

Design and Access Statement

For Erection of two storey side/ rear extension and single storey rear extension
at 106 Newbury Gardens, Epsom KT19 0PD

August 2021



Contents

0.0 Project description

1.0 Introduction

- 1.1. Location plan
- 1.2. Site plan
- 1.3. Existing condition

2.0 Design considerations

- 2.1. Ground floor
- 2.2. First floor
- 2.3. Amount
- 2.4. Scale
- 2.5. Relationship to neighbour properties
- 2.6. Appearance

3.0 Proposed option

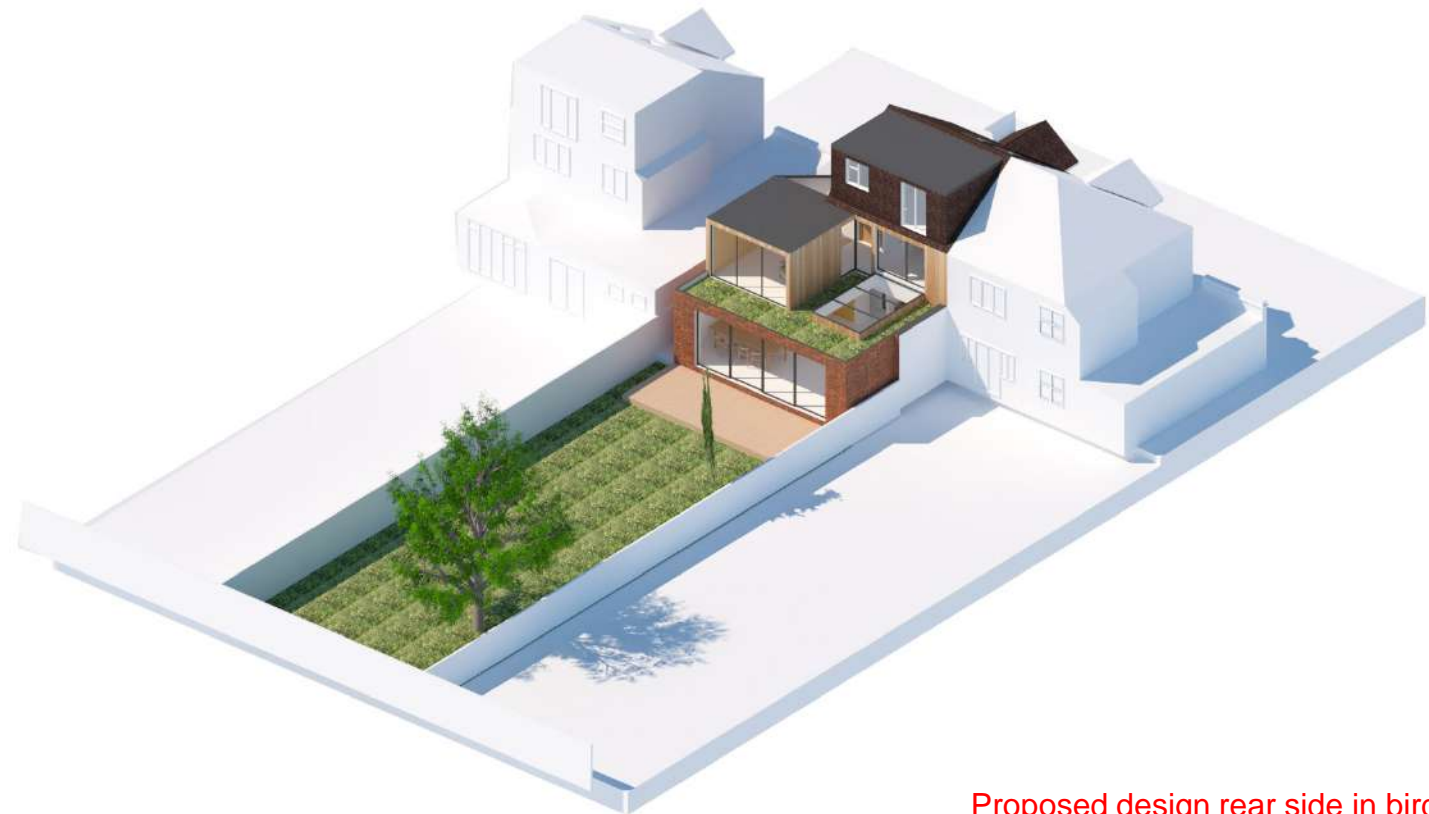
- 3.1. Front facade
- 3.2. Rear facade

0.0 Project description

This Design and Access Statement has been prepared by Young in Architects, in respect of a planning application to build rear and side extension on the site of the existing semi-detached house, 106 Newbury Gardens.



