

2019

Design & Access Statement



Urban Horizon Building Design

Re. 29-31 Woodville Road,

Thornton Heath, Surrey, CR7 8LH.

02/12/2019

1.0 Site and Area

The site is situated on the north-west side of Woodville Road. 100 meters to the north-west of the property is High Street, Thornton Heath with bus services and a busy parade of shops which include public houses, restaurants, fast food outlets, food shops, doctors, vets, swimming baths and health club, Crystal Palace Football Club etc. Thornton Heath Recreation Park is within 500 meters and 400 meters to the south-west is Thornton Heath train station which provides trains to London, Croydon and the south coast. University Hospital Croydon is within one mile to the south-west. The property is in a very sustainable and accessible location.

2.0 Proposal

The existing property is a four storey detached property providing twelve self-contained flats. There is a rear private car park that is access at the side of the property passes the main entrance of both the new proposed flats.

This application is to excavate the area below the ground floor to form two, two bedroom self-contained flat. Each bedroom window in both flats will have terrace light wells example:



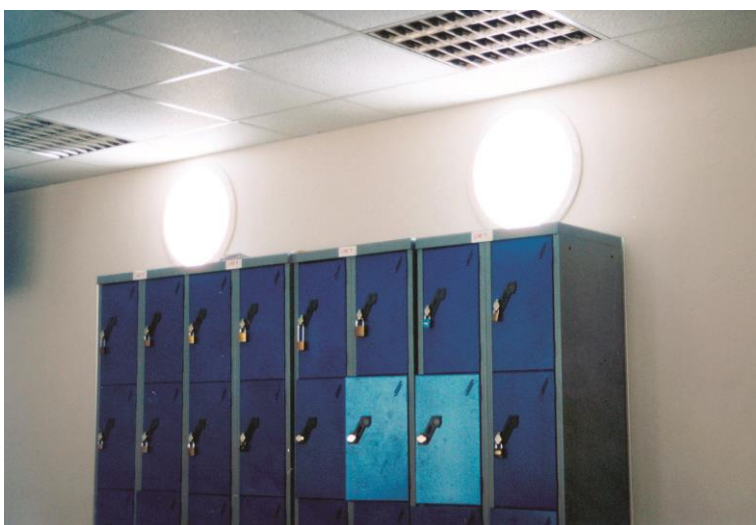
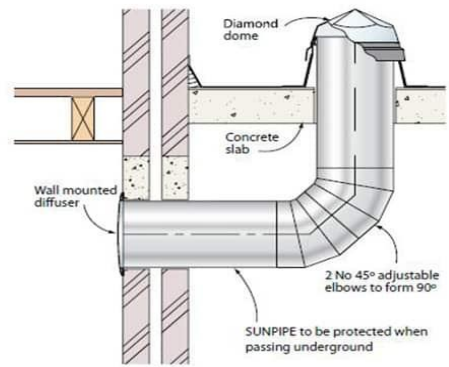
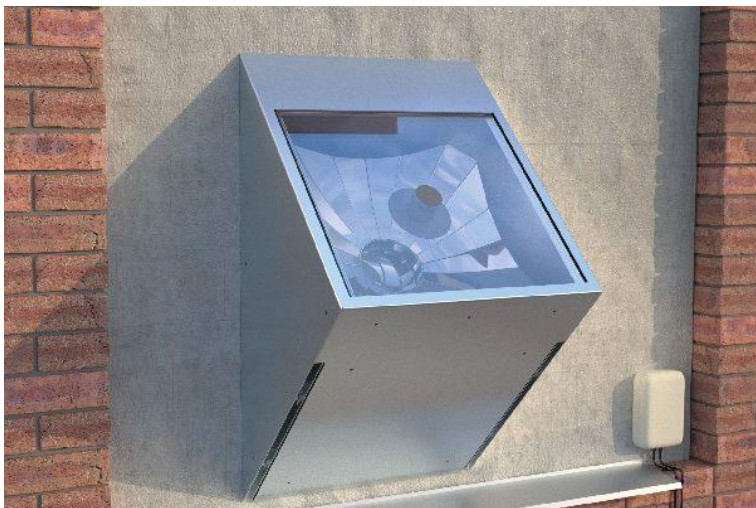
This will allow natural light into each bedroom. The Living room will have windows at the side of the building to allow ventilation and natural light. There will also be Solar Tubes with Shields (Shields are like curtains), the Shields control how much natural light the occupant would like into their chosen area.

These will be in three main parts of each flat, the Solar Tubes are placed in these areas to increase the natural light capacity where it might be lacking.

Pictures enclosed below and more information regarding this product can be

obtain via <https://elitesolarsystems.com/solar-tubes-vs-skylights/>

and <https://addlite.co.uk/getting-natural-light-into-a-dark-room/>



In addition to that Flat 13, kitchen will have a Skylight style light well with a ventilation system, which will not hinder access to residents above, Flat A door entrance example.



The kitchens (Flat 14 Kitchen) will also have an extractor fan and a ventilation system (Air Vents). Air vents would be in the Laundry, Bath, WC and Shower rooms too.

Photography of the rear of the building is shown below.



3.0 Appearance

The interior flats colours would be Sky Blue and White paints for the walls to brighten up the flats. Pot Lights lighting system controlled by Dimmer

Switches insert with bulbs like (Incandescent, Fluorescent, Light-Emitting Diodes and Halogen) will be used in the flats to give that extra brightness.



Exterior appearance of the property will remain unaltered as the proposals, are below the existing ground levels. The driveway which is 4 meters wide gives access to a car park to the rear of the building and the entrance for the new proposed flats too. All materials will match existing and be sympathetic with the existing building and that of the surrounding properties. A refuse and recycling bins enclosure which consists of 5x bins of 1100 liters each. 1 bin for Food Recycling, 2 bins for Dry Recycling and another 2 for Landfilling will be provided. At the front of the property accessible to the collection services.

4.0 Access

Access to the property via Woodville Road will have an additional staircase at the right side of the undercroft. The undercroft and the side staircase would have day, night and body sensors automatic lighting system. To give extra visibility at night.

5.0 Conclusion

The area is in need of more accommodation which is provided by this form of development without the disruption of the existing domestic units. The location of the application site is such that it will not result in dependence on the motor car. Even though there will be 14 car spaces available for residents to use.

The design has taken into account the surrounding properties and amenities of occupiers and neighbours. This development will enhance the appearance of the area and be beneficial to its occupants and neighbours, and provide a high-quality dwelling which is much needed in Thornton Heath. The proposal fully adheres with the Government Guidance and Development Plan Policies and the Croydon Council's Standards for controls and guidelines for residential development of the UDP and the London Plan. Accordingly, it is considered that planning permission can reasonably be granted.