



*For illustrative purposes only.*





Developer



Architects



Project Managers  
Planning Advisers



Structural Engineers



Landscape Architects



Quantity Surveyor



Mechanical & Electrical  
Engineer

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# 1

## INTRODUCTION

01 Executive summary  
02 Clients Brief

# 1 INTRODUCTION

## 1.01 EXECUTIVE SUMMARY

This Design and Access Statement (DAS) has been prepared by Platform Zero on behalf of Spelthorne Borough Council in accordance with the requirements of the DMPO and MHCLG Guidance on Information Requirements and Validation.

The application is for the development of Benwell House Phase 2, Green Street, Sunbury-on-Thames, TW16 6QS. The proposals comprise 35 apartments with a mix of 1 and 2 bed units. The proposal will complement the completed extension of the former Benwell House 1 (ref: 17/01847/PDO, 18/00529/FUL)

This application is for Full Planning permission and this DAS focuses upon the way in which the proposals have been resolved through an understanding of setting, scale, massing, grain, relationship to the surroundings and spaces, external appearance, the inter-relationship between access and movement, architectural details and materials. The development positively responds to recommendation made by the consultants.

**Section 1:** Introduces and sets out the framework for this DAS.

**Section 2:** Provides a review of the existing physical, social and economic characteristics of the site and surrounding area. It also provides an overview of the relevant design policy and guidance.

**Section 3:** Sets out the constraints to and opportunities for the site's development and the design principles to be used for the site.

**Section 4 and 5:** Explains the design evolution and development of the scheme.

**Section 6:** Explains the proposed amount, layout, access, scale, landscaping and appearance of the scheme.

The content of this statement draws upon the following specialist submissions:

- Planning Statement prepared by Lichfields
- Transport Statement prepared by TTP Consulting
- Waste Management prepared by RSK
- Flood risk assessment prepared by Patrick Parsons
- Energy/Sustainability Statement prepared by Mott Macdonald
- Lighting Impact Assessment prepared by Mott Macdonalds
- Landscape Design by Outerspace



Existing Site Plan

Key

01: Benwell House (Formerly Benwell House)  
02: Benwell House Block 2

## 1.02 CLIENT'S BRIEF

The client's brief is to provide a high quality residential building within the heart of Sunbury, providing:

- Contemporary residential accommodation that is well suited to the local residential market in Sunbury.
- A high quality domestic environment in a naturally ventilated, robust and fit for purpose building with large outdoors amenity provision, accessible to all residents.
- A building with very good environmental performance and sustainability.
- A high quality contemporary design that responds well to its immediate context.
- An inward looking building which engages with its site and local context.
- A building which compliments but does not seek to mimic Phase 1.

Over the course of the design period, several discussions & meetings have taken place which directly informed the design and key indications of the development such as; size and mix of units, supporting infrastructure and parking requirements.

A Pre App was submitted for a previous version of the building to Spelthorne and a meeting held at SBC with their planning officers on 23.04.2019. The formal response from SBC was received 07.05.2019 but the application was later refused at committee. Since then, the building has been redesigned as a smaller block which reacts to the neighbouring properties by further considering the proximits and overlooking.

The recommendations outlined within this response of Pe-App, meeting and public consultations have been woven into the proposal.

The first public exhibition was held on the 17/18 May 2019 at the Benwell Centre, The site was chosen on account of its location adjacent to the proposed application site. A second public consultation was held on site within Benwell House in 2022. Letters were hand delivered to local residents notifying them of the event as well as being advertised on Facebook, the council's website and in local newspapers.

The proposed development was presented across 5 exhibition boards. The boards covered the following elements:

- Introduction
- Site Context
- Details of Scheme
- Landscaping/Sustainably
- Concluding Remarks

Conclusions from the consultation can be found in Litchfields Statement of Community Involvement.



View looking East

