

## **Design & Access Statement for: 20 Higher Green, Epsom.**

### **Application for side/rear extensions loft conversion and alterations.**

**USE:** The property is a detached, two storey dwelling-house in a residential street of varying but similar general style detached houses, believed to have been built around 90 years ago. Higher Green lies close to, but just outside a designated conservation area.

**AMOUNT:** The current property is understood to be unextended. There is a single storey sun-lounge at the rear and a detached single garage on the left side, but these are believed to be part of the original build. This application is to add two storey side extension to both sides, a one/two storey rear extension, a loft conversion with a rear pitched roof dormer and internal/external alterations, principally replacement windows (which will be aluminium heritage/conservation compliant) and increasing chimney heights. Other alterations will be repairing damaged render, repainting, etc. (i.e. maintenance work) which will not require planning permission, but will nevertheless enhance the general appearance.

**LAYOUT:** The internal layout of the existing dwelling will be largely unchanged, except to give access where necessary to the proposed extensions and loft, as detailed on the proposed floor plans. The extension floor plans have been designed to work well with the existing layout, with all new rooms accessed from hallways.

**SCALE:** The scale and proportion of the extensions and resultant house size is believed to be in proportion to other extensions and resultant houses that have been granted and built in Higher Green. Consideration is given to the bulk from the front view by setting back the side extensions from the existing house, with a smaller first floor side extension facing No 22 Higher Green and the extended roof form being hipped-end instead of gable. Thereby incorporating principles of good design which assimilate with the design of the property and do not cause harm to the street scene or integrity of the Conservation area.

**LANDSCAPING:** No new front external landscaping is proposed, there will be no loss of greenery and existing hard and/or green areas disrupted by the proposed building work with be made good/reinstated at the end of the works. At the rear there will be a new 3m deep rear patio, in place of the existing rear paved patio. The patio will not be raised.

**APPEARANCE:** The house should not in any way be dominant or out of keeping with the surrounding properties as a consequence of the proposed works, especially as all new external materials are specified to match the existing house and surroundings. The proposed first floor side extension facing No 22 Higher Green will be set back. The rooflights on the side of the house will be conservation style and hidden within the valley of the roof and the stacks increased in height so that they can be seen from front. The extended roof will be hipped end so that it better assimilate with the existing roof line of the property and reduce the overbearing and overshadowing of adjacent properties. Both the design and the proportions of the proposed additions are intended to enhance the look and feel of the property than to hinder it in any way. The appearance is also helped by the positioning of the property, with the expansive open space facing no. 22, due in large part to their double garage. This is further enhanced by the bend in the road, meaning there will still be unobstructed views through to the rear after the proposed extensions. It is therefore considered that the sylvan character will not be adversely affected. The extension on the garage side (adjoining no. 18) should have even less impact as this area is almost completely hidden from view by large front trees both in the garden and across the road in the green itself. It may instead enhance the amenity of the back garden as the walkway would be near the adjoining no 18 side.

**ACCESS:** Access from the front will be unchanged. Rear access will be via two sets of patio doors (conservation/heritage style).