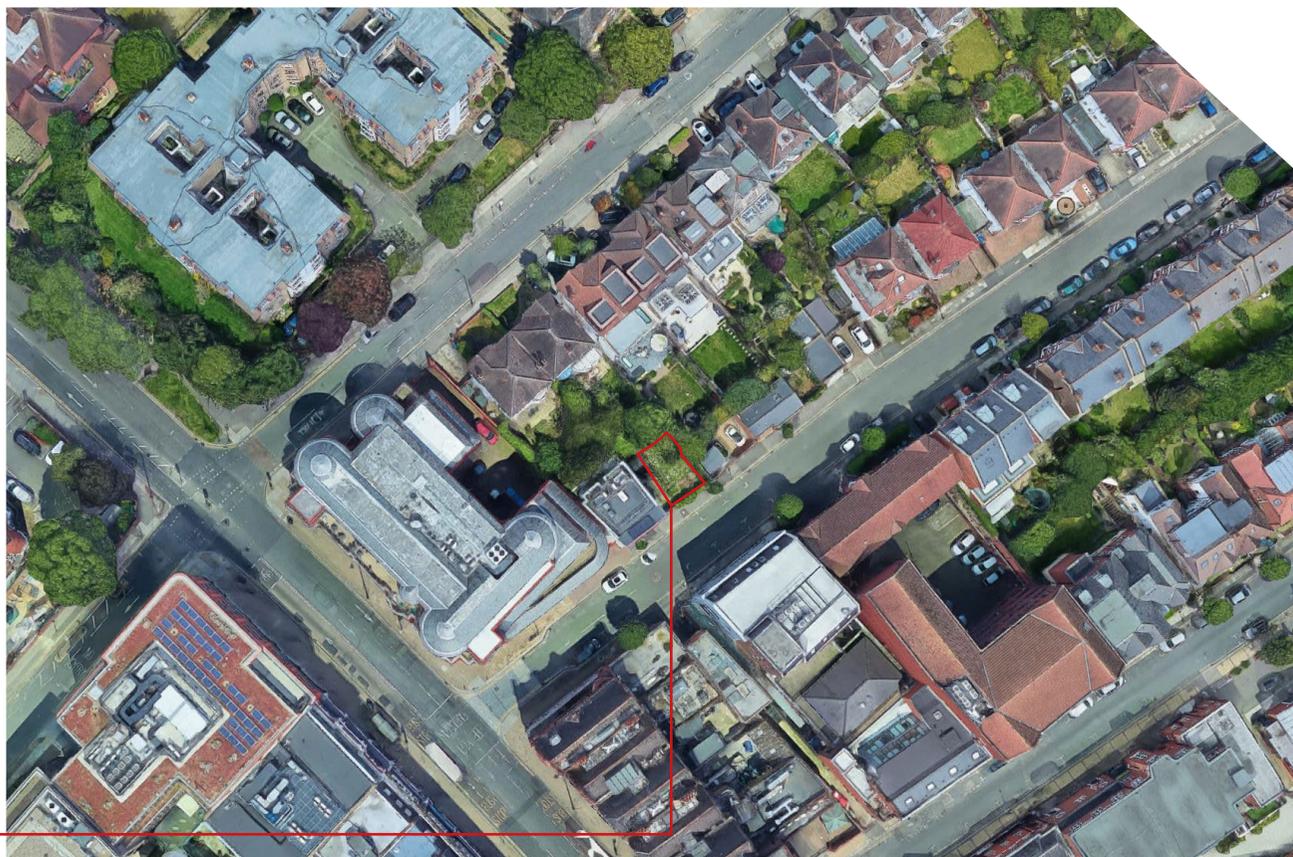
# 1.2 SITE LOCATION

**The site is found on the North-West side of the West end of Alwyne Road in Wimbledon. The site is currently rectangular and vacant with a derelict garage structure and overgrown shrubbery.**

To the immediate right-hand side of the site, there is an outbuilding which appears to serve the property on Woodside with gate and parking space, it has a hard standing to the front. Further along to the right-hand side there are garages and then no.60 Alwyne Road which is a three-storey detached house.

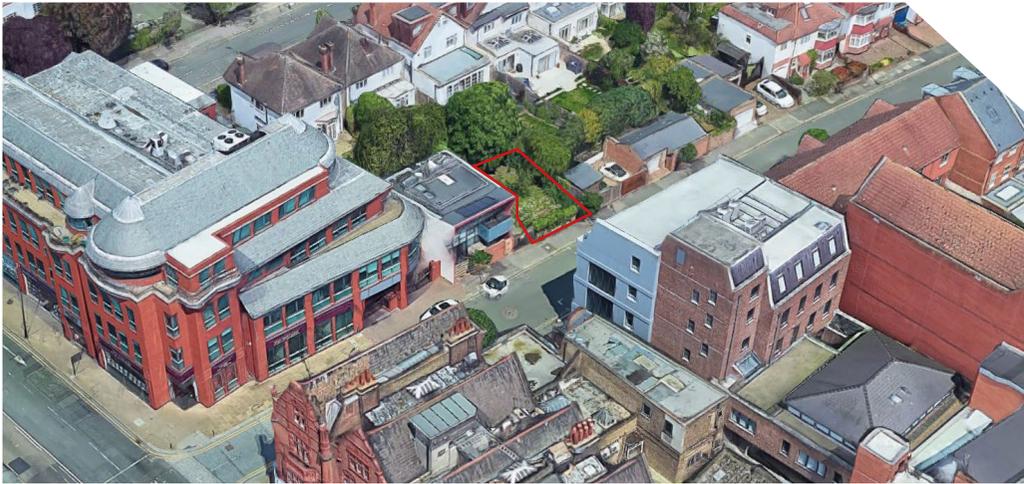
To the immediate left-hand side of the site is no.66 & 67 Alwyne Road, this is a detached, modern style building constructed circa 2015, the property consists of basement and ground floor levels of office use and a first-floor level consisting of a one-bedroom flat. Further to the left-hand side of the site is a four-storey prominent building on the corner of Alwyne Road and Wimbledon Hill Road comprising of office and commercial use.

