

## Design and Access Statement:

Planning Application - **Two Storey Side Extension & Internal Renovation:**  
Re: Land at 51 Potters Grove, New Malden, Kingston upon Thames, KT3 5DF.

### 1.0 Introduction:

- This Design and Access report acts as a framework identifying the implications and opportunities that the proposed extension and alterations can bring to an existing semi-detached dwelling in New Malden. The proposed works consist of a two storey side extension replacing the non-habitable existing ground floor structure to provide a spacious family kitchen, utility, bin store and first floor bathroom.

The residential redevelopment proposal has been designed in accordance with the following policies:

- National Planning Policy Framework (2019): relates directly to the Government's planning policies in England. It outlines how applications should be conducted: economically, environmentally and socially.
- The London Plan (2021): relates to the local spatial development strategy for London including New Malden.

The report is divided into the following sections:

- Context: review of the site and the surrounding area.
- Impact: who benefits from the proposal.
- Design: the proposal configuration, including site, scale and materials.
- Access: vehicular and inclusive access.
- Planning History: previous local applications and their outcomes.
- Conclusion: summary of proposal.

### 2.0 Context:

- The site of interest is accessed from Potters Grove via the main road (A2043). The topography of the land is generally flat and level.

The surrounding residential properties tend to be of a red brick nature with a hip pitched roof. These construction forms are typical of New Malden; red brick and clay plain tiles are prominent materials used on homes throughout Potters Grove. Moreover, the local area promotes a traditional residential style with buildings being two storey with pitched roofs and hipped features.

51 Potters Grove is built of brick cavity walls. The external wall finish is red brick with white UPVC windows. The roof finish is clay plain tiles, typical of the adjacent houses. Furthermore, it is a standard form with a hip pitched roof above the cavity walls.

### 3.0 Impact:

- The proposed redevelopment of 51 Potters Grove is in-keeping with the local housing structures by remaining two storey, whilst benefiting the inhabitants by increasing the size of the family home.

From the side elevations (East and West) the scale won't significantly change as there will be no further extension projections to the front and rear. From the South and North elevations shown on drawing 24-013 (Proposed Elevations) the new two storey extension is shown projecting towards the East, replacing the existing non-habitable ground floor side extension. The extension proposal increases the kitchen, offers a utility room and retains the front store at ground floor level. At first floor level the design allows for a second bathroom to form a better functioning 4 bedroom family home, whilst not causing any over-looking issues with no fenestration being proposed to the East elevation. Moreover, the garden isn't impacted by the proposal.



Fig.1 – Existing Site Plan: OS data identifying the existing site at Potters Grove. The red line denotes the residential curtilage of 51 Potters Grove.



Fig.2 – North Elevation Photograph: the image shows the front facade materials of 51 Potters Grove.

#### 4.0 Design:

- The proposed two storey side extension, replacement veranda and internal alterations are for residential use and are in-keeping with the immediate buildings in the local area.

The scale of the development is modest, it is designed to create a more spacious home for the client and their family. More habitable surface area is desired at the moment due to the current pandemic in which family members are required to work from home. Additionally, at present the first floor lacks a bathroom, therefore the proposed design offers a second bathroom at first floor level. The property increases its scale to the side at first floor level and replaces the existing structure at ground floor level. The integrity of the proposed redevelopment sits within the residential curtilage boundary as seen on drawing 24-011 (Proposed Site & Block Plans).

The purpose of the extension is to increase the size and quantity of essential rooms in the dwelling, to form a more capable family home. The kitchen is to be extended out to the site boundary to allow for a large kitchen with an access door to the garden. In addition, it allows for a specific utility space towards the front of the house. The staircase is revised to be straight, with the two storey extension allowing for another bathroom towards the rear. The only construction addition towards the front of the property is the replacement store with a skylight, finished in brick and tiles to match the existing. As a whole the extension materials are to match the existing: red brick and clay plain tiles. Clay pantiles are suggested for the shallower pitched front store with the colour to match the existing roof. A traditional cast iron veranda is proposed to replace the existing canopy at the rear. The two storey roof pitch is to match the existing main roof forming a gable end to keep the whole building within its residential curtilage. The proposed glazing at the rear is to be revised and upgraded to a double glazed dark grey to match the current rear single storey extension doors.

#### 5.0 Access:

- The site is accessed from Potters Grove and already has adequate parking provision within its residential curtilage. The property also includes side access via the store and utility, which will remain with the openings provided in the proposed design. The redevelopment doesn't impact upon parking, public roads or public rights of way as shown on the block plan visible on drawing 24-011 (Proposed Site & Block Plans). In turn the proposed openings are suitable for disabled passage.

#### 6.0 Planning History (Potters Grove):

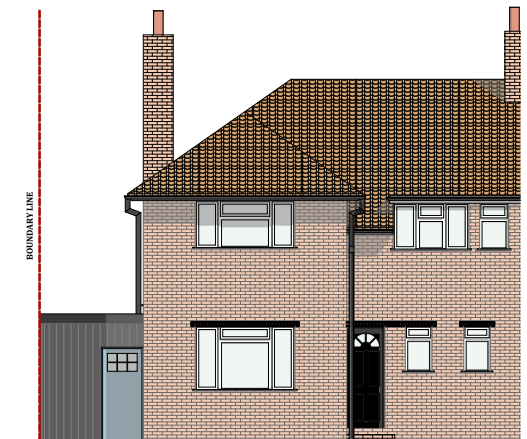
- 10/14201/HOU 51 Potters Grove, Approved for single storey front, side and rear extension.

15/15190/HOU 1 Potters Grove, Approved for first floor side extension and roof extension.

18/14970/PNH 51 Potters Grove, Prior Approval not required for single storey rear extension.

#### 7.0 Conclusion:

- The development is to increase a domestic property to become a more complete family home, through a side extension not projecting further than the front, rear or ridge of the existing; furthermore it uses the same materials as neighbouring properties. The internal alterations proposed will help link the old to the new and provide a generous family home.



North Elevation



North Elevation

Fig.3 – Existing and Proposed North Elevations: the CAD images above show the existing (top) and proposed (bottom) front elevations of 51 Potters Grove. The CAD elevations show the proposed materials match the existing.



Fig.4 – South Elevation Photograph: the image above shows the rear extension door finish.