

21 COTTERILL ROAD, SURBITON KT6 7UW

DESIGN STATEMENT

This Design Statement relates to a loft conversion and the rebuilding of an existing front extension and porch

The existing roof is formed with a shallow (23°) pitched roof clad in concrete tiles. The roof is formed with gable ends at the front and rear.

The front of the ground floor has a single storey extension comprising an enlargement to the Study and a porch. There is also a bay window to the kitchen.

EXISTING STREET SCENE

The existing street is a mixture of house designs and sizes, with no particular style predominating. No. 21 Cotterill Road is an anomaly in that it is lower than most houses in the street, in particular the adjacent houses on either side.

LOFT CONVERSION

To create headroom within the new loft space the proposal is to raise the ridge to the same height as the ridge of the adjacent house at no. 23 Cotterill Road. The front and rear gable ends will be replicated. The same approach to gaining adequate headroom in a loft conversion by raising the ridge to the same level as an adjacent house was granted planning consent on 4th April 2018 at no. 7 Dennen Road, Surbiton, which is just around the corner from 21 Cotterill Road. A photo showing the completed work, which is a similar design to the application for 21 Cotterill Road, is part of this Design Statement.

The upper floor of the existing front elevation is clad in horizontal white plastic boarding set between brick piers at either end. It is proposed to remove this boarding and clad the whole of the existing and raised wall with insulated render coloured white. The existing rear wall is formed in bright yellow stock bricks. This wall (new and existing) will be clad in insulated render as per the front elevation. The flank walls are also bright yellow stock bricks and these will be painted white to match the render. The insulated render will cover the bright yellow stock brick and provide additional insulation to the existing cavity insulation of unknown quality.

The new roof will be clad in charcoal grey plain tiles. The south facing slope will have solar panels.

A dormer will be formed on the north roof slope, clad in grey zinc.

REBUILT FRONT AT GROUND FLOOR LEVEL

The existing front extension will be rebuilt to the same footprint but with a pitched roof clad in charcoal grey tiles to match the main roof. The pitched roof will extend the full width of the house with an open porch under to the relocated front entrance.

WINDOWS

New windows will be in aluminium coloured slate grey, providing a higher value of insulation. All other existing windows will be replaced with new aluminium coloured slate grey,

FLOOD ZONE

The building sits within an area designated as Flood Risk Zones 2 and 3. A Flood Risk Assessment is attached as part of this Design Statement.

HOUSE AT 7 DENNAN ROAD, SURBITON SW6 7RY

Photograph of house which was granted planning consent on 4th April 2018 to raise the ridge height to allow the formation of a loft conversion. This approach and design is that which has been adopted for the proposals for the planning application at 21 Cotterill Road



FLOOD RISK ASSESSMENT

This is a Flood Risk Assessment to accompany a Planning Application

Property

This assessment relates to a proposed rebuilding of the existing front porch and front of existing Study plus the construction of a loft conversion at 21 Cotterill Road, Surbiton KT6 7UW.

Flood risk

The property is within Flood Risk Zones 2 and 3 with a medium risk of fluvial flooding from the Thames in a 1 in 75 year period and a nil risk of groundwater flooding.

The lowest floor level is 170mm above surrounding ground and 270mm above footpath level.

Flood defences have been built within 250M of the site which should afford some level of flood protection.

Long term residents, including one who has lived close to the site for 80 years, have no recollection of flooding occurring in Cotterill Road.

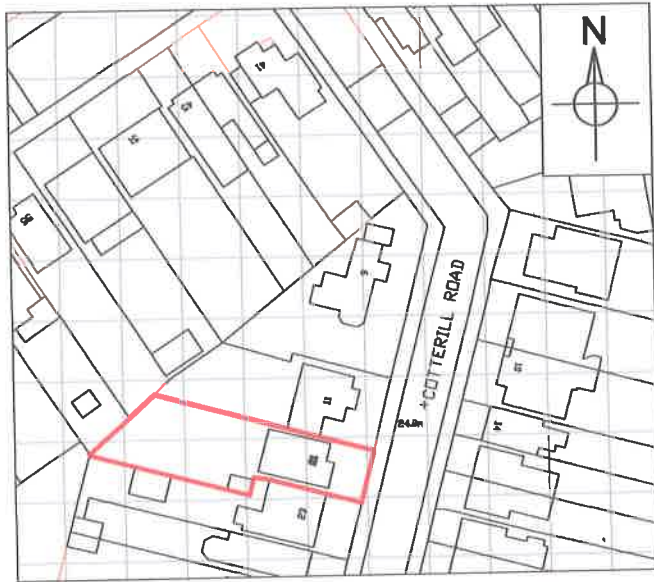
Flood Resistance Measures

Flood Resistance measures could be taken for the proposed new Porch/Study but the existing house has no Flood Resistance Measures. The proposed loft conversion will be above any anticipated flooding.

