

# 61 Mount Pleasant

## Single-storey rear extension

### Design & Access Statement

*June 2021*

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Prepared for  
Royal Borough of Kingston upon Thames  
Guildhall  
High Street  
Kingston upon Thames  
KT1 1EU



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201 Borough High Street  
London  
SE1 1JA

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020 7060 1899

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[www.ttsurveyors.com](http://www.ttsurveyors.com)

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# 1 Design & Access Statement

## 1.1 Client Name and Address

Royal Borough of Kingston upon Thames  
Guildhall  
High Street  
Kingston upon Thames  
KT1 1EU

## 1.2 Property Address

61 Mount Pleasant Road  
New Malden  
KT3 3LA

## 1.3 Brief Description

The design and access statement is in support of a full planning application for the construction of a single-storey rear extension comprising a bedroom, en-suite bathroom with a specifically designed bath and a nurse's storage/refuge room as a current tenant requires 24/7 support care. The proposal is to provide disability access to a bedroom, bathroom, and rear garden for the disabled tenant, where currently the bedroom is located on the first floor. An internal reconfiguration of the existing layout will be required to provide adequate access for the tenants.

This report should be read in conjunction with the full plans application and the drawings attached:

- 20-2701-PL-001 Existing Front Elevation
- 20-2701-PL-002 Existing Side Elevation
- 20-2701-PL-003 Existing Rear Elevation
- 20-2701-PL-004 Existing Roof Plan
- 20-2701-PL-005 Existing Ground Floor
- 20-2701-PL-006 Existing First Floor Plan
- 20-2701-PL-020-R4 Proposed Ground Floor
- 20-2701-PL-021-R4 Proposed First Floor Plan
- 20-2701-PL-022-R4 Proposed Roof Plan
- 20-2701-PL-023-R4 Proposed Side Elevation
- 20-2701-PL-025-R4 Proposed Front Elevation
- 20-2701-PL-026 Site Plan
- 20-2701-PL-027 Block Plan



The result of the initial survey and discussion have demonstrated a single-storey rear extension where a raised concrete paving patio and reconfiguration of the internal area is a viable option. All building materials used will aim to match the existing materials of the surrounding properties ensuring continuity of the surrounding characteristics are maintained. The footprint of the property will be increased towards the rear, and a concrete ramp leading to the front entrance constructed at the front elevation.

## 1.4 Vehicle Approach & Car Parking

The site is located within a residential area of semi-detached properties. The property can be accessed via Mount Pleasant Road, with the road being the main road leading to Dickerage Lane and Elm Road. Access to the road will be maintained and clear throughout the duration of the project.

The property has a concrete hardcore driveway to the front suitable for resident parking. On-street parking is available throughout Mount Pleasant Road, The Green, and the wider estate within certain areas. A vast amount of on-street parking is available; however, the surrounding properties are served by a driveway which will be kept clear at all times to prevent road blockages.

## 1.5 Pedestrian Access

Pedestrian access is via a paved and tarmacadam footpath to the front of the property. There is a concrete access route leading to the rear garden via the side elevation, although this is only accessible by the tenant and prohibited by the public. All access routes to the property and pedestrian walkway will remain clear and unaltered during the works.

Mount Pleasant Road is a relatively quiet road, particularly the area of the site, as it is predominantly residential dwellings. An open green space, situated off The Green Road, is within walking distance of the property.

## 1.6 Means of Escape

There are two main escape routes from the property. The primary exit from the main living area is via the front entrance door. The second escape route is via the side elevation door, accessed adjacent to the ground floor WC, leading to the front and rear garden. The proposal does not propose the relocation of this access route and will remain in its current position. The proposal will add an additional level access escape route to the rear of the property.



## 1.7 Appraisal

Given the nature and location of the works, the neighbours and residents will be notified of the works proposed. The property adjoins 1no. neighbouring property on the right with the boundary fence near a neighbour on the left. As a result of the neighbour adjoining the property, precaution and Party Wall procedures will be required and adhered too to ensure no damage is caused and minimum disruption is experienced.

Proposed rear elevation and ground floor plans have been provided in support of the full planning application indicating a 45-degree angle from the sun. As can be seen from the plans showing the 45-degree angle, the proposed single-storey extension will not have an adverse effect on daylight received in the neighbouring property and would continue to receive adequate natural daylight.

As the centre line of the window lies outside the 45-degree angle the impact is likely to be small. A flat roof has been proposed to keep any light loss to a minimum. The proposed plan drawing shows no light loss is suffered in the neighbouring properties' ground floor kitchen/bathroom.

## 1.8 Design

The purpose of this application is to apply for approval for the construction of a single-storey rear extension, housing a bedroom, en-suite bathroom, and an in-house nurse's refuge/storage room to provide a liveable space for a disabled tenant residing at the property. Currently, all bedrooms are located on the first floor, including the disabled tenants, preventing the tenant from accessing the bedroom without the help of a family member or live-in nurse. With all bathrooms and WCs located on the ground floor, this again hinders the tenant who is unable to use the services once they are in the bedroom without the help of others.

The proposal is to create the bedroom with an en-suite bathroom which houses a specially designed variable height bath for the disabled tenant, and a nurse's refuge/storage room for medication and medical equipment. This involves demolishing the existing rear wall of the living/dining room and section of the kitchen to adjoin the proposed walls to create the extension. The existing internal walls will be reconfigured (as seen in drawing number 20-2701-PL-020-R4 Proposed Ground Floor Plan), to provide sufficient access and space for the tenant and necessary medical equipment. Access to the extension will be via the hallway leading to the internal door serving the extension and rear double door from the garden. The ground floor will consist of a combined living and dining room, kitchen, WC, bedroom, en-suite bathroom, and nurse's refuge.

The rear door of the property is to be PAS 24 compliant GRP door set to match the existing to provide a consistent finish. The materials proposed comprise an asphalt flat roof, decorated rendering to all elevations, double-glazed uPVC windows and internal egress double door to the rear elevation. The concrete front and rear ramp will have powder-coated ramp supports.



The overall footprint of the property will increase by circa 32m<sup>2</sup> as a result of the proposal to create a rear extension. The increased footprint will be less than half the original footprint and cannot be seen from the highway or public footpath to the front. The extension will not overlook the neighbouring properties.

## 1.9 Security

A PAS 24 door with multi-point locking will be used on the rear entrance doorway. Multi-point locking uPVC windows will be used throughout.

## 1.10 Transport

The property is a circa 15-minute walk from New Malden Railway Station and 19-minute walk from Norbiton Railway with links into central London. It is a short walk from buses/public transport providing access to surrounding areas such as Wimbledon, Teddington and further.

THOMAS & THOMAS

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