

# **DESIGN AND ACCESS STATEMENT.**

## **Planning Supporting Statement, incorporating Design and Access considerations.**

SANDS HOUSE, HOOK ROAD, EPSOM  
KT19 8QB

The proposal is for the erection of an outbuilding at the rear garden of Sands House, Epsom, KT19 8QJ

This scheme takes account of the Borough Council Supplementary Planning Guidance for Residential

### **Location & Background:**

Sands House is located in Hook Road, which is predominantly residential area located in the London Borough Epsom and Ewell.

Epsom is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

### **Design:**

One side of the outbuilding is to be used as a Gym with a wet room and storage facility and the other side is to be used as a car port. The outbuilding is to have matching UPVC doors and windows to provide the necessary lighting.

The design ensures that facing materials in colour and form support local character and distinctiveness, with new roof covering and new glazing to match the existing property. The design is employing similar design motives for door and window frames.

In designing the building we have been mindful of the need to respect the living conditions of neighbours.

We do not believe that the proposed building would result in any material loss of sunlight or daylight to neighbouring properties and we believe that its modelling would avoid any sense of enclosure for those neighbours.

### **Access:**

The proposed property is situated near the main roads, so easy access to bus stops, local shops and other facilities.

There are no changes to the front entrance of the property. The proposal does not affect the off road parking facility. No trees are affected.

The proposed outbuilding has been constructed to modern standards. Throughout the floor, power sockets, light switches and other controls, such as for central heating, will be placed at a convenient height (between 450 and 1200mm from floor level). Door handles too will be set at a convenient height. Walls and ceilings will be reinforced, as appropriate and necessary, so that grab rails and hoists could be installed if required.

The proposal has been designed to conform to part M of the building regulations such as ensuring that all the people who will be living in the main property will have equal access to local buildings and spaces and the public transport system through the doors from the ground floor.

The proposal has been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via the front of the property

**Conclusions:**

The proposal is for the erection of an outbuilding at the rear garden of Sands House, Epsom, KT19 8QJ

We believe that the proposed building is consistent with the character and appearance of this part of the area.