Proposed design front side in bird eye view



Proposed design rear side in bird eye view

1.0 Introduction

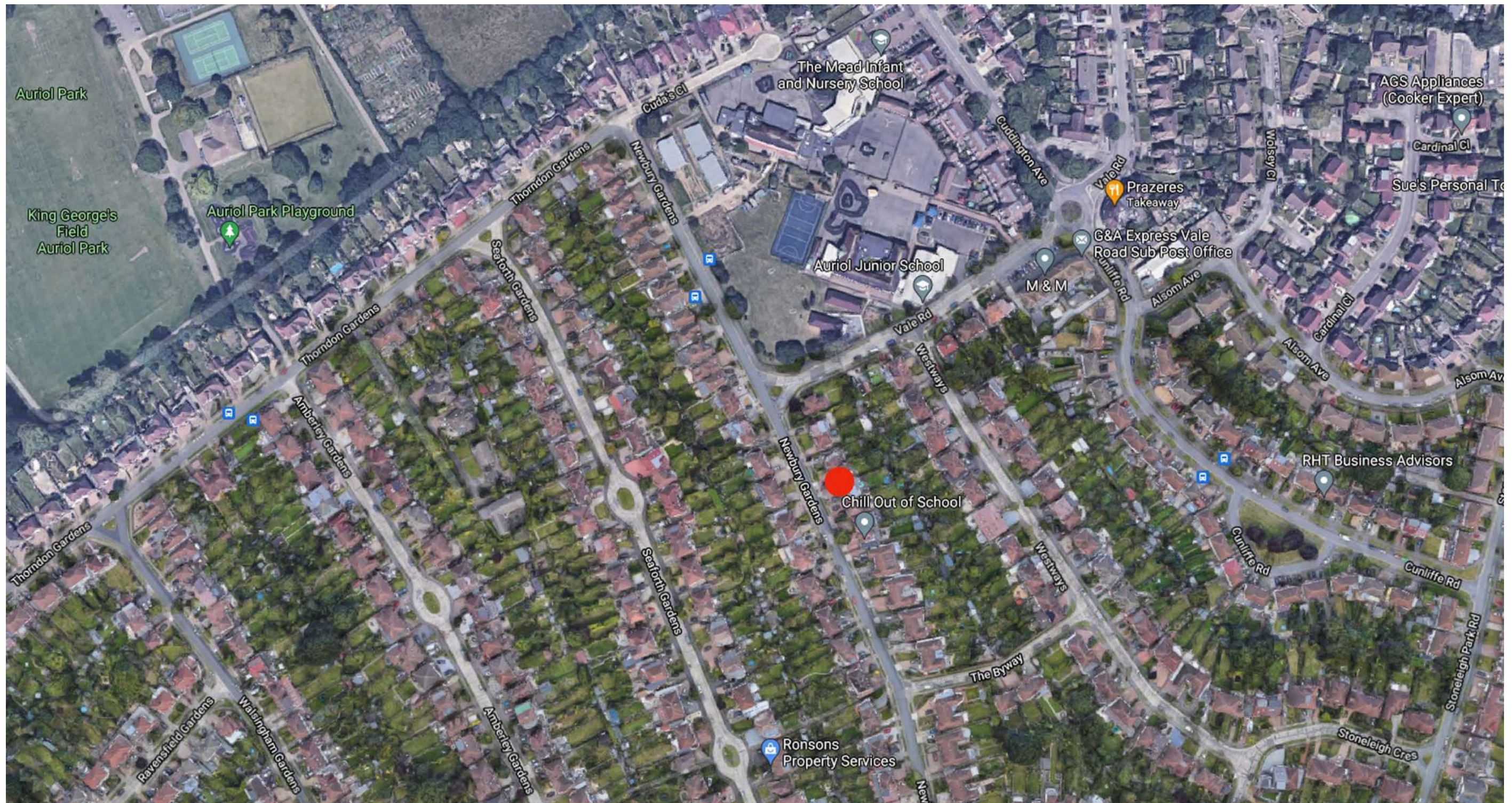
1.1 Location plan

Introduction to the area

The applicant site indicated in red mark is on the semi-detached residential area.

The applicant site is in around 150m to Auriol Junior School (1 min walk) and around 450m to Auriol Park Playground (7 min walk)

The applicant site is not located within a conservation area and does not registered as a listed building.



1.0 Introduction

1.2 Site plan

Surrounded condition

The applicant site is adjoined with property no.108 and it has 2m gap with the property no.104.

No.108 property has neither loft extension and rear extension.

No. 104 property has both rear ground extension and loft extension.

No. 104 property front building line is 2m set back compared with the applicant property front building line.

No. 104 property rear building line of no. 104 property is 5.8m forward than the applicant property.



1.0 Introduction

1.3 Existing condition

Front elevation

The front side of applicant property contains around 7m front patio and the garage (around 2.9m width) on right side. It has 2 different size of bay windows that is main character of residential surrounding the applicant property.

In terms of material, the ground floor is brick finish and the first floor is pebble dash stone finish. Moreover, the bay window has tile finish as the feature and the roof is covered with natural roofing slate

Rear elevation

The rear side of applicant property has complex geometric form including loft extension and around 2.7m ground extension on living area (right side). The left wing side has pitched roof that is sloping down to no.104 property and it allows more daylight from south. The stone pave decking is 250mm lower than Floor Finish Level (FFL) and the garden is 500mm lower than FFL.

In terms of material, the loft extension is covered by natural roofing slate and other surface is covered by pebble dash stone finish.