Beyond the rear of the site is the rear garden of 69 Woodside, which is a detached two-storey dwelling. To the rear boundary of the site there are mature trees, these supply a buffer between the application site and the rear of the properties on Woodside. |



**SITE LOCATION**

# 1.3 SITE PHOTOGRAPHS



— THE SITE

# 2.0 URBAN ANALYSIS

## 2.1

Site Analysis

## 2.1 SITE ANALYSIS

**The existing site is a vacant use site with the remains of an historic garage to the left-hand side of the site when viewed from Alwyne Road. To the right-hand side is a slightly raise area of grass and shrubbery. The front boundary of the site is currently enclosed with a timber gate with timber trellis over which would have provided access to the historic garage and the remainder is a low-level brick wall with timber close boarded fence above, with mature shrubbery behind.**

To the rear of the site there are trees and shrubbery which provide a buffer between the rear garden of no.69 Woodside and the application site.

The application site is flat to the left-hand side with hardstanding in front of the historic garage remains, to the right-hand side there is a small retaining wall with steps up to the turfed area. The ground level difference between Alwyne Road and the rear garden of 69 Woodside is 1.3m.

The site lends itself to development of a residential nature, it is set back from the main commercially active Wimbledon Hill Road and is within the residential area of Alwyne Road and other roads fed off Wimbledon Hill Road. The property to the rear of the site, 69 woodside, is approximately 14.5m away giving good separation. |

# 3.0 PLANNING HISTORY & CONTEXT

## 3.1

Previous Applications

# 3.1 PREVIOUS APPLICATIONS

There are no previous applications for the site stated on Merton's planning search.

# 4.0 URBAN DESIGN

4.1

Design Strategies

4.2

Massing Study

# 4.1 DESIGN STRATEGIES

**Following the site analysis, detailed in section 2.1 above, and a detailed appraisal of the site and the surrounding area, careful consideration has been applied to the design of the new small site development, taking on board the information given in Merton Council's Small Sites Toolkit and Design Guide 2021.**

The current building that hosts the application site are the remains of an historic single car garage.

The design proposals seek to obtain advice for permission to demolish the existing remains of the garage, construct a new three-storey building consisting of two-storeys above ground and a basement level to create 2No. one-bedroom flats and 1No. two-bedroom flat with associated cycle and refuse.

The proposed new building takes the form of a simple rectangular box with the integration of a mixture of robust and sustainable materials, consideration was given to the use of matching materials with the street properties, however, this option was shelved to avoid competing with the surrounding properties.

The proposal looks to fully develop the site with the building, however, careful consideration has been given to the height, form and materials used to integrate into the street scene without dominating it and addressing the impact on the rear garden and outlook from the houses behind the site of Woodside.

Inspiration has been taken from the immediate sites surrounding the proposals, no.66/67 Alwyne Road is of a similar form with its use of modern and more contemporary materials of powder coated cladding and high levels of curtain walling and glazing. The front boundary consists of brick walls and timber gates, the building is framed with projecting cladding to the sides and roof, providing cover for the balcony and entrance areas. The use of the red colour to the cladding appears in response to the predominantly red brick in the area.

Immediately opposite the site is a large three-storey box form building with mansard roof at a fourth-floor level known as Central House, 10 Alwyne Road, with vertical cladding panels to the external walls and projecting cladding plinth with powder coated window frames and doors and a contemporary glass canopy to the main entrance. Its appearance takes similar form and proportions of the building to the left-hand side, however this building is of brick construction with contrasting brick plinth courses.

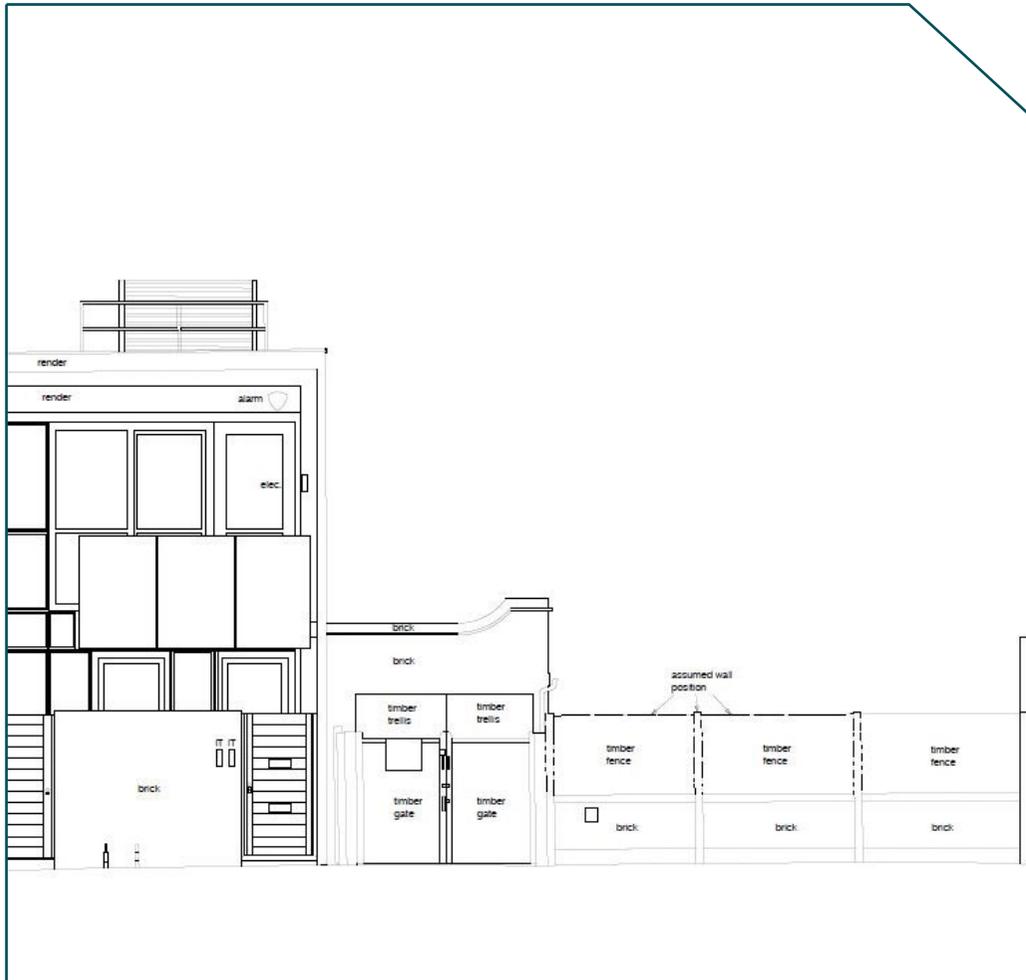
There are a number of mature trees in the rear garden of 69 Woodside, which is beyond the rear of the application site, careful will be given to the impact of the new foundations of the proposed building on the tree roots, details are provided within the Arboricultural Report prepared by Trevor Heaps Arboricultural Consultancy Ltd which is attached to this application. |

