

Design and Access Statement

17 Grand Avenue, KT5 9HU



Applicant: Simon Phelan

Agent: Resi

May 2021



PLANNING APPLICATION

Proposed Ground floor rear and side extension, front garage, new raised roof, internal alterations and all associated works at 17 Grand Avenue

INTRODUCTION

Resi has prepared a Design and Access Statement on behalf of the applicant Simon Phelan. It has been produced to support a proposed development at 17 Grand Avenue, KT5 9HU. The purpose of this document is to ensure that the Local Planning Authority has the full scope for the proposed work.

LOCATION AND CONTEXT

17 Grand Avenue is located on the northeastern side of Grand Avenue, in between Norton avenue and Moresby Avenue and comprises a single-storey detached bungalow. The surrounding area is predominantly residential with a mixture of bungalow and semi-detached properties.

The property is not listed or locally listed and the site does not fall within a Conservation Area. Neither is there any Tree Preservation Orders (TPOs) on-site or within the immediate vicinity. The property does not fall within a fluvial flood risk zone.

DESIGN

The property is a three-bedroom detached bungalow house. The existing property has a conservatory towards the rear that is not insulated which makes it very cold in winter and very hot in the summer months. Our client would like to replace the existing uPVC conservatory with a more permanent structure with a similar footprint.

The property currently has a hipped roof by the front elevation and a gable end towards the rear. Over the years a series of side and front dormers have been added to the property making it look cluttered. Our client would like to raise the roof by 67cm in order to increase the internal head height and remove the front and side dormers. This would greatly improve the front and side elevations when viewed from the street view.

The proposed raised new roof will have a similar pitch to the existing and a number of properties in the surrounding area benefit from extensions of varying style and size, therefore the uniformity of the street scene is not impacted.

RELEVANT PLANNING HISTORY IN THE AREA

2018 - 44 Elmbridge Avenue Surbiton KT5 9EY

App ref: 18/16600/HOU, Granted

Erection of single-storey side extension, increase of roof height and erection of two side dormer roof extensions

Access and Transport

The proposal uses the existing access from Grand avenue and the existing driveway along the front elevation of the property. The development will rebuild and retain the existing garage to the front property.

Light and Overshadowing

There will be no impact on neighbours.

MATERIALS

Existing Materials:

Brickwork / Walls - White render and painted brick walls and tiles to dormer facade

Pitched roof - Clay tiles

Flat roof - Felt

Windows - White uPVC frame windows

Doors - White timber/uPVC frame glazed doors

RWP's / Gutter's / Fascia's - Black and white painted uPVC downpipes, guttering, and black white painted uPVC fascias

Proposed Materials:

Brickwork / Walls - White render, painted brick walls and hung tiles to dormer facade to match existing

Pitched roof - Clay tiles to match existing

Flat roof - Fibreglass

Windows - White uPVC frame windows to match existing and rooflights

Doors - White uPVC frame glazed doors to match existing

RWP's / Gutter's / Fascia's - Black and white painted uPVC downpipes, guttering, and black white painted uPVC fascias to match existing

CONCLUSION

We believe the proposal complements the building and its context, it does not affect the streetscape. The internal modifications utilise the plans to their full potential without any adverse effects upon the original dwelling and vastly improves the character and composition of property as a whole.

SITE PHOTOS



Image 01 - Existing front street elevation



Image 02 - Existing front street elevation



Image 03 - Existing rear elevation



Image 04 - Existing rear garden