Existing front facade



Existing rear facade

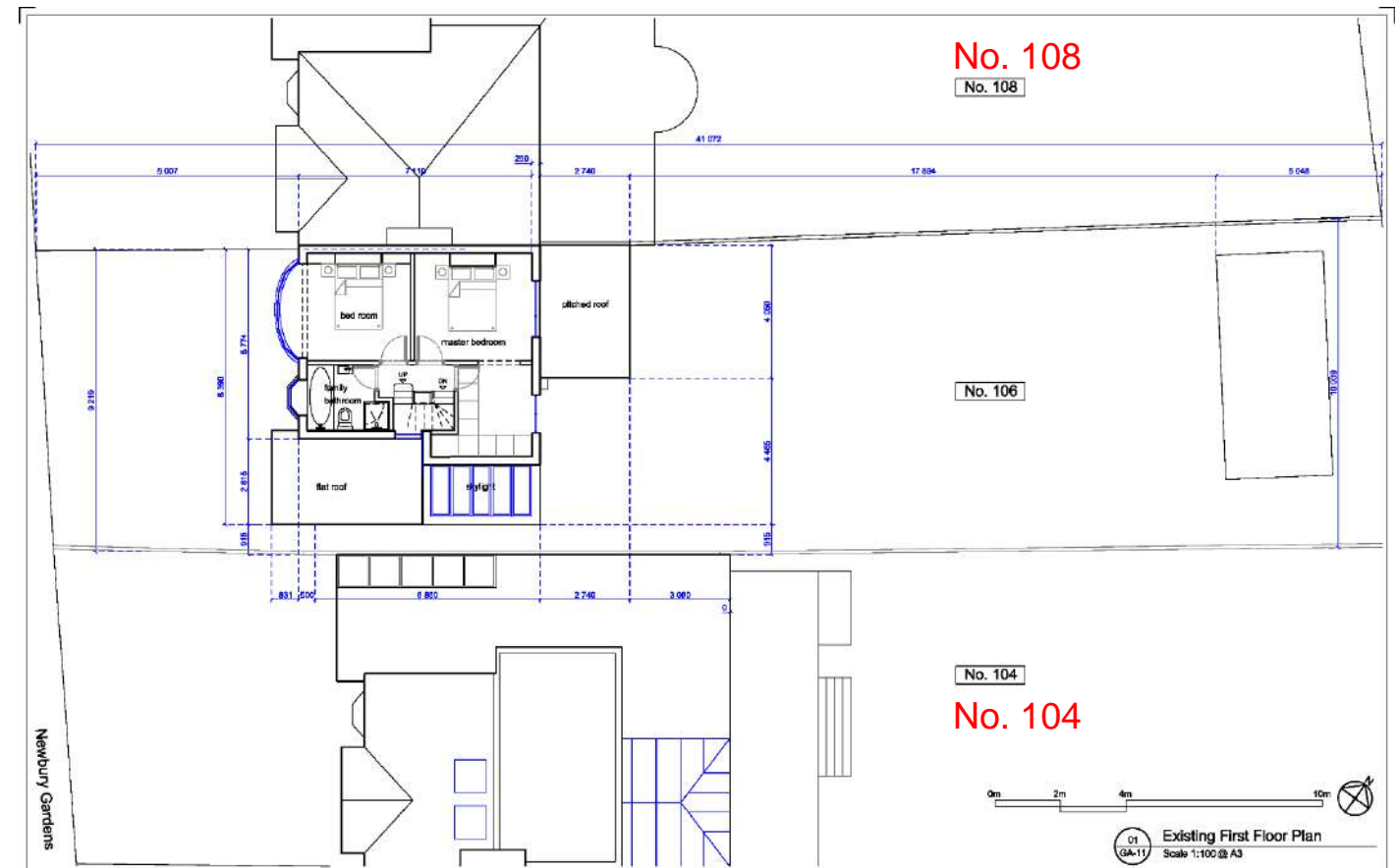
2.0 Design consideration

2.1 Ground floor

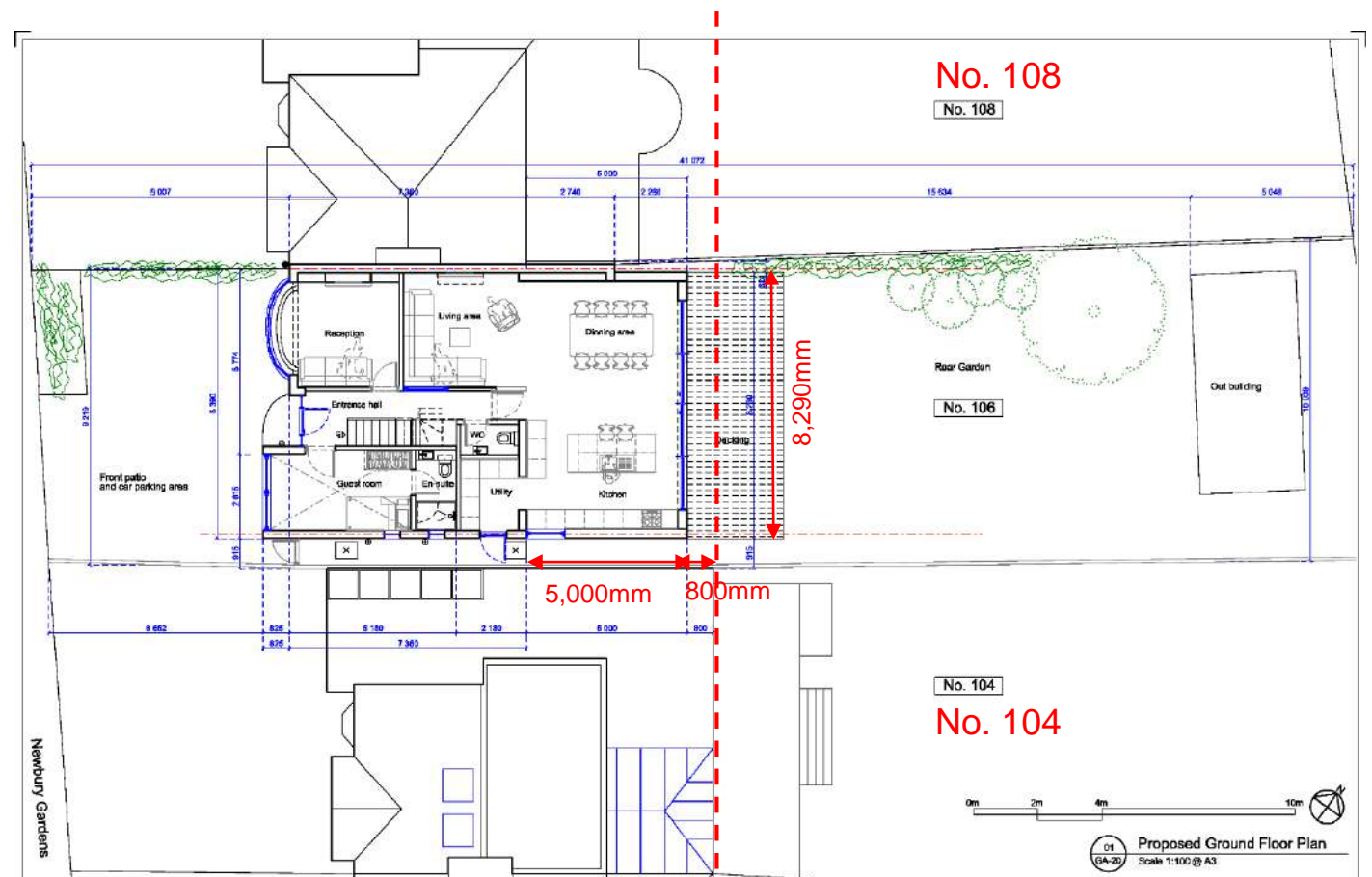
Compared to large outlook of existing building, the existing internal layout is split into several small spaces. This layout provides less flexible space for the client life style; storage, use of kitchen, children play time and so on. Therefore, the rear ground extension is essential decision to enhance the client living quality.

The rear ground extension proposed 5m extension which is still set back 800mm from the no.104 building line. It is the optimized depth in between the space need of the client and the minimized impact point to the neighbor property.

The garage convert into the new bedroom for the child and existing utility will move backward to accommodate with new kitchen. The existing roof maintain its pitched roof form but it will be elevated to first floor roofline in order to provide a quality of habitable height.