# 4.2 MASSING STUDY



FRONT ELEVATION STREET SCENE

## 4.2 MASSING STUDY (CONT)



EXISTING STREET SCENE



PROPOSED STREET SCENE

# 5.0 DESIGN

## 5.1

Local Architecture

## 5.2

Design Study

## 5.3

Description of Proposal

## 5.4

Indicative Materials

# 5.1 LOCAL ARCHITECTURE



66/67 Alwyne Road



10 Alwyne Road



Melbury House



Alwyne Road view from Wimbledon Hill Road



Alwyne Road



Predominantly Red Brick

## 5.2 DESIGN STUDY

**Having established the design strategy detailed in section 4.1 above, and concluded the design of the new development should follow the roof form and heights of the building at 66/67 and the two-storey dwellings on the North-West side of Alwyne Road, this section looks to provide in more intricate detail the design of the building, and how it looks to provide a harmonious integration within the site and the local area.**

The immediate area is of a Victorian suburb, with high quality detailing and features consistent with the architecture of the period, in both residential and commercial buildings. The buildings also make use of a restricted palette of materials, including brick (red), stone and brick detailing, areas of render and tiled roofs.

The proposals look to take inspiration from the immediate local area, the use of similar colour materials, albeit different types integrated in the building's façade, which several of the new developments have taken on board. Proportionally the building has been influenced by the heights of the neighbouring properties on the North-West side of Alwyne Road and the rear of the properties on Woodside.

The rear of the proposed building has been reduced in height and massing, by way of incorporating a pitched roof, sloping away from the site boundary and the use of rooflights within both the pitched and flat roof areas, the first floor level has been set back within the middle portion of the building, this is to provide additional natural light into the ground floor/basement levels as guided in the daylight/sunlight study provided by Waldrams, attached to this application. |

## 5.3 DESCRIPTION OF PROPOSAL

The proposal is for the demolition of the existing remains of the historic garage, and the erection of two-storey building with basement level, incorporating 3no. flats, with associated amenity space, bin storage and cycle storage.

# 5.4 INDICATIVE MATERIALS

The proposed new building is to be of a contemporary design, a simple box form structure, with Western Red Cedar horizontal cladding and contrasting white rendered walls, dark grey zinc raised seam cladding to the rear pitch roofs and frame of the front façade of the building, live green wall to the rear elevation to provide buffer screening of the proposed building from the rear of no.69 Woodside.



WESTERN RED CEDAR



WHITE RENDER & POWDER COATED ALUMINIUM WINDOWS AND DOORS



DARK GREY ZINC RAISED SEAM CLADDING TO PITCHED ROOF



LIVE GREEN WALL



FRONT ELEVATION - MATERIAL STUDY  
1:100 @ A3



# 6.0 COMPLIANCE

- 6.1** Access
- 6.2** Accommodation
- 6.3** Sustainable Homes

# 6.1 ACCESS

The proposed new units have been designed in accordance with part M (2) of the current building regulations, level threshold access to the dwellings has been provided with a 1 in 12 ramp and minimum 1200mm x 1200mm flat landing area outside the main entrance door to the building. Entrance doors widths, all internal circulation halls and internal door widths have been designed to meet the requirements. Each ground floor/ basement level unit will be future proofed to enable the installation of through floor lifts and become adaptable homes as per the requirements.

## 6.2 ACCOMMODATION

All accommodation has been designed with the London Living Standards, each unit surpasses these requirements.

