

Design & Access Statement

Project:
Re-configuration, refurbishment and extension
of a semi-detached dwelling.

8 Downs Way,
Epsom,
KT18 5LU

Date
May 2021

Revision
A



Introduction

We were appointed by the owner of the above property to explore proposals for an extension and renovation of the existing dwelling.

The other sections included in this report are:

- 1.0 Site Location & History
- 2.0 Design Proposals
 - 2.1 Strategy & Massing
 - 2.2 Layout
 - 2.3 Amount
 - 2.4 Materials
 - 2.5 Landscaping & Access

List of submitted drawings:

- PL001 - Location and Block Plan
- PL010 - Existing Site and Roof Plan
- PL011 - Existing Floor Plans
- PL020 - Existing Elevations
- PL021 - Existing Elevations

- PL110 - Proposed Site and Roof Plan
- PL111 - Proposed Floor Plans
- PL120 - Proposed Elevations
- PL121 - Proposed Elevations
- PL131 - 3D Massing Diagrams
- PL132 - 3D Massing Diagrams

1.0

Site Location & History

The site is located to the north of Epsom Downs Racecourse and just south of the Downs Road Estate. With a site area of 327m², the property lies within the College Ward.

The client owns the property, a semi-detached two storey dwelling which is accessed from Downs Way. The age of the property is unknown, with the construction being predominantly 225 solid masonry, pebble dash render and steep hipped pitched roofs in a common typology that can be seen throughout the Epsom and Ewell area. The existing accommodation provides 2 bedrooms and a bathroom at first floor level, with a kitchen dining area, lounge and WC at ground floor. The ground floor also has access to a small front facing garage that can only be accessed externally from the driveway.

The existing site has a sloped landscape with approximately 1.4m level difference from the front of the property to the rear end of the garden. The existing dwelling has a combination of brick and pebbledash walls, clay roofing tiles, a clay tile clad dormer, and uPVC glazed windows. The existing landscaping to the front of the property provides space for parking 2 vehicles, with plenty of extra non-utilised space to the side of the property. The rear of the property has a small patio area outside the dining area, with a lawn that runs the length of the garden. The boundary treatments are a combination of timber fencing with some masonry walled elements. A mixture of foliage and hedging covers the boundary fences.

There were no records readily available online in relation to applications to the Planning or Building Control Department.

The existing dwelling is none of the following:

- Listed or locally listed.
- In a designated area of natural beauty.
- Covered by a tree preservation order.
- In a flood zone.
- In an archaeological notification area.
- In a conservation area (although the Downs Road Estate Conservation Area is 200m to the North of the site).

2.0

Design Proposals

2.1 Site Strategy & Massing:

The existing house does not currently take advantage of the site. The building's footprint is small in relation to the site ownership, leaving plenty of external space to the front and side of the property that relates poorly to the building. Likewise, the living and circulation space is substandard. The layout is a conventional two-bedroom house with living accommodation at ground floor and two bedrooms at first floor. There is an obsolete and insufficient 'Jack and Jill' styled bathroom within the existing dormer that serves both bedrooms. Similarly, the existing stair is extremely steep and considered dangerous, which is especially concerning as the client looks to future proof the house for their later years. Additionally, the houses appearance is outdated with varying pitched roofs and material approaches that relates poorly to the surrounding context. Finally, the existing house has a poor thermal envelope and does not perform well from an energy efficiency standpoint.

Demolitions - We are proposing to remove the existing side dormer and the small lean-to rear mass. This work should rationalize the building so that the layout can be improved and simplified. It will also allow the many roofing issues including leaks and draughts to be addressed. Finally, the proposals seek to infill the small circular window on the existing principal elevation. The window is severely damaged and unsecured and has no benefit to the client or the appearance of the house.

Additions – We are proposing three main additions to the mass of the existing property. Firstly, a single storey flat roofed element to the rear of the property. This will extend 3m to the rear of the existing footprint. The additional space will dramatically improve the main kitchen dining area and provide a good connection with the rear garden.

Similarly, we are proposing a single storey extension to the side of the property that will extend in line with the principle facing elevation. This work, combined with the internalised garage, will dramatically improve the flow of the house through forming a more substantial entrance area, along with forming a new office/guest space suitable for contemporary standards. The extension is proposed to have a pitched hipped roof that continues the existing appearance and massing strategy to the principal elevation.

Finally, the scheme proposes a new first floor dormer that stretches the full extent of the side elevation to replace the demolished existing dormer. The dormer will have a hipped dummy pitched roof to relate aesthetically to the principal elevation ground floor elements. This work will rationalize the first-floor layout so that the bedrooms can have sufficient bathroom and storage space.

In summary, the proposals seek to increase floor area to suit the clients growing needs for more space, with an approach that does not hinder the existing massing/ material strategy. The proposals will rationalise the internal plan for contemporary living, alongside, future proofing outdated and substandard elements of the property. Similarly, the scheme will dramatically improve the properties thermal performance through new windows and new external envelopes that meets current regulation standards.

2.0

Design Proposals

2.2 Layout:

Ground Floor - Our proposals look to open up the layout of the house and vastly improve the flow through the property, by extending to the rear and side of the house.

At ground floor we are forming an adequate entrance lobby which includes a boot space and ground floor WC. Through internalising and expanding the unused existing garage, we are providing an additional guest room that will be predominantly used as an office space suitable for current working conditions.

The kitchen is also being extended to create a larger kitchen living area and allow space for a utility room in which the existing property lacks. The space is organized in open plan around a curved internal wall to help define the spaces. The whole layout points towards glazed sliding doors which opens onto the rear garden.

A new staircase replaces the existing substandard and dangerous staircase which will help open-up the internal layout and provide a sufficient circulation lobby.

First Floor – The first-floor layout has been left mostly as existing with access to each bedroom directly from the stair landing. However, the existing double entrance bathroom that served both bedrooms has been removed and replaced with two en-suites and a dressing space for the master bedroom.

2.3 Amount:

We have calculated below the net gain Gross Internal Area (GIA) of the existing dwelling

Existing (GIA)

— Ground	62 m2
— First	48 m2
— Total	110 m2

Proposed (GIA)

— Ground	97 m2
— First	52 m2
— Total	149 m2

Therefore, our proposals offer a net gain in Gross Internal Floor Area = 39 m2.

2.0

Design Proposals

2.4 Materials:

We are proposing materials that compliment and continue the existing house strategy.

Side Extension - Brickwork and render plinth for the principal elevation to tie in and continue the existing aesthetic. White render to the side and rear elevation. Clay roofing tiles to tie in and continue the existing aesthetic.

Rear Extension – White render walls with a GRP flat roof with PPC aluminium coping and flashing details. The rear extension will also feature slim framed aluminium sliding doors.

Dormer – Clay tile cladding to suit the existing roofing tiles, and a clay tiled dummy pitched roof to best match the existing roofing tiles.

Existing House – The existing house is proposed to be left as existing with upgraded replacement window units and the existing pebbledash to be painted white to match the proposed render.

2.5 Landscape and Access:

The front of the property will be landscaped, providing a more gradual slope to provide access to the ground floor finish floor level. The front garden lawn banks will also be reworked to provide a more aesthetically suitable relationship with the house including new planting and general foliage.

At the rear, we will be forming a new terrace level with the ground floor of the house. The rear lawn will be left mostly unaltered.