Existing ground floor



Proposed ground floor

2.0 Design consideration

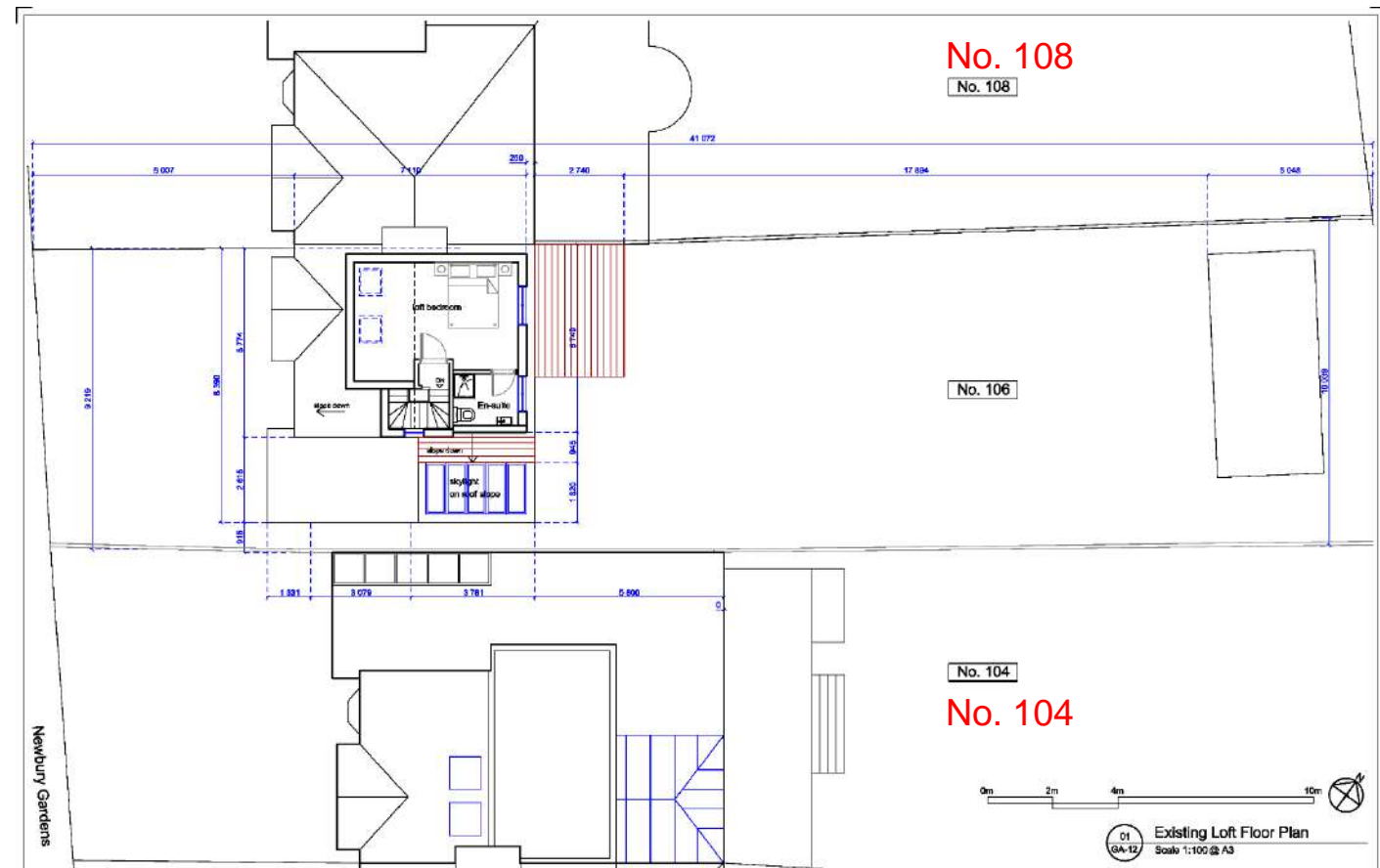
2.2 First floor

The existing first floor layout is composed with narrow corridor and small rooms. Especially, the master bedroom has no affordable space for parent's private time.

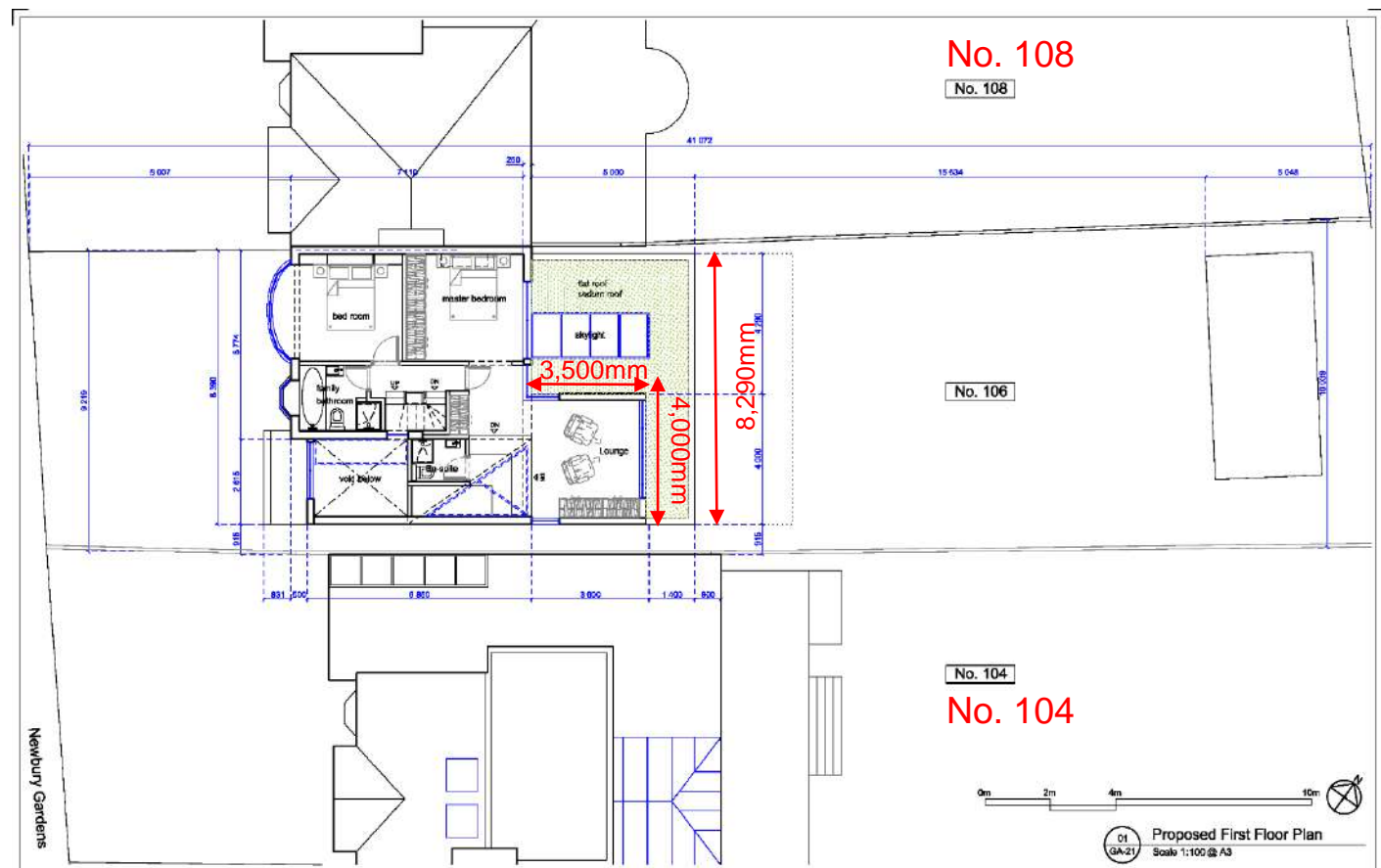
Regard to size and loss of character of space, the proposal introduce 3.5m rear extension on master bedroom. The proposed space will be private lounge for the parents with beautiful rear garden view. The width of the extension will be 4m which is less than half of the total building width (8.29m), combined main building and side garage.

The width of rear first floor extension is not more than half of the width of the main property.

The core objection of proposed lounge provide the congregation space for family detached from public space (living room/kitchen).