ACCOMMODATION SCHEDULE  
Ground Floor/Basement

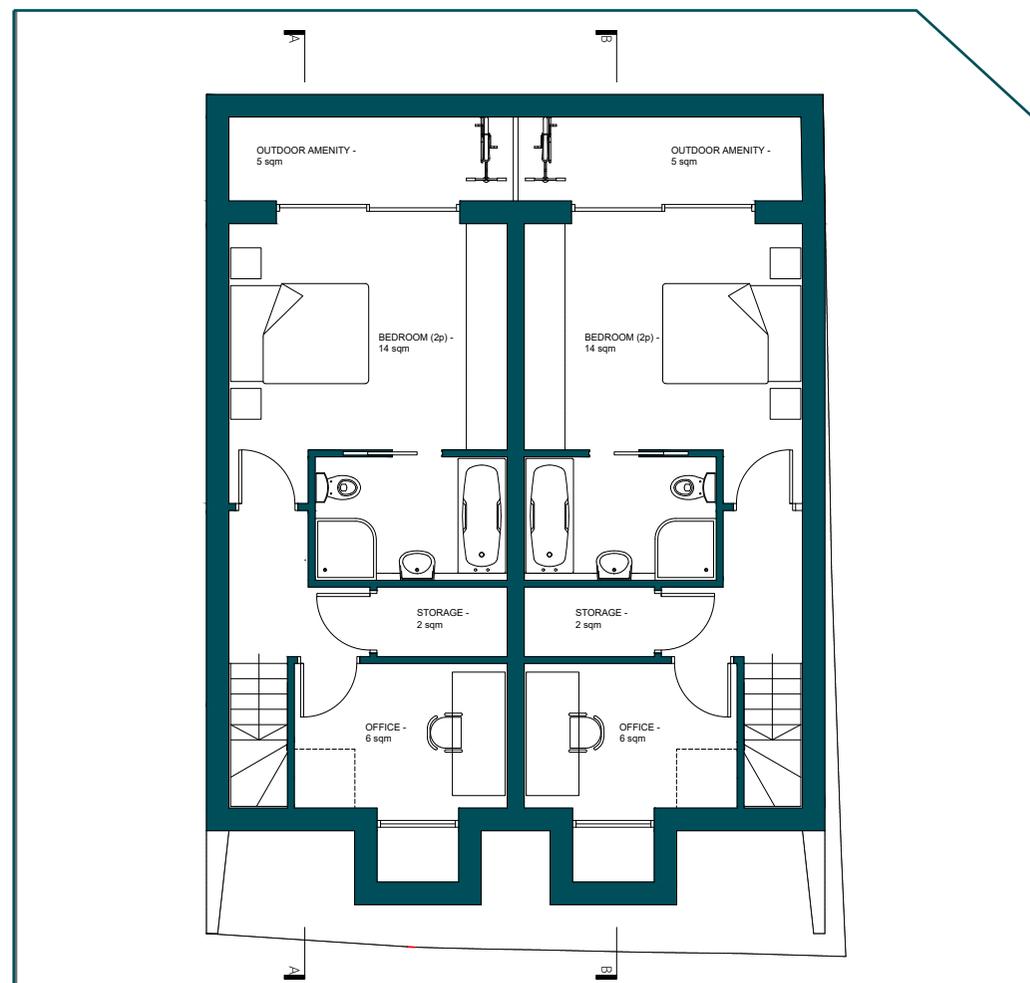
	UNIT 1	UNIT 2	UNIT 3
ONE BEDROOM, TWO STOREY	70.00sqm		
ONE BEDROOM, TWO STOREY		70.00sqm	
TWO BEDROOM, SINGLE LEVEL			69.00sqm

Secure cycle storage for five cycles will be provided, one in each ground/basement level flat in the rear gardens and three at the front of the building.

