
DESIGN AND ACCESS STATEMENT

Design and Access Statement for a
single storey porch extension and
single storey rear extension
following demolition of existing
conservatory at:

77 Hammond Road
Horsell
Woking
Surrey
GU21 4TH

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February 2021

Introduction

This application is for a single storey porch extension and single storey rear extension following demolition of existing conservatory at 77 Hammond Road, Horsell, Woking, Surrey, GU21 4TH.

Location/Site

The site is located at 77 Hammond Road in Horsell, Woking in a residential neighbourhood. On the site is a 2-storey semi-detached redbrick house with 3 bedrooms, a conservatory and a big garden to the north-eastern side of the plot. There is off-street and on-street parking available.

The neighbouring properties are 2-storey redbrick houses with on and off-street parking, and good-sized gardens to the rear of the properties.



Figure 1. View of site within the context (Apple Maps)

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Figure 2. Birds eye view of rear side of site (Google Maps)



Figure 3. Birds eye view of front side of site (Google Maps)

Client's Proposals

When carrying out the design for the project, the client's needs are to demolish the existing conservatory and build a single storey rear extension and add single storey porch at the main entrance and enhance the functions that are blended in with the environment, whilst understanding the practicalities of each.

The extension of the property will enhance the sustainability of the building for my client's long-term requirements, which is a positive outcome for the housing supply and environment.

Design Considerations

Scope of Work

The Proposed scheme will create the following benefits:

- Extending the property will make the rear elevation more aesthetically pleasing.
- Improving the function of the property.
- Create a porch at the entrance of the house.

Scale

The proposed development has a scale which fits in with the surrounding area as the changes to the exterior of the building are mainly out of site of the public, minimal and in keeping with the rest of the properties on the street.

The proposed developments will not be out of character as the porch extension will be 1m x 2.3m and the rear extension it will be 6.2m x 5.1m.

Appearance

The visual impact of the proposal on 77 Hammond Road is limited as the proposed extension is keeping with the existing aesthetics of the property. The rear extension will have a flat roof with 2 roof light windows, with double glazed bi-folding doors that lead to the rear garden. The porch and the rear extension materials are to match the existing.

Landscaping

No landscaping changes to be made to the property.

Access

The development of the property will be in accordance with the regulations contained in Approved Documents Section M1 and M2 of the Building Regulations pertaining to residential use. This covers aspect of entrance, stairways and sanitary facilities.

The site can be access from Hammond Road by foot and by car.

Planning History

In 2018 an application for a Certificate of Proposed Lawful Development for a single storey porch extension and single storey side extension following demolition of existing conservatory was submitted and a Certificate of Lawfulness was awarded with reference number PLAN/2018/0590.

Parking and Highway considerations

No changes are being made to the existing parking arrangement.

Bike Store

No changes are being made to the existing bin storage.

Sustainability/Energy Performance

The Local Context: The proposal uses existing house within the settlement area; and will contribute to the mix of houses in the area and has easy access to modes of transport other than private cars.

The Built Form: the building has been designed to take advantage of the sunlight movement during the day.

Energy: External lighting will be powered by a renewable energy system. A S.A.P. Certificate to meet the current Building Regulations requirements will record the energy efficiency of the houses. Other energy saving feature to be included: Energy-efficient Wall Mounted Electric Radiators, energy-efficient Electric Boiler, Heat-Recovery Ventilation Systems such as Mira Sport Max Airboost that injects air into the water coming out of the showerhead to add additional pressure therefore

saves water; in addition to blinds designed to insulate, reducing heat loss by up to 46 per cent. All floors, roofs, walls, windows to give a U-value that make the Building meet the energy performance standards required.

Water: The proposal will include water saving devices such as Dual/low flush toilets (water saving); in addition to Eco shower heads and water butts (to collect rainwater for garden use).