Existing first floor



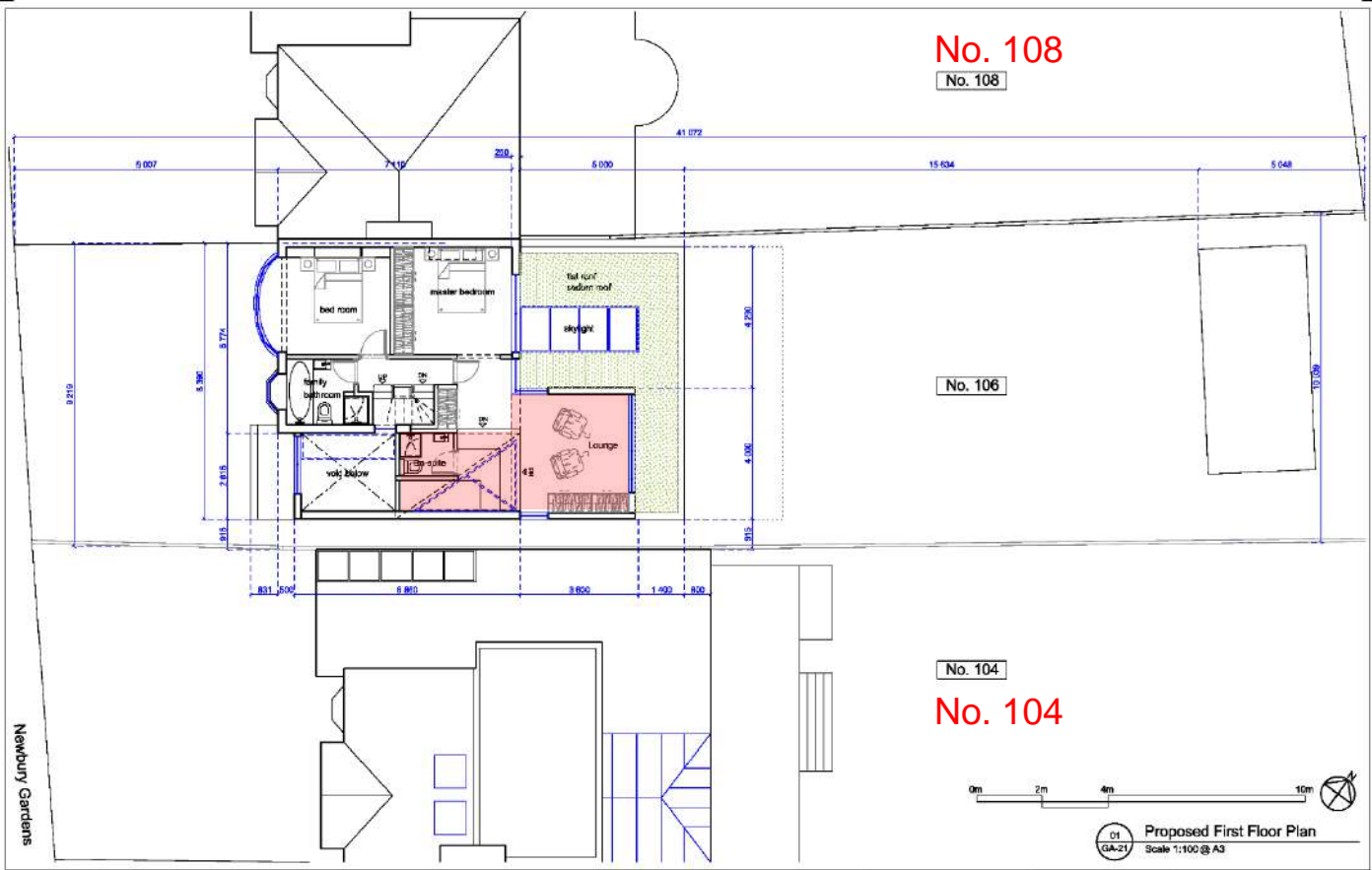
Proposed first floor

2.0 Design consideration

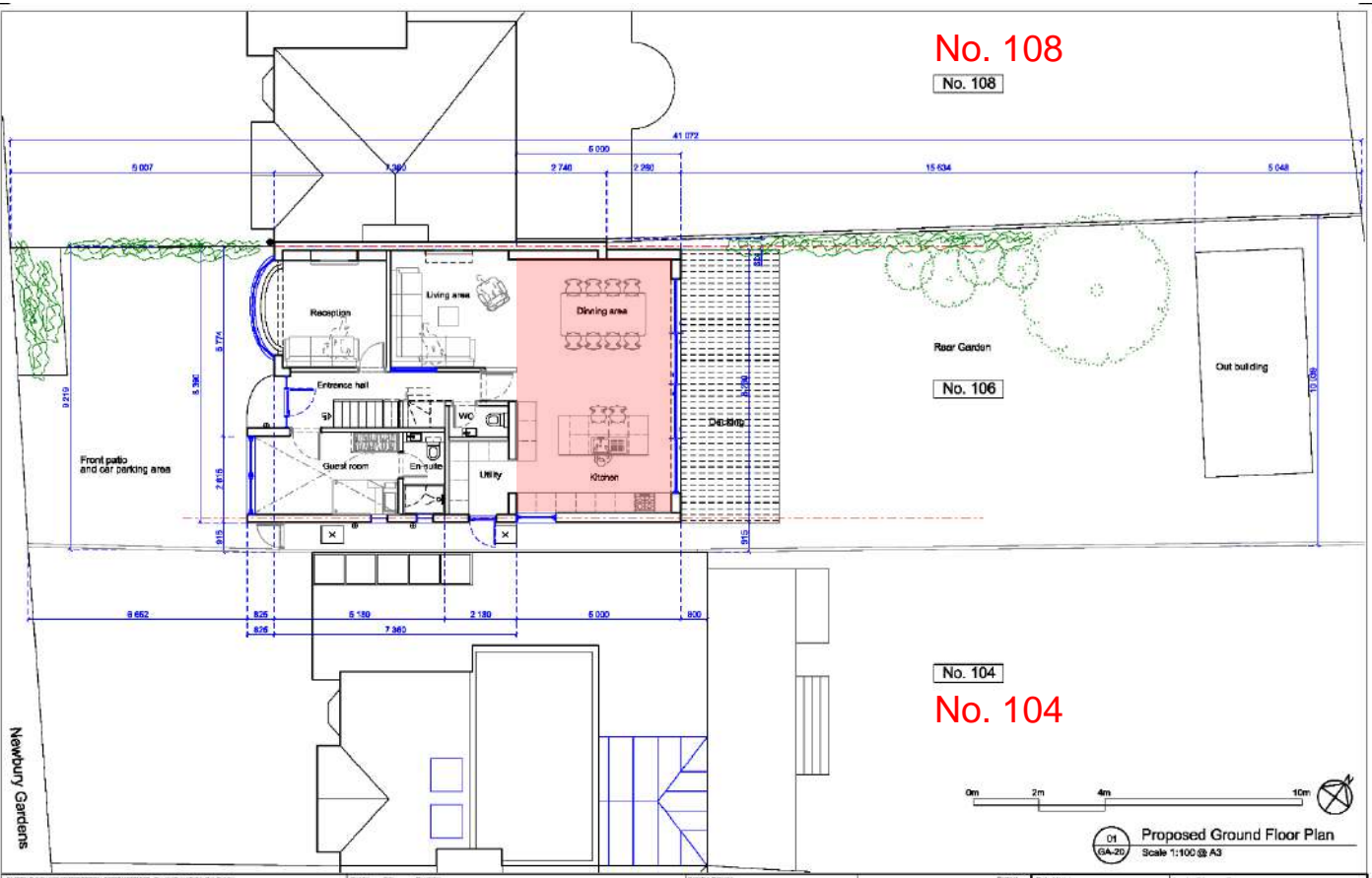
2.3 Amount

The ground floor will have new open living/ kitchen space with the rear ground extension and new bedroom converted from the garage. The first floor will have new family lounge and link corridor to mezzanine of the new bedroom on the garage.

Responding to proposed space, the additional Gross Internal Area (GIA) will be 36.1m2 for ground floor and 21.2m2 for first floor.



