



**14 Chalk Lane, Woodcote Village, Epsom, KT18 7AR.**

## **DESIGN AND ACCESS STATEMENT**

### **Proposed development works:**

- New side single storey lean to extension with side access door.
- Internal configuration of stairs to original setting.
- Other internal minor alternations:
  - Reprovision of bathroom to first floor to create a comfortable kitchen dining space with doors to garden.
  - Replacement/repair of existing windows and doors.
  - Replacement of existing rear flat roof with new “warm” insulated flat roof.
  - Removal of brickwork around fireplace.

The Design & Access Statement should be read in conjunction with the detailed drawings, historic report and other supplementary documents accompanying this application.

### **Existing site:**

14 Chalk Lane is an end of terrace Grade II listed building in Woodcote ward. The house is part of a small group of dwellings built around the third quarter of the 17<sup>th</sup>C to the second quarter of the

18<sup>th</sup>C and consequently altered during the 20<sup>th</sup>C as illustrated in the Heritage Statement that accompanies this application.

The dwelling was first listed on 22 March 1974 and the original listing states:

“Early/mid C18. Colourwashed brick. Old tile roof. 2 storeys. Band. 2 ranges of windows, sashes on ground floor, modern casements above. Flush panelled doors with simple hoods.”

The main formal entrance to the house is through the front door leading directly into the lounge and consequently to the core circulation areas. Although this remains as a formal entrance, it restricts the usable space in the room. The kitchen is currently located to the back of the house, accessible from the lounge and directly from the courtyard garden via a side ally way. The size of the kitchen is quite small in comparison to the size of the other living area on the ground floor and number of bedrooms. There is a downstairs bathroom/toilet between the lounge and the kitchen.

### **Proposal**

The object of this application is to put the property into good repair and create a home that will be attractive and respectful of this building whilst having a sustainable future.

The main proposal revolves around the establishment of a single storey extension to better utilise the downstairs space and reinstate the stairs to their original position and hence create a larger family kitchen and dining space. The pitched roof extension will include conservation roof lights to enhance natural lighting into the property and create a more spacious and inviting entrance hall, increasing the internal usable space in the lounge.

Internally, other minor alterations subject of this proposal include reprovision of the downstairs bathroom to the first floor.

### **Design**

#### **Use:**

The primary function of the proposed side extension is to:

- Reinstall the stairs to their former position whilst creating a safer tread.
- Construct a separate side access to the house to create more usable space in the front living room. The intention is for front door to remain in situ and widen the space usable space to accommodate living room given the already narrow format of room.
- Increased width will greatly improve ambience of kitchen/dining area with doors leading to garden.

The stairs which have been altered several times since the mid 1970's are open tread, dog-legged and incompatible with an early 18<sup>th</sup>C home. This proposal puts the stairs against the rear wall of the present lounge where they were prior to c1975. The construction of the side extension enables this relocation of the stairs.



*Lounge with existing stairs and brick surround*

The new first floor bathroom will be more conveniently positioned adjacent to the bedrooms and will enable the depth of the kitchen to be increased allowing a more contemporary style of living.

The doors leading to the garden will enable greater connection between the garden and dining area.

The addition of the extension and the doors to the garden serves a practical layout that will make it a desirable home for the next few decades whilst remaining subservient in size and character of the original dwelling.

#### **Appearance:**

##### **Roof**

We propose to use plain clay roof tiles on the proposed side extension similar to those on the main roof.

As part of the proposed improvement work, a replacement covering to the flat roof using “warm” roof construction with felt finish (as existing), will further improve the insulation of the property.

##### **Brickwork**

The brickwork will be stock bricks pointed to match the existing on the front and rear elevations and on the boundary wall left unpainted on the side elevation. The scale of the extension is low and does not detract from the main house or the later rear extension.

##### **Windows**

All new and replacement window joinery will be wooden and in double glazed format to improve thermal efficiency. The existing windows will be to existing proportions and of similar style.

Installation of conservation roof lights will allow natural light into the kitchen and new entrance area.



*Example of rotten windows that need repair/replacement*

#### Doors

The doors to the rear garden will be sliding aluminium framed doors. Timber replacement double doors that lead from the rear bedroom onto the balcony will be replaced in timber and in double glazed units. The style and proportions is similar to existing.

#### Fireplace

The modern brickwork that encases the original chimney stack in the lounge is to be removed to expose the original brickwork, which is to be restored and left exposed.

#### Other

In addition to the above mentioned works, we will take the opportunity to replace rotten woodwork (balcony and weather boarding) and external drainage pipes which are currently causing water splashing down the walls. The removal of a modern stack that is positioned against the more recent addition to the house is also proposed as part of the works.

#### Access

Access to the house is unaffected by this application. A new side gate into the communal right of way will provide access to the rear garden for the removal of bins etc. for Council collection.