Refuse storage has a designated area to the front of the site. |

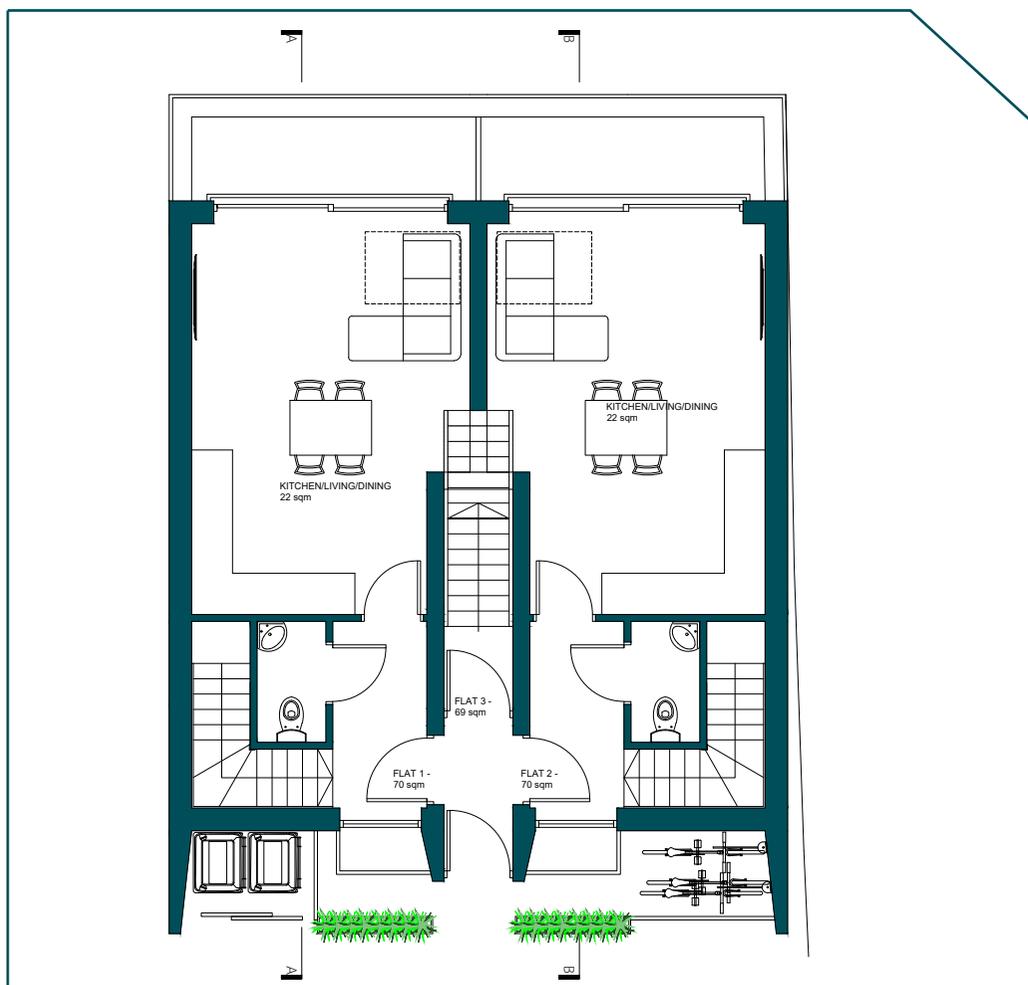
## 6.3 SUSTAINABLE HOMES

Details of the energy and sustainability including renewables are incorporated into the Energy Statement provided by EPS Group. The proposals will integrate renewable and sustainable energy resources in line with these guidelines.