Proposed first floor



Proposed ground floor

2.0 Design consideration

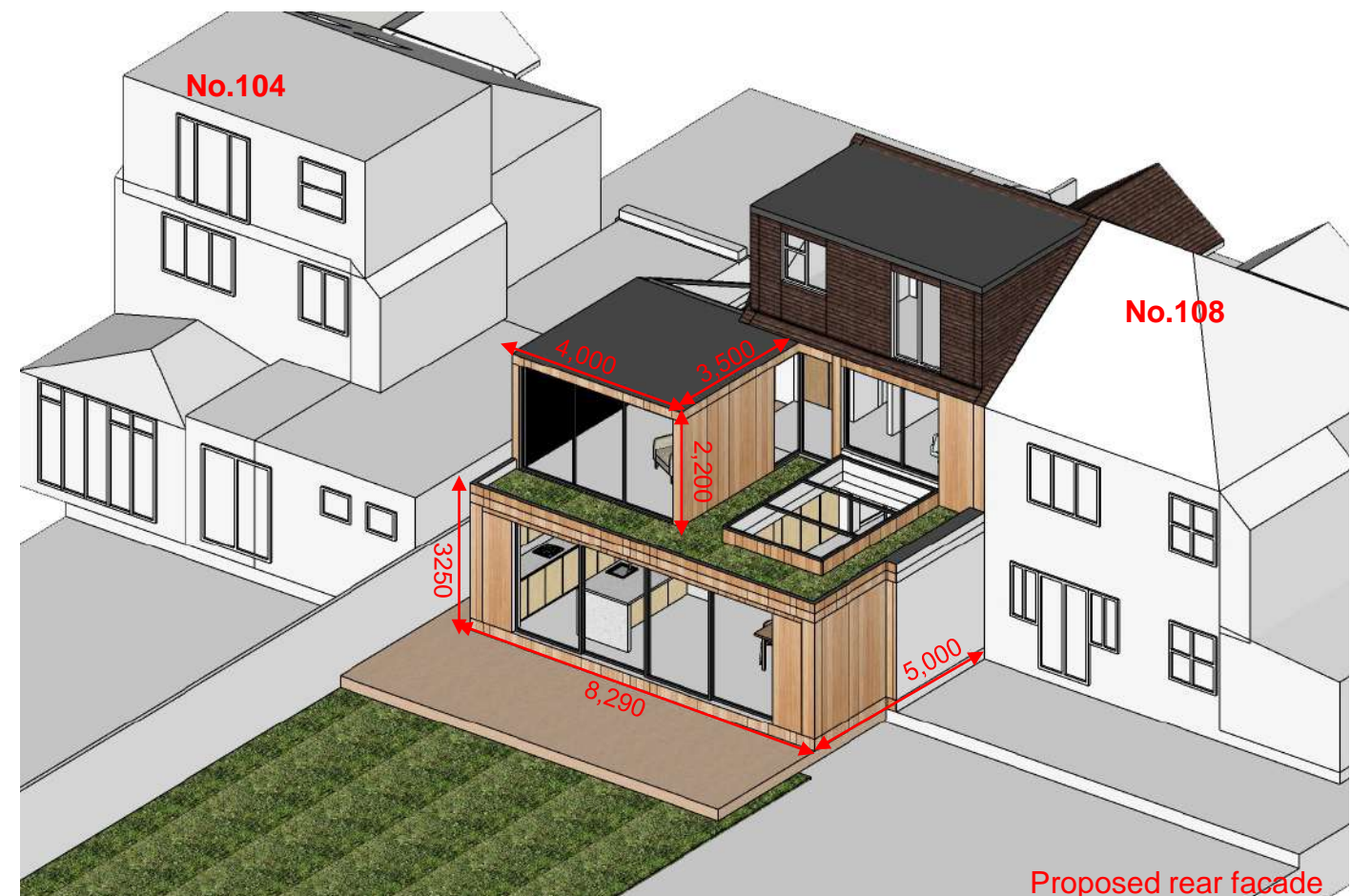
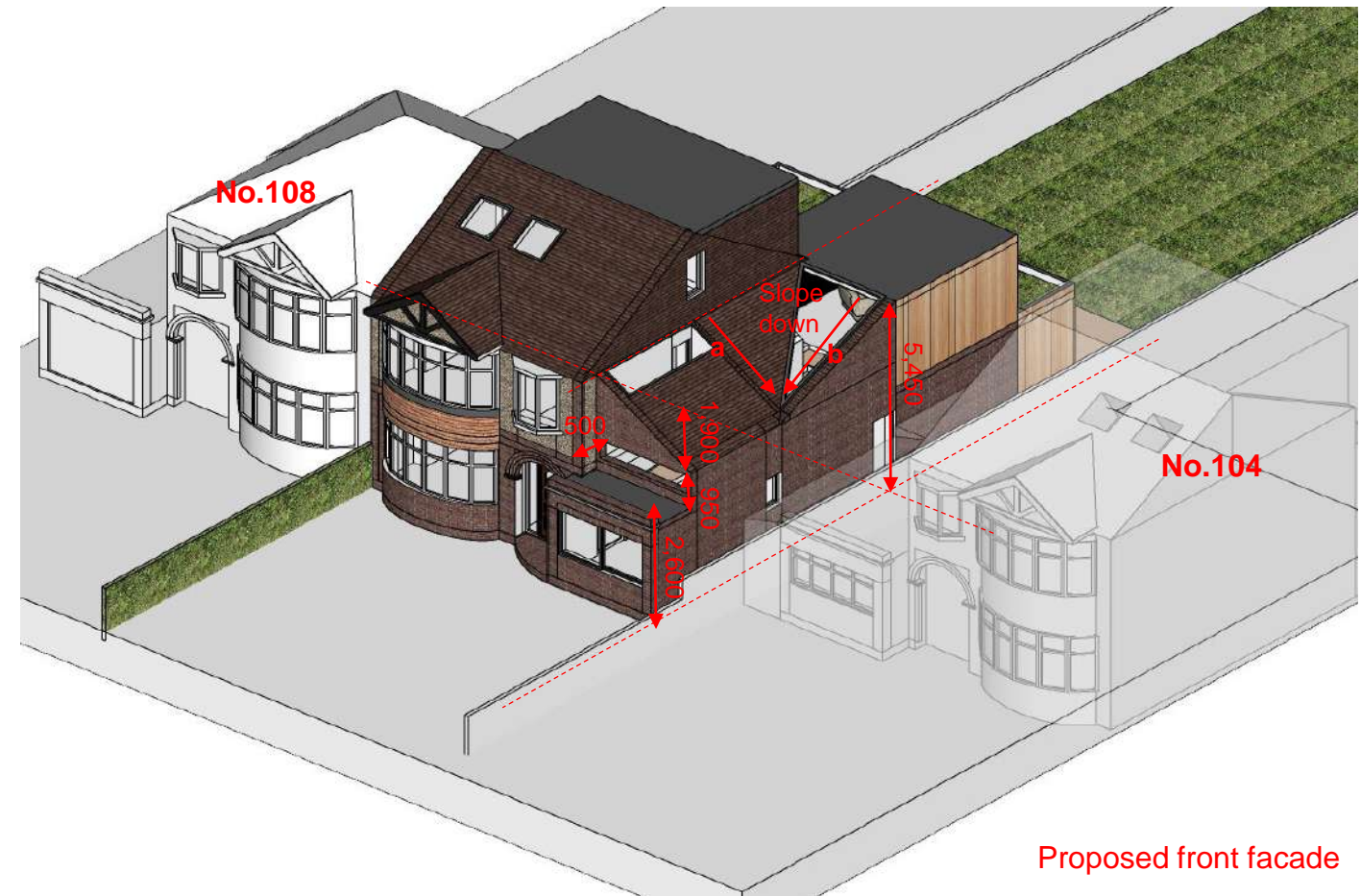
2.4 Scale

The main feature of front facade is maintained. The side garage roofline is elevated from 2.6m to 5.45m with maintaining pitched roof sloping down (a) to no.104 alley way.

