

Design & Access Statement

Hollycroft House
Epsom Road
Ewell
Epsom
Surrey
KT17 1JR

Our Ref: 1761 Date: July 2021

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Introduction



Introduction

1.0 Introduction

- 1.1 This statement is submitted in support of a planning application for the addition of a two storey extension and additional internal refurbishment works to the Grade II listed Hollycroft House, London Road, Epsom.
- 1.2 The document is set out in accordance with Government guidance, and examines the site and its surroundings, the proposed development, the site constraints and opportunities and the principle design issues. From this, it sets the design rationale and explains why the development is being put forward in its current form and concludes as to why the development is acceptable in both planning and design terms.
- 1.3 The design statement is one of a series of reports and plans that accompany the application. The document should be read in conjunction with these other documents and plans in order to gain a full and more detailed understanding of the proposal.



The Site and its Surroundings

The Site and its Surroundings

2.0 The Site and its Surroundings

- 2.1 The site which is the subject of this application is located to the north east of Epsom Town Centre 1.3 km from the mainline train station on the corner of Shaw Close and the A24 Epsom Road. Located in a predominantly residential area, the application site accommodates a valuable asset to the street scene and wider local area in the form of the Grade II listed Hollycroft House.
- 2.2 The Application Site currently comprises of Hollycroft House, which has previously been extended to the rear as well as further additions such as a swimming pool and garage. The site currently accommodates a single storey rear extension that is to be replaced as part of the proposals.
- 2.3 As aforementioned, the application site accommodates a Grade II listed building that is rich in history and heritage within the context of the local area. Briefly, it is unknown as to the date when the building was built, but its origin can be traced back to the mid-eighteenth century. The building can be traced to the present day and this is further detailed in the Heritage Statement that accompanies this document.
- 2.4 The area comprises of a mix of sub-urban houses mainly detached of varying style and design. Positioned on the t-junction that joins Epsom Road and Shaw Close, there is variety in terms of the scale and massing of the nearby properties. For instance, within Shaw Close, the residential properties are very uniform in that they were erected at a similar time, consisting of a common 1960's architectural design. Epsom Road contains a greater variety of architectural design of building, with many properties showcasing Edwardian architectural features.
- 2.5 In terms of accessibility, the application site is located within a short distance of Stoneleigh Railway Station which provides access to the South Western Railway network and connections to London Waterloo, Guildford and Dorking as well as the surrounding areas. Further down Epsom Road is 'Windmill Lane' bus stop that provides services to Morden, Kingston, Colliers Wood, Hook and Worcester Park as well as services into Epsom Town Centre.



The Site and its Surroundings

Photographs of the Application Site and its Surroundings



Policy Context



3.0 Policy Context

3.1 The Epsom and Ewell Local Plan provides the local policy framework for the borough against which planning applications will be assessed. The adopted Plan currently consists of:

- The Core Strategy 2007
- An Area Action Plan for Epsom Town Centre (2011)
- The Proposals map
- Development Management Policies Document (2015)

3.2 Work is currently underway to review the Local Plan policies a key document is a new document 'Making the Efficient Use of Land Optimising Housing Delivery 2018' in response to the publication of the revised National Planning Policy Framework. This is an interim measure to boost housing delivery and give greater certainty to the local plan process.

National Planning Policy Framework

3.3 A key and overriding theme of the NPPF is that it aims to achieve sustainable development. It states that states that there are three dimensions to sustainable development: economic, social and environmental:

3.4 We believe that the scheme which is the subject of this application given its overall objectives and its comprehensive approach clearly fulfils these three key dimensions as set out within our planning assessment.

3.5 The guidance states that there should be a presumption in favour of sustainable development. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. They should pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible

3.6 The site which is the subject of this application seeks to maximise the use of land which has good access to public transport and a wide range of services and facilities. Its development will significantly help boost the supply of housing within the locality and improve the range of accommodation available.

3.7 However design is still an important consideration and Chapter 12 (Achieving well-designed places) Paragraph 124 of the NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.8 Paragraph 127 of the NPPF sets out that planning decisions should ensure that developments are visually attractive, are sympathetic to local character and Optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development.