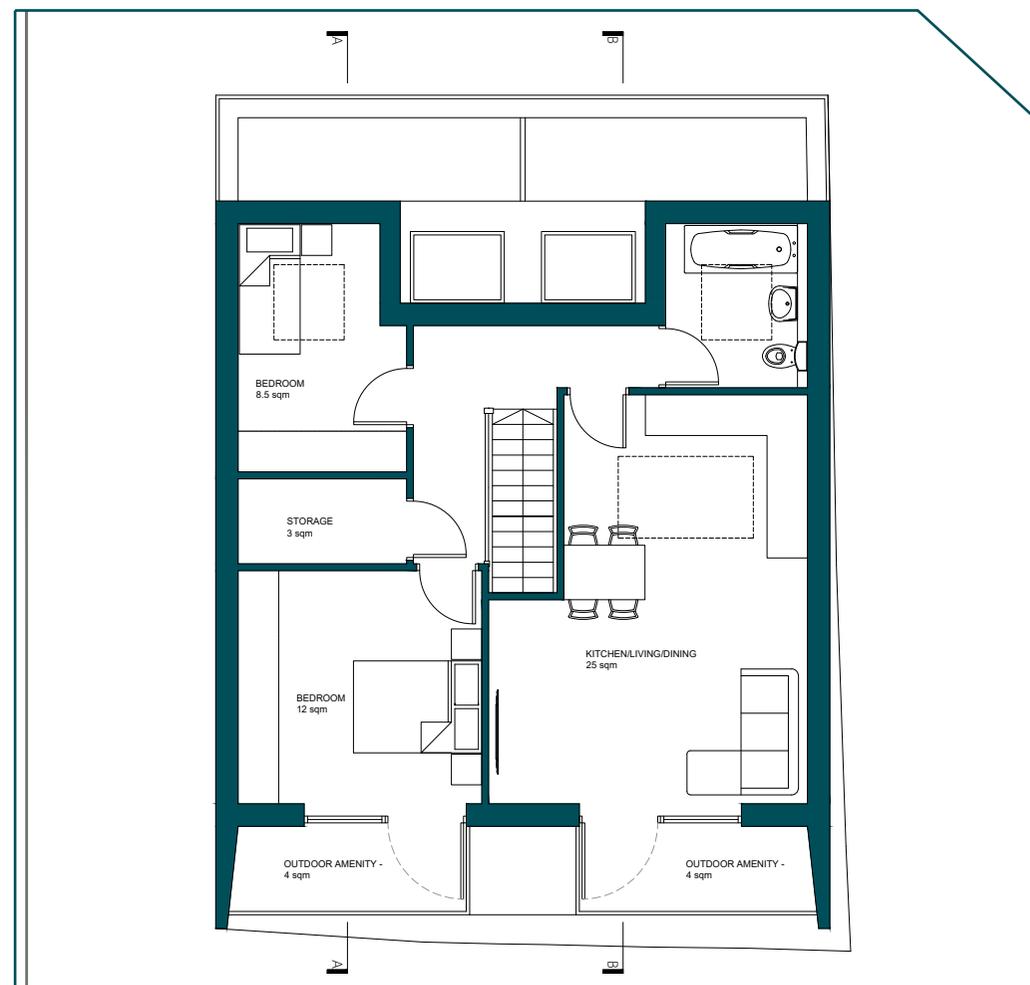


BASEMENT

# 6.3 SUSTAINABLE HOMES (CONT)



GROUND FLOOR

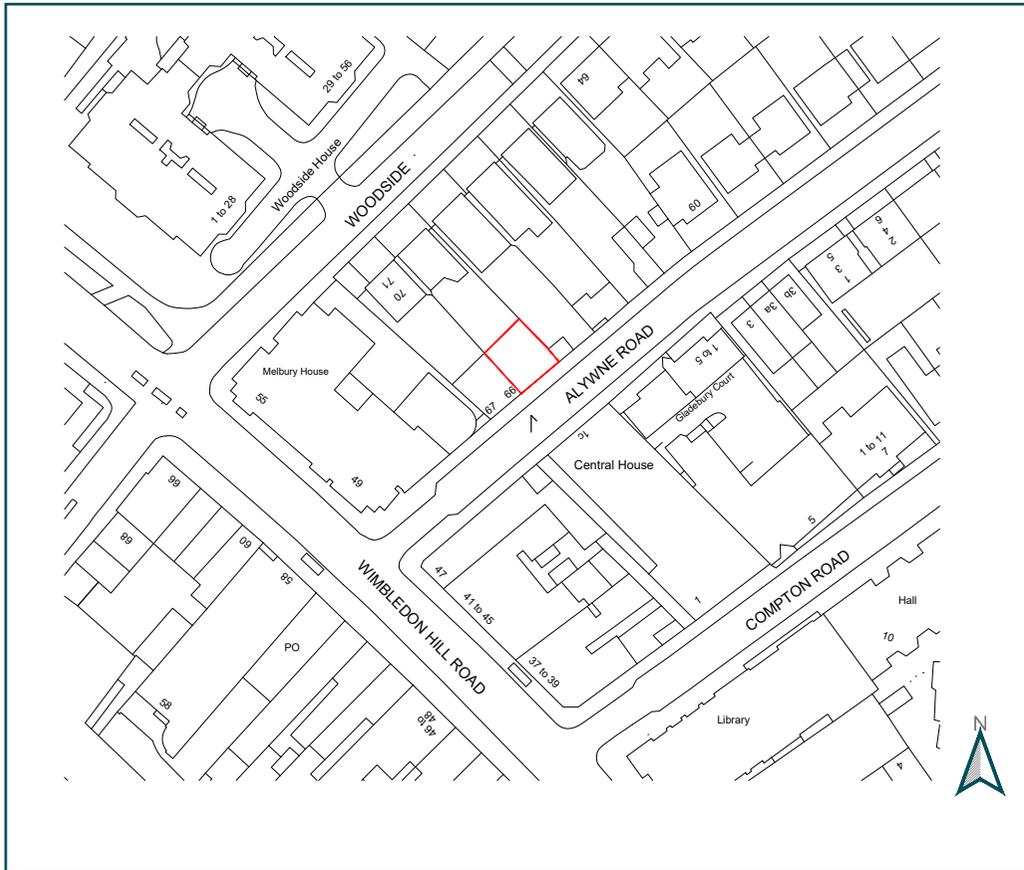


FIRST FLOOR

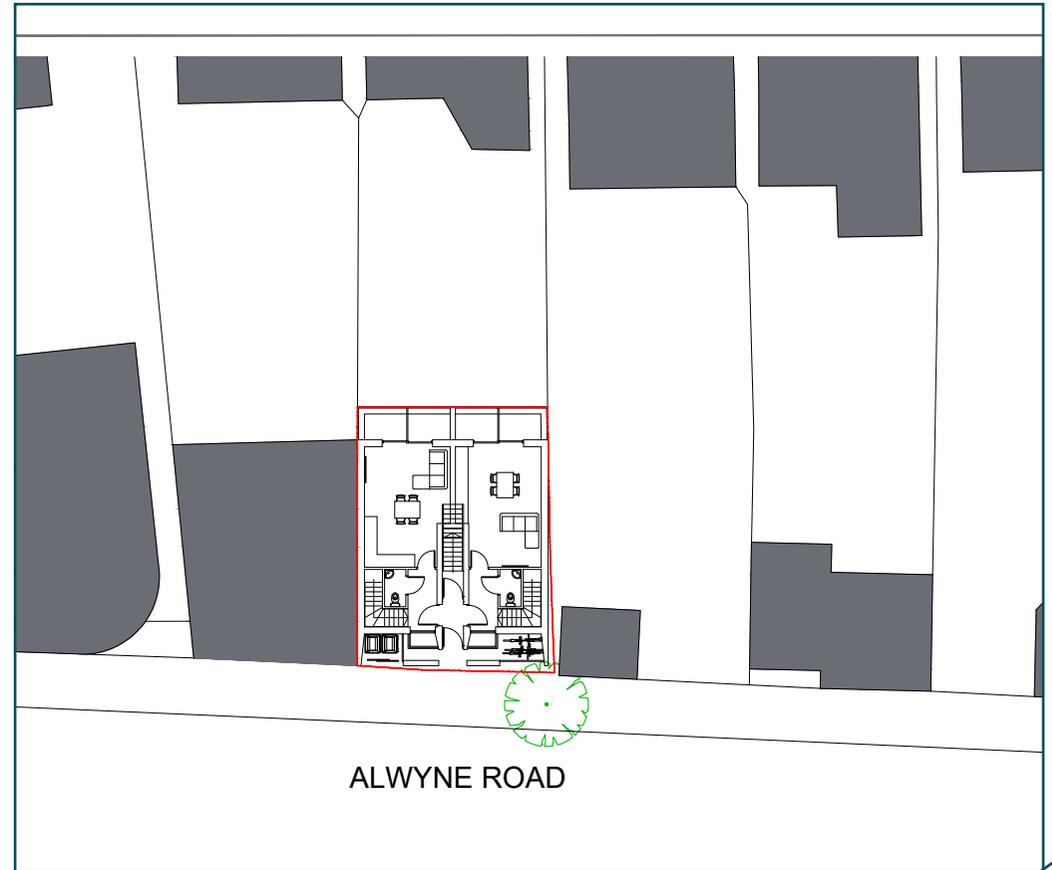
# 7.0 APPLICATION PLANNING DRAWINGS

## 7.1 Application Planning Drawings

# 7.1 APPLICATION PLANNING DRAWINGS

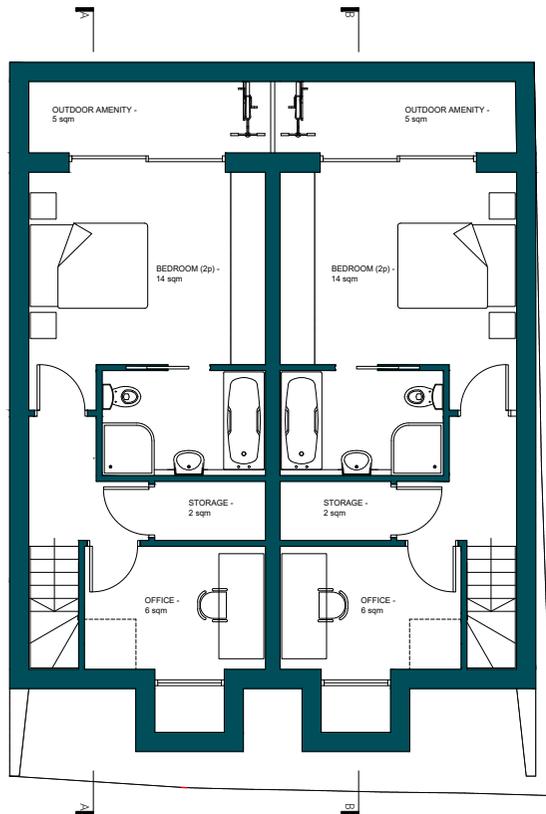


LOCATION PLAN

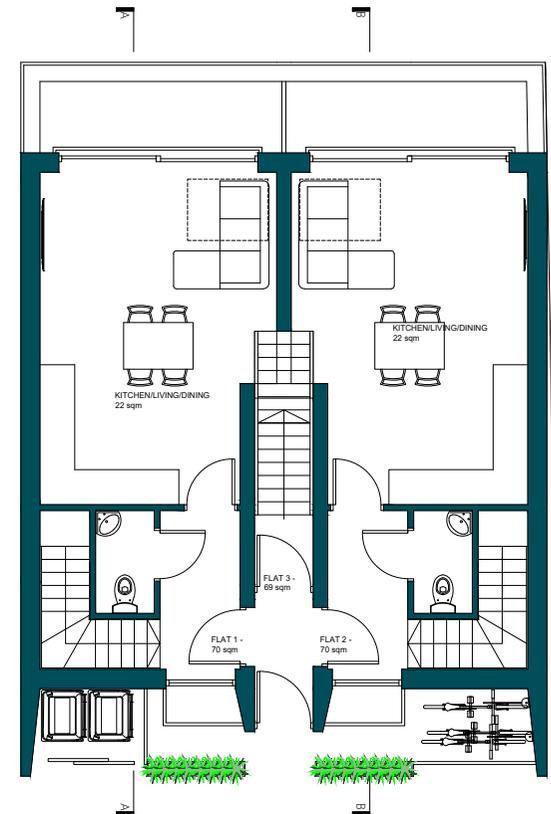


PROPOSED SITE PLAN