The elevated roofline is retreated 0.5m from existing building line to minimise massive outlook from street level and to provide smooth division between extension and existing building.

The family lounge has skylight that is slope down (b) to front building side. The joint between slope a and b creates the valley that reduces massive outlook from the street level. Moreover, It creates special lighting into internal space with triangular skylight.

The rear extension contains ground extension and first floor extension. The ground rear extension is 5m depth and 8.29m width. It has flat roof and has 3.25m upto parapet height from the patio deck level. The first floor rear extension is under 3.5m depth and 4m width. The width is less than half of the total building width (8.29m). In terms of roof, It has flat roof similar to existing loft extension form and it has 2.2m height.



2.0 Design consideration

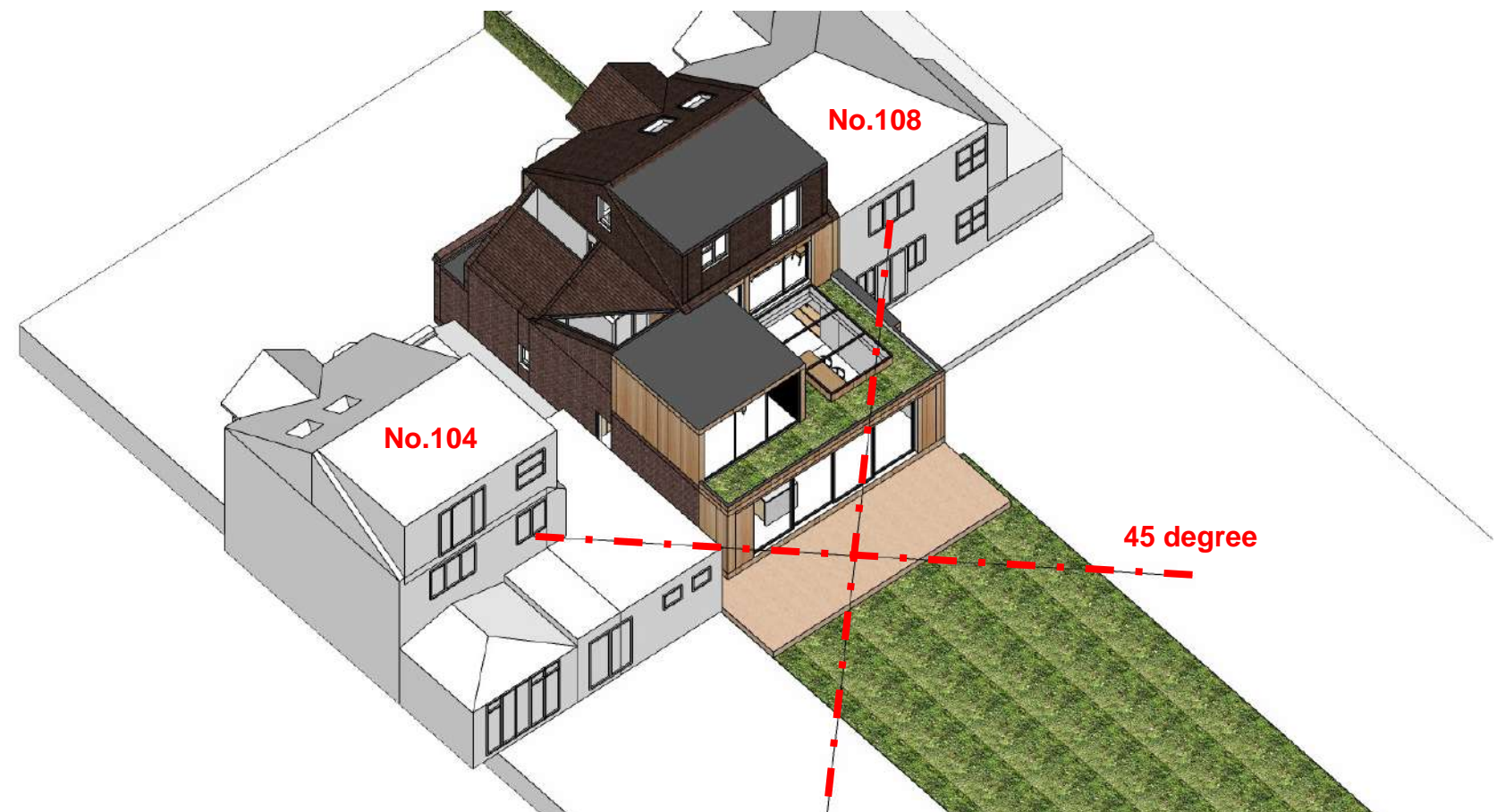
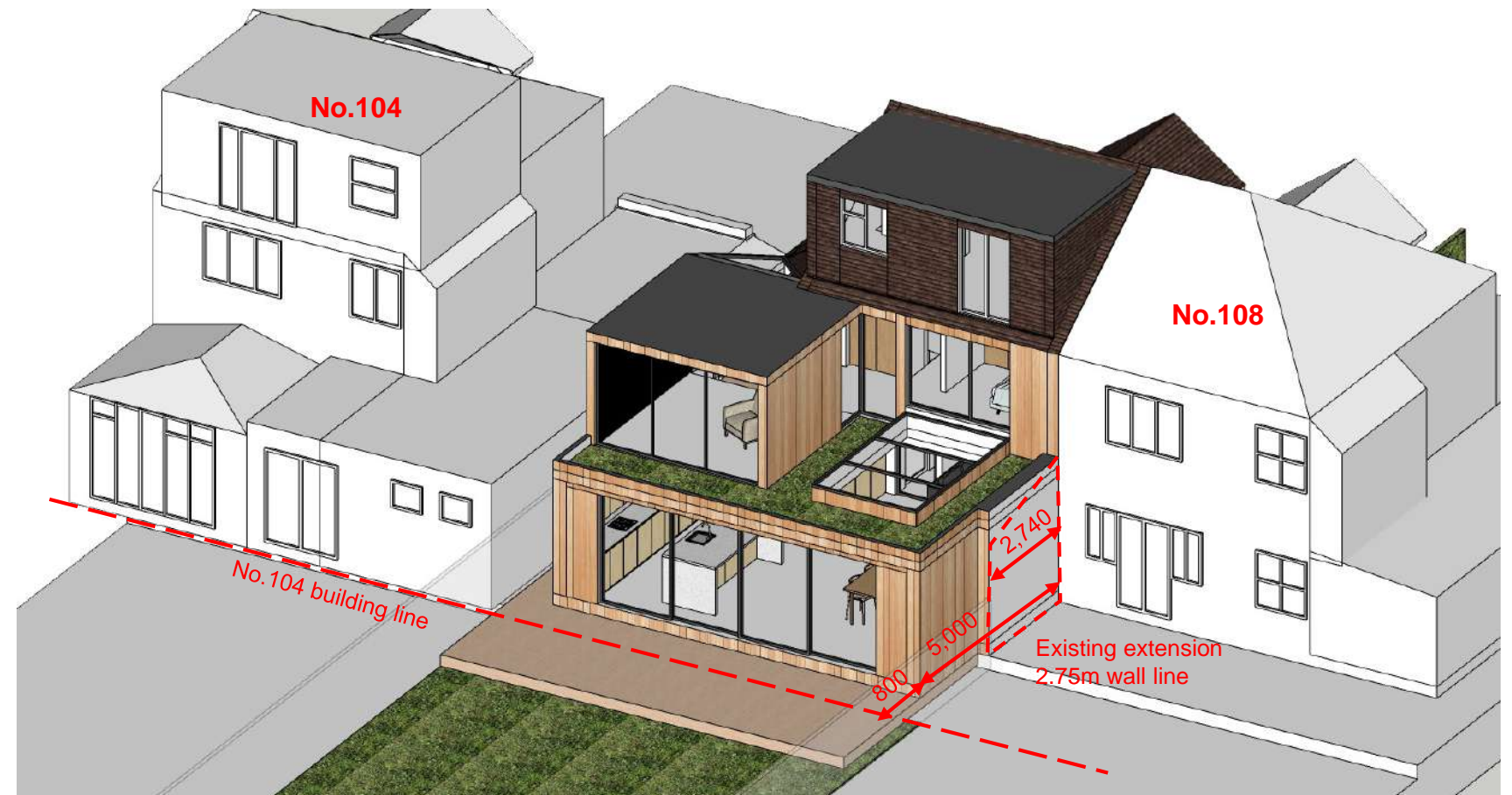
2.5 relationship to neighbour properties