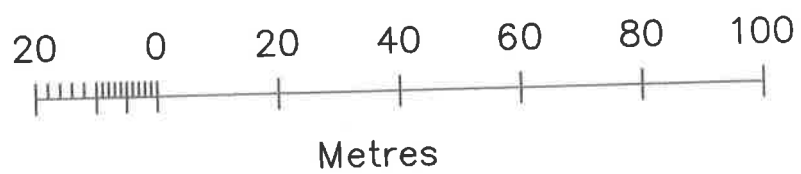
Flood barriers can be provided for the new front door which would be put in place upon receipt of any flood warning from the Environment Agency. There will be no under-floor void. Flood resilience measures will be considered for the ground floor of the existing house.

The house owner will sign up to the Environment Agency flood warning service.

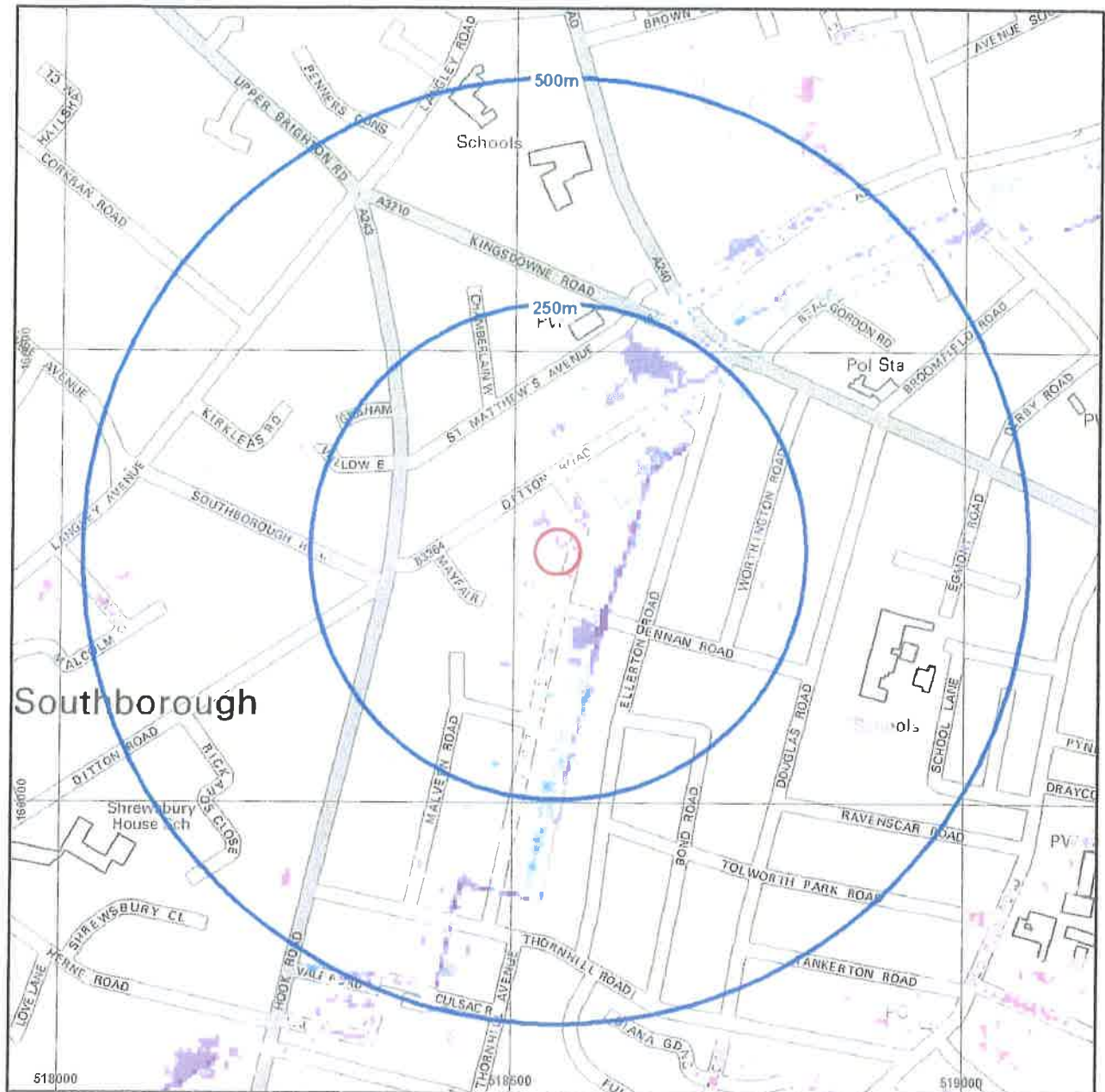
Disposal of rainwater from the house will be carried out in accordance with Part H3 (rainwater drainage) of the Building Regulations.