# 7.1 APPLICATION PLANNING DRAWINGS

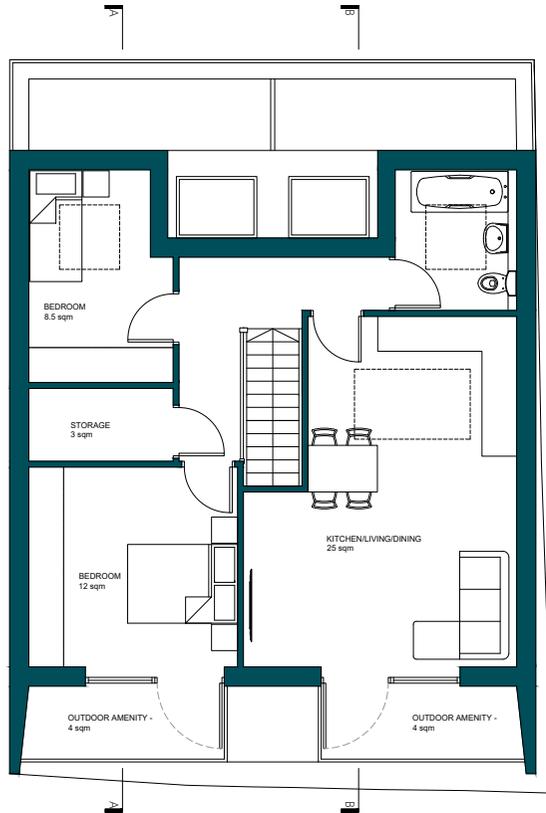


BASEMENT PLAN  
1:100 @ A3

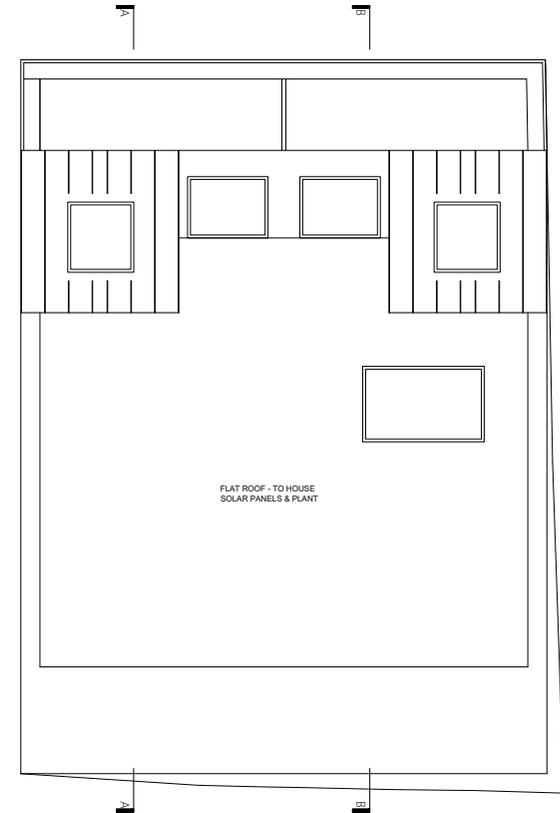


GROUND FLOOR PLAN  
1:100 @ A3

# 7.1 APPLICATION PLANNING DRAWINGS

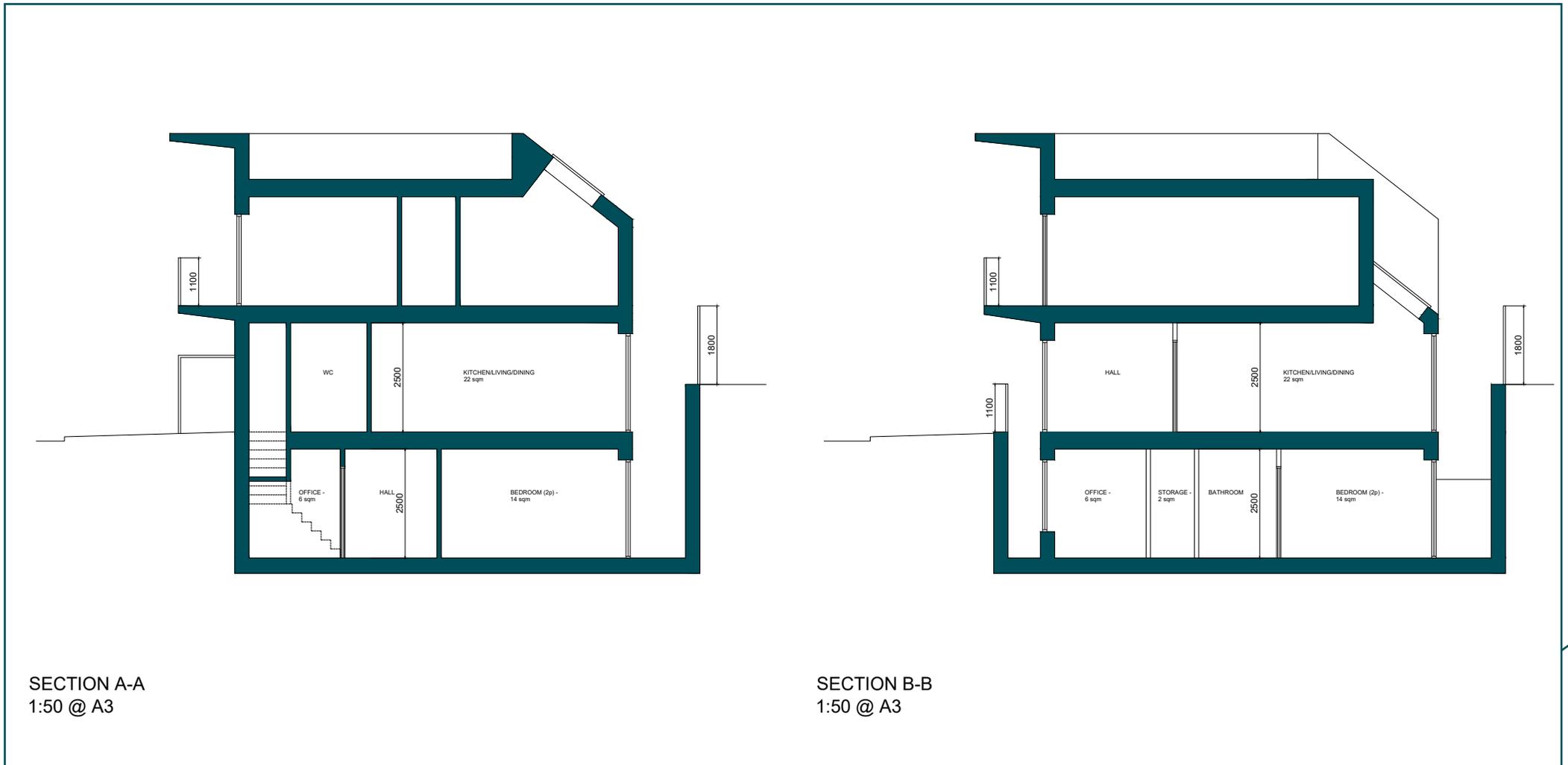


FIRST FLOOR PLAN  
1:100 @ A3



ROOF PLAN  
1:100 @ A3

# 7.1 APPLICATION PLANNING DRAWINGS



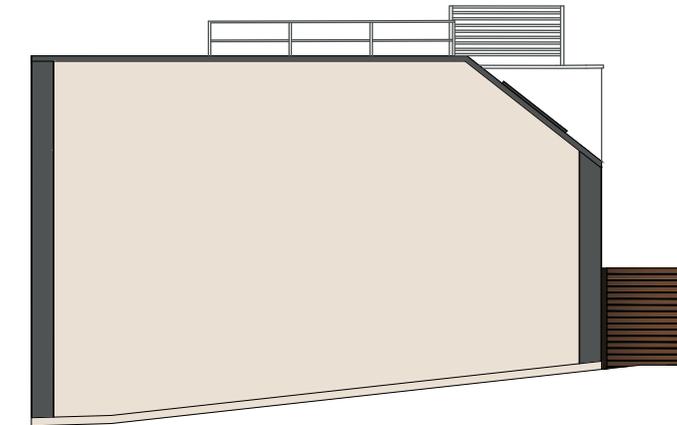
# 7.1 APPLICATION PLANNING DRAWINGS



# 7.1 APPLICATION PLANNING DRAWINGS



FRONT ELEVATION  
1:100 @ A3



SIDE ELEVATION  
1:100 @ A3



REAR ELEVATION  
1:100 @ A3

# 7.1 APPLICATION PLANNING DRAWINGS



1 - Zinc Cladding  
Anthracite Grey or Similar



2 - Rendered Wall  
White or Similar



3 - Live External Wall  
Live Planting



4 - Powder Coated Aluminium Windows & Doors  
Anthracite Grey or Similar



5 - Horizontal Timber Cladding  
Western Red Cedar or Similar