3.9 Paragraph 131 of the NPPF stipulates that in determining applications, great weight should be given to outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

3.10 This scheme has followed a design led approach and taking into



consideration the site constraints and opportunities and the character of the surrounding area in order to arrive at a scheme which maximises the use of the site but fits well within its surroundings. This is set out in more detail later in this document.

3.11 According to Paragraph 185, plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

3.12 Paragraphs 193 to 202 consider the impact of a proposed development upon the significance of a heritage asset. The NPPF emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

3.13 Paragraph 195 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including maximisation of urban land within sustainable locations.

Local Development Framework - Core Strategy 2007

3.14 The Core Strategy is the Council's key strategic planning document. It identifies the key issues and the social, economic and environmental objectives for the future development of the Borough up to 2022, and a strategy to achieve them. It does not deal with specific development sites, nor does it deal with the most detailed policy issues. The key strategic policies associated with this proposal are as follows:

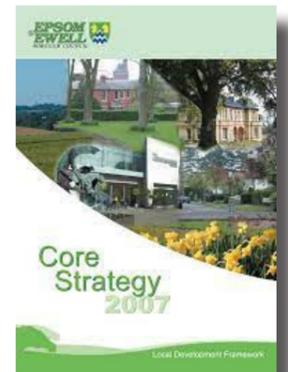
- Policy CS 1 - Overarching Policy
- Policy CS5 - Conserving and Enhancing the Quality of the Built Environment
- Policy CS 6 - Sustainability in New Developments
- Policy CS8 - Broad Location of Housing Development

3.15 The site which is the subject of this application lies within the urban area with access to a wide range of services and facilities and good access to open space and both formal and informal recreational facilities. It is a high quality design which has been designed to be energy efficient minimising the impact upon the environment.

Development Management Policies Document 2015

3.16 The "development management" document sets out day to day policies which seek to manage development to maximise the achievement of planning objectives, including "place-shaping" and high quality inclusive design for all development. The key policies in this case are:

- Policy DM5 - Trees and Landscape
- Policy DM8 - Heritage Assets
- Policy DM9 - Townscape Character and Local Distinctiveness
- Policy DM10 - Design Requirements for New Developments (including House Extensions)
- Policy DM11 - Housing Density
- Policy DM12 - Housing Standards



Proposed Development



Proposed Development

4.0 Proposed Development

Design Proposal

- 4.1 The proposal is for the erection of a part single storey, part two storey rear extension following the demolition of the existing single storey and inappropriate extensions. The proposed development will also include internal refurbishment works to the existing Hollycroft House.
- 4.2 The design proposes to create an open plan kitchen/living space to the rear of the original building with the remainder of the ground floor to accommodate dining space, reception rooms a gym, study and a small bathroom. The extension on the first floor is proposed to accommodate the master bedroom, complete with en-suite and dressing area. To integrate the proposed extension and the original building, window openings are to be in-filled with exposed brickwork as well as a glass link between the original dwelling and the proposed extension

Design Concept

- 4.3 The proposed extension has been designed to showcase a 'stepping down effect' of the ridge heights of the respective components of the proposed design. As shown in the illustration below, the 'stepping down' of the extension height derives from the existing extension. This allows the breaking down of the massing of the proposed extension as well as the building as a whole. The 'stepping down effect' also ensures that the extension is not seen as an over-development of the plot.
- 4.4 On a similar note, the development includes the implementation of a glass link that connects the proposed extension to the original building. The glass link also acts as way of breaking down the massing of the overall building in order to ensure that the proposed extension integrates with the original building.



Proposed Materials

- 4.5 The design proposes to offer a continuation of the original building in that the proposed extension has been designed to consist of white painted render to integrate with the white painted brickwork of the original dwelling. The proposed design also incorporates a glass link that offers a breaking down of the massing of the building. The design also proposes the use of aluminium framed windows and doors to add to the high-quality design, but equally to distinguish between the heritage asset and these latest additions.