The ground rear extension of 5m is 0.8m set back from existing building line of no.104 property in order to minimise the impact for daylight and outlook to neighbour property.

Regarding to no. 108 property, the 5m rear extension is further forward than the no.108 building line. However, no.108 neighbour property already got impact of daylight and outlook due to the existing extension wall line was 2.74m forward than no.108 building line. Thus, the impact via 5m extension would not be great to no.108 neighbour property.

Moreover, the south facing is opposite of no.108 which is no.104 side. Thus, the daylight impact to no.108 could be considered as not significant.

The first floor extension is within the 45 degree rule from both no.104 and no.108 properties. Thus, the impact of daylight and overlook to neighbour properties could be minimised.



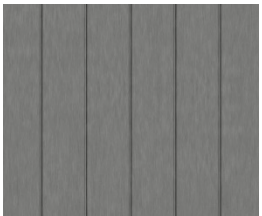
2.0 Design consideration

2.6 Appearance

Natural slate roof tile
match to existing condition



Glass fibre
roofing



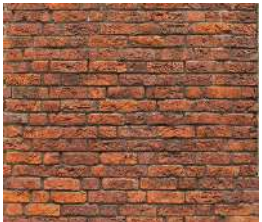
Timber cladding
(Red Cedar)



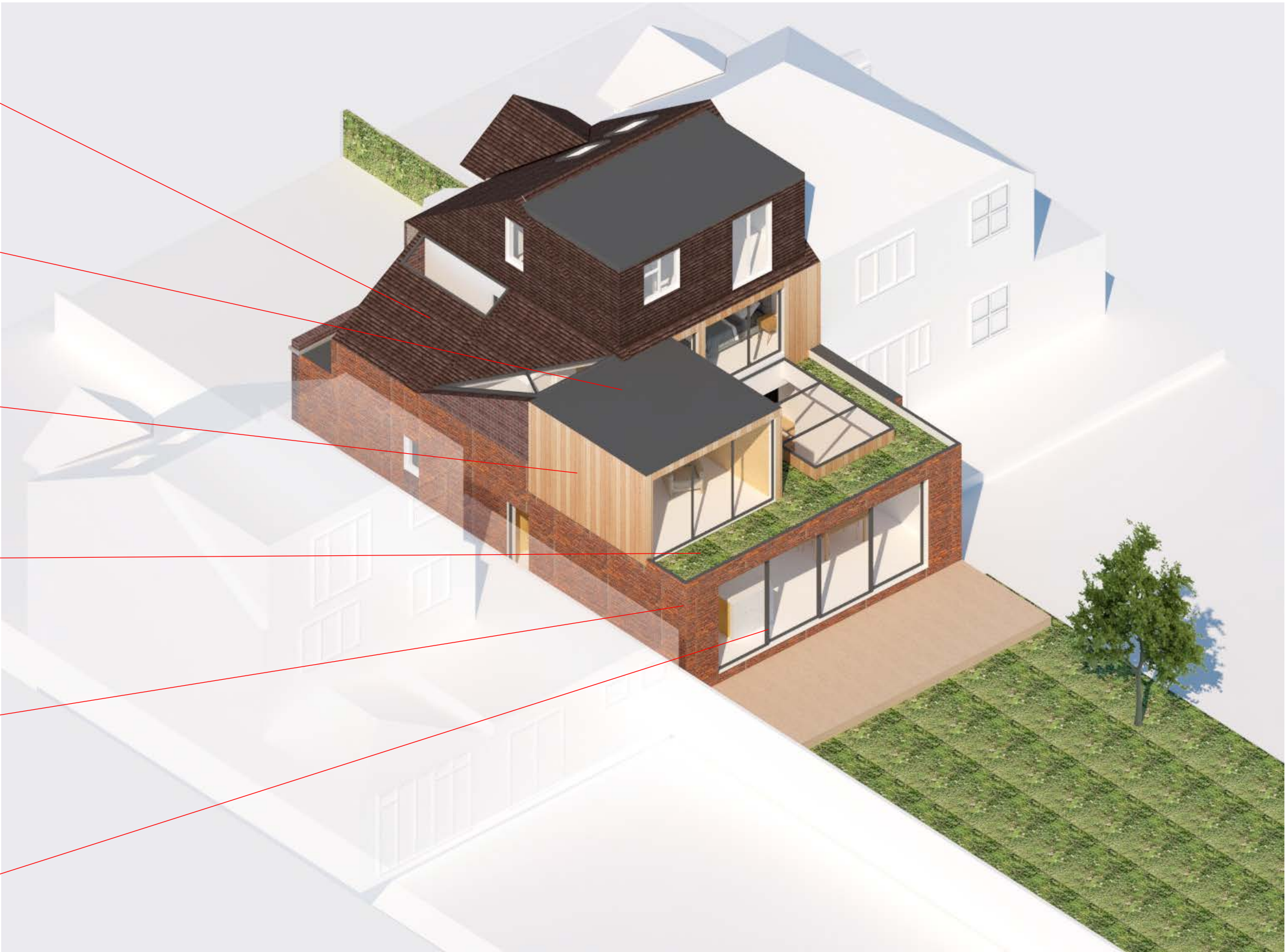
Green sedum roof



London stock brick match
to existing condition



Aluminum frame sliding
patio door





3.0 Proposed option

3.2 Rear elevation



3.0 Proposed option

3.2 Rear elevation

