Design and Access Statement

Single storey side and rear extension and internal alterations

at

7 Heathcote Road
Epsom
Surrey
KT18 5DX

INTRODUCTION

This statement has been prepared in support of a householder planning application in a conservation area for a single storey side and rear extension and internal alterations.

The application site:

The application site is within the Church Street conservation area and is one of four pairs of semi detached dwellings on the southern edge of the conservation area.

The existing prefab bathroom is at the end of its useful life and needs to be replaced, this will be demolished as part of this work.

The proposal is to provide an extension to the rear of the existing kitchen extending 3.5m to the rear, and 1.82m to the side, which is the same width as the existing prefab bathroom on the side of the dwelling with the same distance maintained to the boundary. A utility room will be built to the side of the existing dwelling, infilling the area between the bathroom and the dining room / reception area.

Other internal works consist of installing two roof lights in the rear roof slope to the rear bedroom and the removal of the chimneys breasts to the front and rear rooms to provide an updated internal layout, the chimney stacks will be maintained.

Drawings:

The drawings and documents associated with this application are:
02 – Existing floor plans
15 – Existing elevations
30 – Proposed floor plans
34 – Proposed ground floor plan
40 – Location plan
45 – Block plan
50 – Proposed elevations

Access:

There is no change to the access arrangements to the dwelling.

Materials:

A traditional form of construction is proposed with cavity walls with a rendered finish to match the existing dwelling, timber double glazed windows to the bathroom and utility room. There is single door to the utility room which will be in timber construction. Aluminimum bi-fold doors are proposed on the rear elevation due to the width of the opening and availability.

A flat roof is proposed over the rear extension and utility room having a height under 3m from ground level, the roof over the bathroom will be a continuation of the existing pitched roof over the existing kitchen with a slate roof finish to match the existing.