White Rendered Facade



Aluminium-Framed Bi-folding Doors



Aluminium-Framed Windows



Glass Link

Design Considerations



Design Considerations

5.0 Design Considerations

Use & Amount

5.1 The current use of the application site is a two-and-a-half storey residential property that includes a single storey rear extensions, garden and swimming pool. The application site is located in a predominantly residential area with some buildings accommodating residential institutions sporadically located within the area. The development proposes to retain the residential use of the application site, in line with the dominant land-use of the area.

5.2 The site sits in an already built up area and proposes to enhance the architectural design of the local area. The proposed design aims to maximise the use of the site in providing additional living space for current and future occupants. As a result of the proposed demolitions of the existing extensions, additional amenity space will be created in the rear garden.

Layout

5.3 In terms of the layout of the development, the scheme proposes to maximise the use of the site by providing additional living/kitchen space, a study and a gym at the ground floor level as well as a master bedroom with associated en-suite and dressing area at first floor level.

5.4 Access to the site will be retained as existing with access coming from the drive fronting Epsom Road or the side gate fronting Shaw Close. Entrance to the building will come via either the existing front door, positioned in the north east corner of the building or the proposed entrance at the south east corner.

5.5 The proposals will not alter the orientation or position of the original dwelling.

Height, Scale and Mass

5.6 The proposed extension has been proposed to be part single storey and part two storey in order to offer a 'stepping down effect' which aims to reduce the massing and bulk of the proposed extension in the context of the original building.

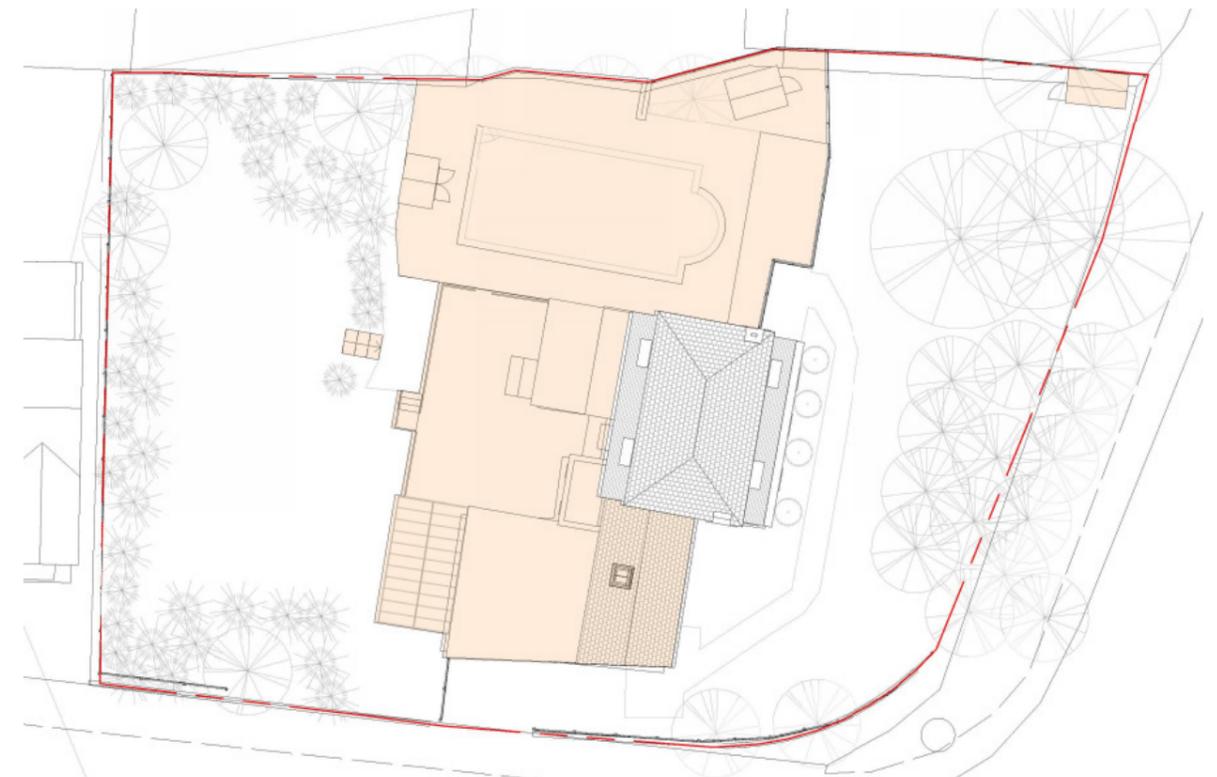
5.7 In terms of the massing of the extension, the previous proposals that was submitted for pre-application advice (reference: 20/01849/PREAPP) proposed an extension with 42% volume increase as a proportion of the existing extensions whereas, the scheme which is the subject of this application, proposes 31% volume as a proportion of the existing extensions. In order to achieve this, the design has been altered through the partial removal of the proposed parapet in order to reduce the massing and bulk of the proposed extension.

