



24 SOUTH STREET CONVERSION PROJECT



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Introduction

This Design & Access Statement has been prepared to accompany the full planning application for Epsom & Ewell Borough Council, for the change of use conversion and of the existing property to accommodate one bedroom residential units at first, second floors and commercial unit on the ground floor to the property 24 South Street, Epsom, Surrey, KT18 7PF. The Design & Access Statement should be read in conjunction with the other application documents

Background

The property 24 South Street Epsom, Surrey is within the conservation area of Epsom town centre in a predominately retail, commercial and residential area, comprises a mix of retail units,(predominately at ground level) and commercial and residential units/apartments at upper levels from various decades, (many built before 1970). Heights and accommodation vary between 3 to 4 storeys high within the vicinity. The existing property is a 3 storey end of block, Georgian facade, (it is thought the building is of nineteenth century origin) with a pitch hipped roof it is currently vacant and has been unused for a number of years. It had been used as offices for the Surrey County Council since 1996 and currently suitable for use for A1/A2 purposes. The intent of the proposal is for change of use of the upper parts, first and second floor. The proposed development complies with the development policies, both locally and nationally and meet the increasing needs for the Epsom and Ewell Borough to meet housing targets. The proposal acknowledges current housing standards in terms of sustainability, amenities and modern living spaces and standards.

Location

The property 24 South Street is located south to Epsom town centre and within the walking distance of the mainline station and located nearby to the market place and the Ashley Centre. South Street has a mix of smaller retails units, offices, restaurants, pubs and residential.



The property is placed close to local transport links including numerous bus stops, Epsom mainline station is within 5 minutes walking distance and provides a frequent service to London Victoria, Waterloo and London Bridge stations. Local Amenities include local bars,

restaurants, Epsom's shopping facilities and numerous local businesses, this results in the proposal being able to take full advantage of the many shops and restaurants which are well within walking distance, thus encouraging people to use and support the local area rather than travel further away to shop and socialise.

Context Character

The properties within South Street reflect a variety of different architectural styles and is a conservation area. Finished in materials and details which make a valuable contribution to the character of this part of Epsom town and is the historic part of the town. Commonly used materials within the context include brickwork, timber framed windows, coloured and white render/stucco, clay and slate tiled roofs. The existing property comprises of a three storey end of block property with the ground floor lending itself to a specialist or boutique retail shop. The existing shop front and facade of the building is to be maintained. The Upper floors have a main staircase linking up to the floors. The floor areas are adequate sizes for smaller residential units working on each floor level separately. The topography of the site is relatively level with the entrance to the property at street level. This section should be read with the attached site photographs.

Existing Site & Access

Fig. 1.0 is a site analysis diagram showing the existing situation. The site area is a total of approximately 97 sqm. The existing property footprint occupies approximately 66 sqm. The neighbouring property 26/28 South Street, listed in 1954, has a double bowed shopfront with a central door of 19th Century origins, the building as a whole is of seventeen/eighteenth century origins. The neighbouring property to the north of 24A South Street is similar in appearance and character with the exception of the shopfront. Figs. 2.1 & 2.6 show photographs of north and south facing elevations of the property and their surrounding context. The front and rear elevation of the property.



Existing access is from South on the southern boundary as indicated in Fig. 2.0. A separate doorway off South Street, leading to a hallway and staircase up to the upper floors. This arrangement suits the conversion of the existing upper parts to residential units.

Existing Soft and Hard Landscaping

The property 24 South Street, Epsom, is within a 3 storey building with a hipped tiled pitch roof end of a block of similar properties. The existing shop front at ground floor level, is retained and lends itself to a specialist / boutique type of retail outlet. The upper floors have a separate entrance from street level.

- Fig 2.0, shows the Front East Elevation.
- Fig 2.1, Shows South Street towards the South direction towards Ashted
- Fig 2.2, Shows South Street towards the North direction to the market place
- Fig 2.3, shows the front elevation facing South.



Design Objectives

The local area is currently suffering from lack and demand of good 1 & 2 bed flat units. Housing provisions such as this proposal will create good homes/housing to serve a local community

within the town centre in the future. Aims of the strategy is that the town centre will provide an important source of housing supply to assist in meeting the targets set out within the Core Strategy. It is an appropriate location for delivering mix dwelling sizes to meet the needs of the Borough. The proposal considers the typology of the temporary accommodation units catering for the people in need for housing.

The existing property currently vacant and unused needs modernising and updating to current standards and legislation, it is the intention of the property owner to put better use of the property by providing residential accommodation. Using modern materials and techniques that are currently available, the property's thermal performance will be upgraded. There is scope for sustainable development features. The property owner will pursue solutions for lowering energy usage as integral to the overall design improving thermal insulation, low energy lighting and water consumption.

The proposed conversion, alterations and enhancement of the property has been assessed and considered. In general, the existing appearance and character of the building externally is kept and retained with a view to keeping the conservation aims of the surrounding context and buildings, very minor proposed external alteration includes enlargement of the window on the first floor on the rear elevation. It was decided to enlarge this window in order to provide better natural lighting to the proposed kitchen on the first floor flat. The proposal of the internal alterations is designed to outlay the minimum impact and obstruction to the surrounding area and context. Thus the internal conversion and layout of the proposal is kept minimal as possible and has no effect with the external appearance or character. The following design criteria informs the design solutions.

The height of the proposed works is restricted, kept to the existing height of the existing building and does not protrude the heights of the surrounding immediate dwellings. All habitable rooms are strategically planned to avoid any nuisance from use to neighbouring properties. All Doors and Windows/glazing are retained as existing. The existing windows and their positioning ensure that there will be no scope for overlooking at close distances of the adjoining properties.

Accessibility

The site has good permeability and access from the local road network. Public transport links to the property is very good. Epsom train station is 5 minutes walking distance, as there are good bus routes to and from surrounding areas. Vehicular and pedestrian access to the site is very good. The access to the site can also cater for any emergency services, as necessary, i.e. Fire Brigade vehicles, Ambulances etc. The internal layout of the dwelling considers current disabled legislations and is planned to provide comfort and ease of use for disabled and elderly occupants.

Conclusion

The proposed conversion and alterations to the existing property is designed to create a sympathetic, sustainable, environmentally friendly and meeting space standards, (London Plan), living accommodation appropriate for the needs and benefits of the residents/owners. The development proposal is a high standard of design at an appropriate scale within the site context and its neighbours, not to be obtrusive to the local context. The proposal acknowledges, respects, carefully and thoughtfully considers the characteristics of the area and typology, as well as the effects upon adjoining neighbours whilst maintaining the character of the site.

It also respects and reflects the local and government policy guidelines in maximising sustainable development potential and meeting the Epsom and Ewell Borough Council's much needed residential housing requirements. The existing property is suitable with its location for additional sustainable housing to accommodate a residential development of this scale. The property has a good public transport connectivity and capacity. The proposed development is designed for minimal future management and maintenance costs and to allow future change and flexibility. The planning policy as applicable to this site and proposal is contained within the National Planning Policy Framework, the London Plan and the council's adopted core strategy and related development plan documents. With regard to Epsom and Ewell Borough's Council the most relevant documents are council's local development framework core strategy, Council's adopted corporate plan 2012-2016, Its site development Policies DPD (adopted), Urban Design SPD and the housing needs register.