

Design & Access Statement

31-33 Radnor Road, Weybridge, Surrey

Date: 5 November 2008

---

Background

A planning application was made on the 1<sup>st</sup> April 2008 for the demolition of the existing factory and erection of 11 flats. The application was refused by Elmbridge Borough Council on the 1<sup>st</sup> July 2008.

The main reasons for refusal were:

1. Unsympathetic layout of the scheme with a lack of amenity space for future occupants.
2. Failure to demonstrate that the existing site is genuinely redundant for employment purposes.
3. Failure to provide an ecological survey.
4. The proposed development did not incorporate appropriate energy efficiency and renewable energy measures.
5. The application did not propose to make any payments for infrastructure and service contributions.

Comparison with the current application and the previous application

- a. The site area remains the same.
- b. The number of flats has been reduced by two.
- c. The number of car parking spaces has been maintained, thereby creating more on site car parking per flat than the previous application.
- d. The amenity space has been considerably increased.
- e. The street scene has not changed.
- f. The revised scheme has been fully discussed with Ann Biggs at Elmbridge Borough Council and has been tailored to those discussions.

Use

The past use of the building is clearly a non conforming user in a residential area. Particular problems arose as a result of this manufacturing unit, as follows:

1. Access by large vehicles delivering materials and removing completed products.
2. Vehicles used by the workforce parking in Radnor Road.
3. Noise and pollution caused by the manufacturing process.

Employment

The last time staff were employed at Radnor Road factory was in October 2005. This was a single member of staff who acted as a caretaker to goods that were being stored within the building.

A fire inspection took place in the Summer of 2005 and the owners were granted an extension until the Autumn of that year to comply with conditions. It was not possible to comply with those conditions and the owners were forced to close the factory due to health and safety and fire regulations and all staff were moved to a modern sister factory in Bookham. The only local staff member who was employed at Weybridge was transferred to Bookham and still remains there.

Development Concept

The proposed development of 9 flats would provide less massing and less site cover than the existing buildings. The Victorian street scene has been maintained together with the gutter lines and roof profiles.

**Infrastructure and service contributions**

The owners are prepared to make full contributions in accordance with the supplementary planning document adopted in 2008 by Elmbridge Borough Council.

2008/2627

**Ecological Survey**

A full ecological survey has been undertaken and is appended to this application.

**Renewable energy measures**

This is a planning application and has not addressed in full the energy issues. However, it is intended to meet sustainable housing standards with the following:

- 1. Reuse of grey water.
- 2. Reuse of rainwater.
- 3. Sustainable energy from solar radiation and roof panels to the internal roof slope of the within the courtyard.
- 4. High insulation values to the buildings. The construction methodology will follow the code for sustainable homes.

**Access**

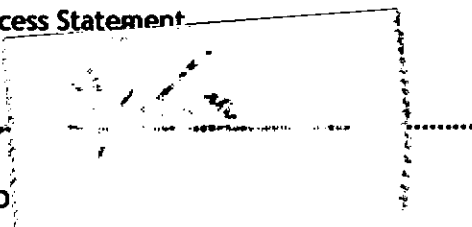
The access has remained unchanged from the previous application, which was amended on the recommendation of the County Highways Authority.

**Site security**

- 1. Access controlled entrance gates will be provided.
- 2. Full security lighting and screening will be provided within the site.
- 3. Security locks will be provided to all doors and windows including multiple locking probes to all external doors.
- 4. Common staircase and corridor areas will be illuminated so that there are no shaded areas or dark corners.
- 5. Sound insulation will be provided between the individual units and between floors.
- 6. Security lights will be provided to the inner courtyard and amenity area. This lighting will be screened from the adjoining housing.

**End of Design and Access Statement**

Signed .....



Christopher J Cobb  
MRICS FCIOB

Date ..... 6 NOVEMBER 08 .....

Paxton House, Waterhouse Lane, Kingswood, Surrey, KT20 6EJ.  
Tel: 01737 362233 Fax: 01737 363105  
[chris@tudors.co.uk](mailto:chris@tudors.co.uk)

---