5.8 As part of the proposals, a significant amount of existing buildings and structures that are later additions to the original dwelling, will be removed in order to accommodate the new extension. The overall footprint of the site in terms of structures will be decreased as a result of the proposals and, coupled with the proposed landscaping, will result in increased greenery on the site. The footprint of the existing buildings and structure to be removed as part of the development are highlighted in 'peach' in the adjacent diagram.

5.9 The building line of the proposed extension runs parallel to the rear elevation of the original building providing a well integrated addition to the property in comparison to the comparatively disjointed existing extensions. Therefore, as the building line of the proposed extension largely follows the line of the existing extensions, the overall footprint of the proposed is similar to that of the four existing extensions. The proposed offers a footprint increase of 3m², meaning that there is not a significant impact on the footprint.

Trees and Landscaping

5.10 All amenity areas would remain landscaped with high quality tree, shrub planting and lawn areas. Hollycroft House currently benefits from a large screen of trees and shrubbery fronting Epsom Road. From Epsom Road the house is barely visible in so much that the driveway is covered by an arch of foliage, providing further screening to protect the amenity of current and future occupants.



Later added buildings/structures to be removed

Design Considerations

5.11 Any landscaping disturbed during building work would be replaced and enhanced. The application drawings provide indicative planting proposals which will be developed and further details will be submitted at a later date and dealt with by condition.

5.12 In order to conserve the character and appearance of the listed building as well as the amenity of current and future occupiers, further planting is proposed to offer additional screening from the side entrance fronting Shaw Close.

Access

5.13 Access to the site will be retained through the current layout with vehicular access coming via a driveway fronting Epsom Road as well as additional side entrance fronting Shaw Close.

Sustainable Construction

5.14 During construction, a Site Waste Management Plan will be in operation and where possible, the materials used will be locally sourced thereby minimising the distances that materials will need to travel by road.

5.15 Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted.

5.16 Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.

Energy Efficiency

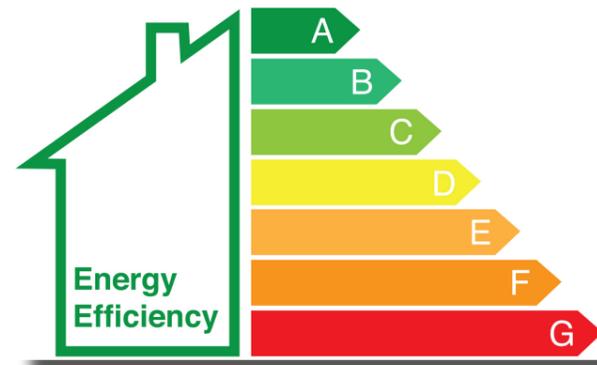
5.17 The applicants aim is to incorporate high standards of energy efficiency into the developments, employing and promoting sustainable design including the use of renewable energy.