LOCATION PLAN @ 1:1250 (OS:extract)
21 COTTERILL ROAD, SURBITON KT6 7UW



Section A.1 – River, Coastal and Surface Water Flood Risk: 1 in 75 Year –



Contains Ordnance Survey data © Crown copyright and database right 2015

75yr Flood Risk



Client Site

Surface Water Depth

River Depth

Coastal Depth

10cm - 30cm

30cm - 1m

> 1m

10cm - 30cm

30cm - 1m

> 1m

10cm - 30cm

30cm - 1m

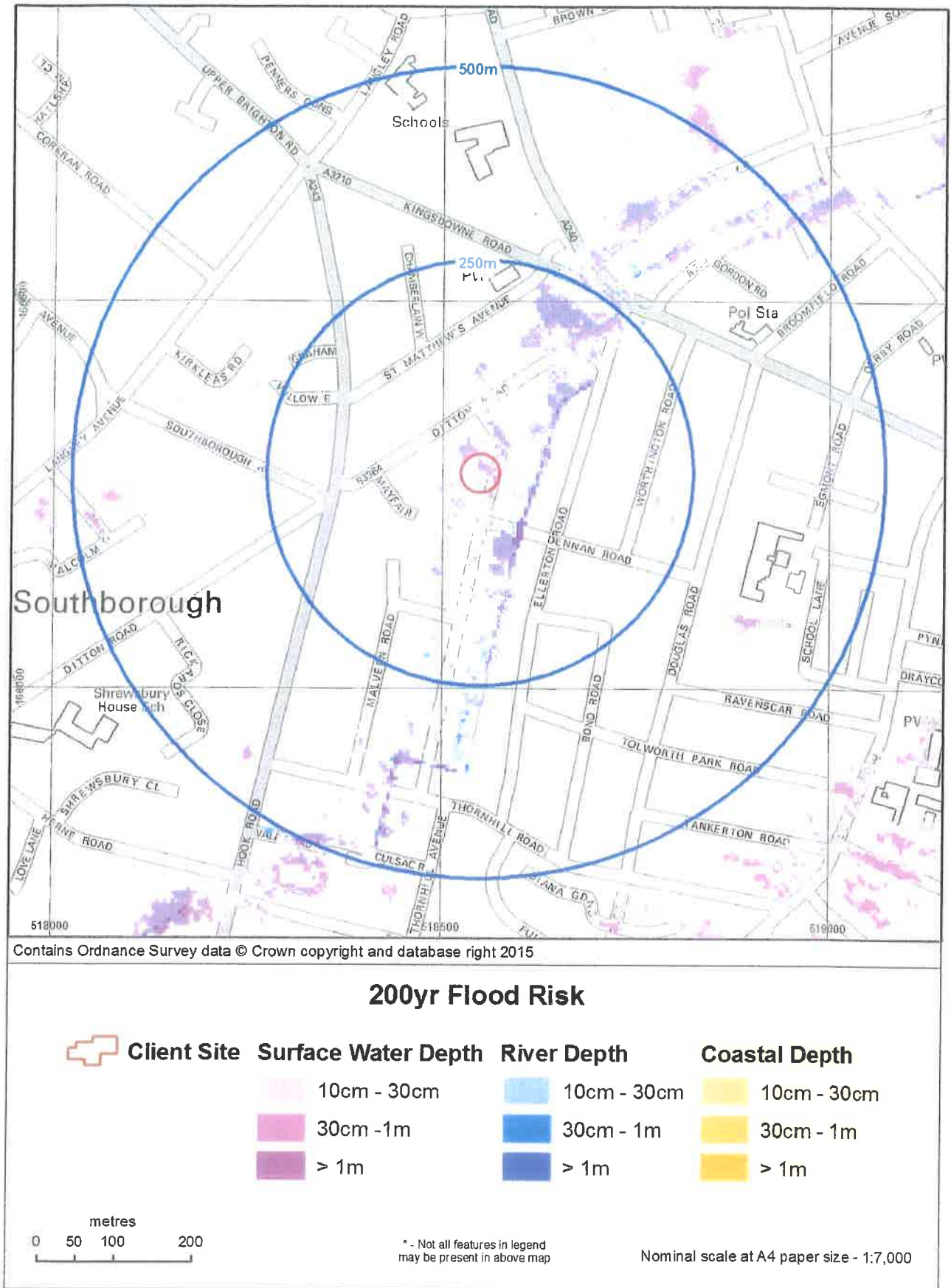
> 1m

metres
0 50 100 200

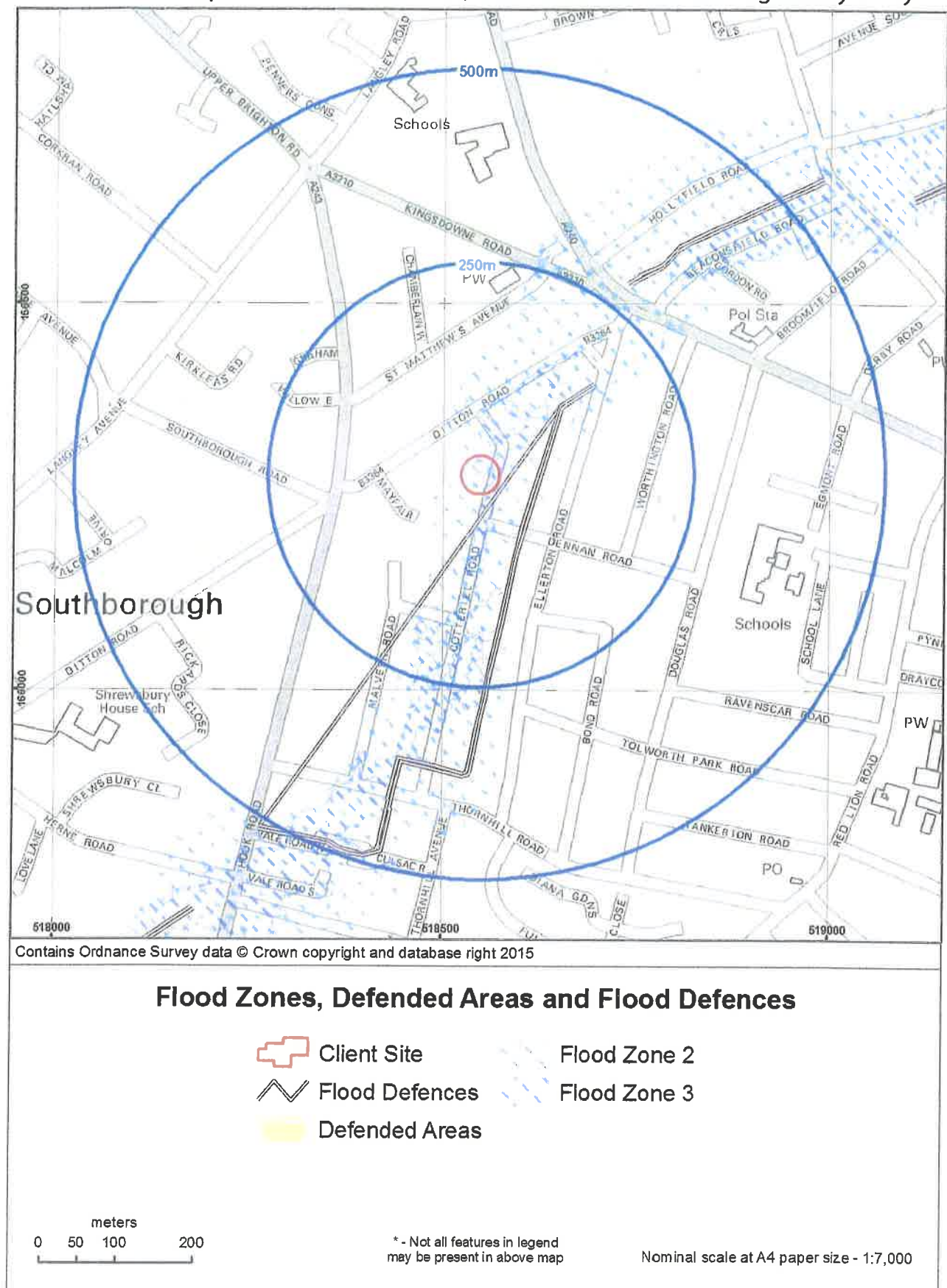
* - Not all features in legend
may be present in above map

Nominal scale at A4 paper size - 1:7,000

Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year –



Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body



Section C – Groundwater

