

Mrs V. Miroyan
37 Park Road
Kingston
Surrey
KT2 6BX

The Royal Borough of Kingston
Planning Department

5 January 2021

DESIGN ACCESS STATEMENT

DEVELOPMENT: 37 Park Road, Kingston, KT2 6BX

FOR THE PURPOSE OF: Obtaining planning permission for the extension and refurbishment of the terraced two-storey house and restoration of the front façade.

1) Introduction

37 Park Road is a Victorian time terraced house in Kingston. It locates on East – West axis with its front elevation on Park Road facing East. It shares the party walls on its North and South with its neighbours no. 39 and no. 35. The rear of the property faces a plot of land owned by no. 41 on Elton Road. (see Figure 01)



Figure 01: The property at Park road 37 highlighted in red.

The current dwelling has 2 reception rooms to the front and a kitchen and bathroom to the rear of the ground level. The property has three bedrooms on the first floor and a bathroom with access through 3rd bedroom to the rear (see Figure 02)

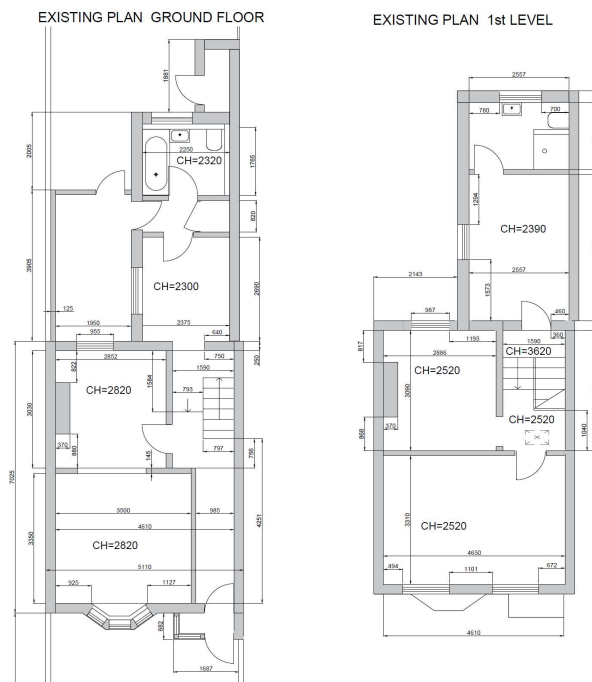


Figure 02: The front of the house is at the bottom.

I would like to extend the property at the ground floor including a side return and extension to the rear to create a bright and open plan family home with a kitchen/dining space on the ground floor. Improve access to the facilities on the 1st floor, creating an addition toilet and shower between two bedrooms. Currently, the 1st floor bathroom has the access through one 1st floor bedroom only. I would also like to restore the façade of the building by stripping the old, cracked plaster and exposing the original brick cladding and reinstating fake lintels above the windows on the 1st floor. This will improve the front elevation to be in line with the neighbouring property. The porch on the ground floor will be removed as it detracts from the original Victorian style of the house.

2) Proposal

This scheme was based on The Royal Borough of Kingston's Council's Supplementary Planning Guidance for Residential extensions.

Ground Floor

It is proposed to extend the rear of the ground floor by removing attached rear shed and create a side return to open-up the kitchen dining space. There will be the rooflights on the side return for providing additional lighting. A living area to the rear will make full use of the light from full width double glazed bi-folding door at the rear. The space will benefit from a guest toilet at the ground floor.

First Floor

The additional shower room with a toilet will create access from the other two bedrooms to the facilities, thus avoiding the need for access to the bathroom via the 3rd bedroom.

Front Façade

The porch will be removed, the original brick cladding to be restored on 1st floor and fake lintels to be introduced to match the character of neighbourhood houses.

Character and Materials

The design and materials of the rear extension will be matched to the best extent to the existing building. The rear extension is to be brick built and rendered with a colour match to the current colour. The new rooflights and bi-fold doors will be a double glazed, thermally efficient aluminium system. The height of the rear extension will match the current extension height at neighbour's house at number 39 and slop down to be 2.3m at party wall with the neighbour at number 35. All construction to meet building regulations and in particular thermal improvements as required by the regulations.

Light and Privacy

The extension height is sized as to respect the BRE right to light 45-degree rule with no. 35 and will not impede light to nos. 41 and 39. The glass roof on the extension side return will add interest to the view from the neighbour's kitchen window reflecting the sky, clouds, flying birds in the glass of the roof.

Access and Amenities

The proposal suggests that refuse storage will remain at the front of the property with an existing dropped kerb drive parking for one vehicle.

Disabled Access

The Ground floor would be designed with low thresholds where possible to aid the mobility of the occupiers.

Photos



Photo 01: Front elevations of Park road number 37 (left) and 39.

At Park road 37 (at the left-hand side) the porch to be removed, the original brick cladding to be restored on 1st floor and the fake lintels to be introduced to match the neighbour's house at Park road 39.



Photo 02: Rear elevations of Park road number 37.



Photo 03: Rear view on the existing extension at Park road number 39.

The proposed extension at no. 37 to match the height of the existing extension at neighbour's house no. 39 and have a drop to 2.3m height at party wall with Park road no. 35.



Photo 04: Rear view of the existing conservatory at Park road 37 at party wall with Park road no. 35.

Proposed extension at number 37 to be 2.3m high at party wall.



Photo 05: Existing kitchen galley type interior at Park road 37.

Proposed extension is to create an open plan kitchen dining space to maximise the natural day light from the rooflights.



Photo 06: Existing only 1st floor bedroom to the rear with the entrance the bathroom (via bedroom).

Proposed additional toilet and shower to improve the access to facilities on the 1st floor.