5.18 To minimise heat loss from the proposed extension and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated into the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

5.19 Domestic appliance ratings will follow the CfSH requirements of:

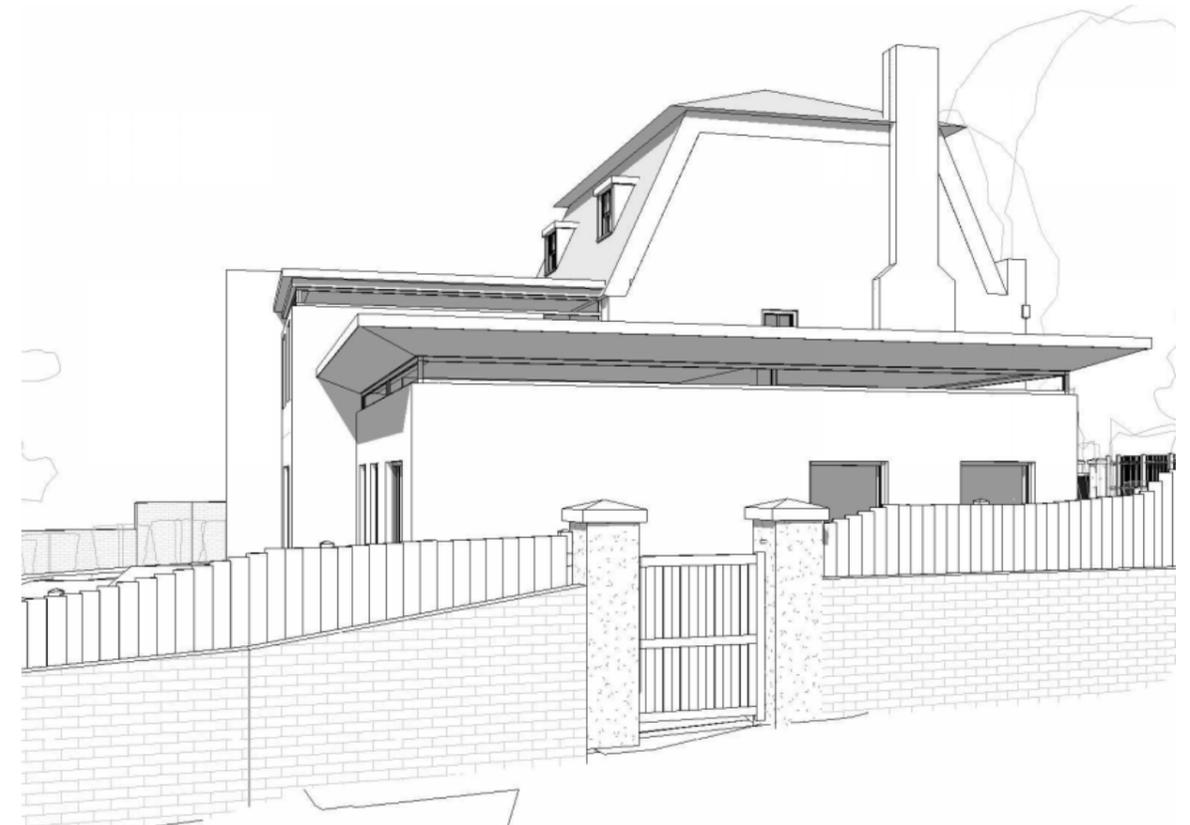
- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer



Screened Driveway Entrance



Street View of Hollycroft House From Epsom Road



Conclusions



Conclusions

6.0 Conclusions

- 6.1 The scheme which is the subject of this application seeks to maximise the site which occupies a sustainable location near with good access to public transport and a wide range of services, social and recreational facilities. The proposal follows a design led approach and seeks to integrate visually with the buildings and environment surrounding it, utilising key architectural features and materials used within the area. It has also been designed so that it respects the amenity of nearby properties.
- 6.2 It is deemed that the proposals aid in the conservation of the heritage asset in that the proposals include the removal of the four additions that have been made, all of which are out of context with the heritage asset and the site's immediate surroundings. Details of the impact of the proposed development on the Listed building have been detailed in the Heritage Statement that has been prepared in support of this application.
- 6.3 Accordingly, we believe that the proposal complies with both national and local planning policy and guidance which promotes sustainable forms and patterns of development