

## **Planning, Design & Access Statement**

### **115-117 Epsom Road, Sutton, SM3 9EY**

#### **Introduction:**

The plot at 115-117 Epsom Road is area of approximately 420 sq. m. At present the site is occupied by a surgery which follows the traditional semi-detached dwelling house style on this street.

#### **Existing Use:**

The intention of the planning application submitted is to extend the surgery with a single storey rear extension to increase the number of consultation rooms by three, first floor rear extension and conversion of loft, hip to gable end and erection of rear roof dormers.

#### **Layout:**

The surgery will retain its original layout in the main structure with access points to reach extended areas. Parking to the front and rear of the site will be retained and no further changes will be made to result in the loss of parking spaces. The proposed layout of the consultations room conforms to the clinical spaces guidance provided by the Department of Health and will follow suit to the consulting room generic diagrams shown. The roof space at current is not in use and the proposal makes use of the space available very modestly with smaller sized dormers. The loft space is key to the functioning the surgery as the main purpose is to treat more patients by creating more consulting rooms, existing offices on the first floor have been relocated to the loft as they are inefficient uses of space. All access points for client use will have a clear access with no obstructions and the existing ramp access is to be retained for wheelchair users.

#### **Transport:**

Access to public transport would seem relatively good in terms of buses, which stop nearby. The property also features separate parking facilities for staff and clients.

#### **Security:**

It is considered that the property is very secure. Access is provided by the front and rear of the property secured by lock and key.

#### **Appearance:**

The appearance of the proposal is of a traditional style in terms of the street scene, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious nor contemporary. The gutter and ridge heights have not been altered in anyway and therefore match to existing building stock in the surrounding area. 2-3 properties away hip to gable conversion have already been constructed so it is expected the alteration to roof will not cause any detrimental impacts to the neighbouring properties or streetscene.

#### **Landscaping:**

The property is provided with space to the front and rear. No landscaping is proposed on site as the proposed gardens spaces which is unused and is serving no purpose is to be occupied by the consulting rooms.

#### **Scale:**

The property is matching to those of the surrounding area with the width and length being within the constraints of the plot. The design of the extension is to be seen as additional components to the original structure and is in scale with the purpose of the building and the surrounding area while being entirely in keeping causing no visual disruptions. As the first floor extension existing and proposed are unique in character to the area it is considered not to cause harm or create privacy issues as there is a reasonable amount of distance between the numbers opposite considering there is a shared access route. If the first floor window is thought to cause privacy issues it will need to be discussed and confirmed whether obscured glazing is required as they are not proposed.