

DESIGN AND ACCESS STATEMENT

24 West Hill, Epsom KT19 8JD



Existing Front Elevation

Refer to drawings: - 001 (Existing) & 101 (Proposed)

Issue 16.01.21

1. INTRODUCTION

The Design and Access Statement has been prepared in accordance with the Department of Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to Commission for Architecture and the Built Environments (CABE) guidance on Design and Access Statements: How to write, read and use them” (CABE 2006).

2. SITE LOCATION

The application site at 24 West Hill is located opposite Fair Green and sits between 'Eclipse House' and the 'Epsom Christian Fellowship' building. To the rear of the site is a row of terraced 2 storey dwellings that make up Sharon Close. The existing single dwelling is a 1960's 4 Bedroom property with a block paved front drive and front boundary wall with vehicular access.

3. HERITAGE

The application site is located within the Stamford Green Conservation Area, noted as an area where a "patchwork of green open spaces and built development combine to provide a unique character". The proposal does not affect the green area aspect of the area and we hope that, working towards a common goal in terms of aesthetics and materials, we can construct a building deemed worthy to fit within the existing built development.

4. CONTEXT

The proposal is to demolish the existing dwelling and replace with a small block of 4x1no Bedroom Flats. Pre-Application advice has been obtained for the proposal ref 20/01806/PREAPP.

Following the advice, the notable points and changes made are as follows:-

1. Compliance with 'Nationally Described Space Standards 2015'.
2. Private Amenity Space for each unit above 6qsm
3. Removal of front roof dormers and replaced with Conservation rooflights
4. 22m gap retained between rear elevations at Sharon Close and proposed First floor rear elevation windows.
5. Garden depths of 5m with existing trees and foliage retained to reduce potential for overlooking/loss of privacy
6. Cycle and Refuse facilities provided.
7. Soft landscaping added to the front elevation of the building and to the RHS flank walkway (planting bed). No tree or bush removal.
8. Preliminary Ecological Survey provided
9. Bat, Swift and Bird boxes incorporated into the design

5. USE

The building will continue to be used as existing (C3)

6. AMOUNTS

The proposal would increase the overall internal floor area at Ground Floor level by 37m², First Floor level by 17m² and new loft space (above 1.5m height) of 43m²

7. SCALE

The scale and layout of the extension takes into account the existing property, the surrounding buildings. The Pre-App Advice made it clear that the scale and bulk of the proposal would be looked upon positively.

8. ACCESS

The access for the property is as existing, without parking provision as noted as being achievable following Pre-Application advice.

9. APPEARANCE & MATERIALS

Materials used will be as follows:-

- Roofing tiles/slates
- Timber/Aluminium fenestration
- Face brickwork
- Obscured glazing to side elevation and Bathroom windows
- Timber and glass porch detail
- Conservation rooflights to front elevation
- Timber refuse storage
- Block paved external hard landscaping

10. SUMMARY

The proposal has been adapted to suit the advice provided and we now believe that the proposal would not detrimentally affect any neighbours or the streetscene and will provide a positive regeneration of the site.