



# 75 Kingston Road

Design, Access Statement  
October 2021

# Project Details



**Client property address:**

75 Kingston Road  
Epsom  
KT17 2ER

**Council:** Epsom and Ewell

**Conservation Area:** Ewell Village

**Resi address:**

6 Canterbury Crescent, SW9 7QE,  
London Borough of Lambeth

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# Introduction & Context

## **Description of proposed works**

This Design, Access Statement is written on behalf of the applicant, Andrew Bateup, in support of a Householder application for a Proposed ground floor wraparound, floor plan redesign and all associated works.

## **Character of the area**

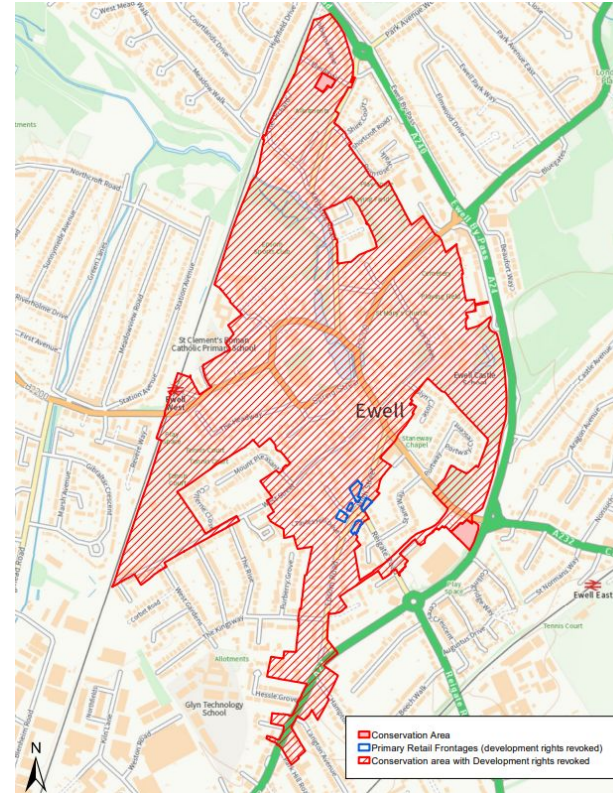
75 Kingston Road is located in the Ewell Village Conservation Area, the building is not listed.

It is a semi detached house with later additions and alterations. The building is constructed with a mix of yellow and red brick and the main roof is covered with slate tiles.

The neighbouring buildings are predominantly 2 storey semi detached houses. Some of the neighbouring properties have had window alterations, front porch alterations and rear conservatory extensions.

# Site Analysis

## 2.1 Conservation Area & Site Location Map



# Site Analysis

## 2.2 Street View



Street view

# Site Analysis

## 2.3 Existing Photographs



Front view

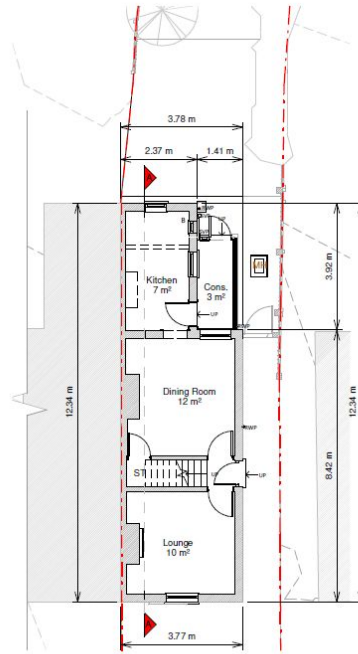


Rear view

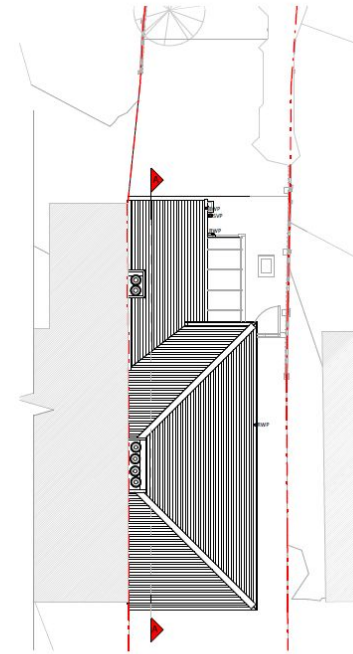
# Site Analysis

## 2.4 Existing Plans

The existing floor plan layout is brown down and very compartmentalised the owner would like to extend to the rear (from a previously approved side extension) in order to gain more internal area and create a more unified layout.



Ground Floor Plan



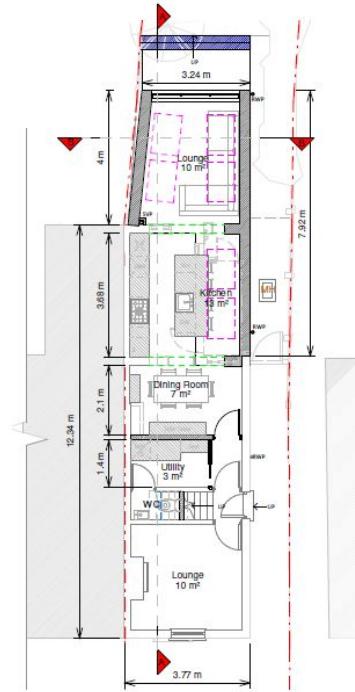
Roof Plan



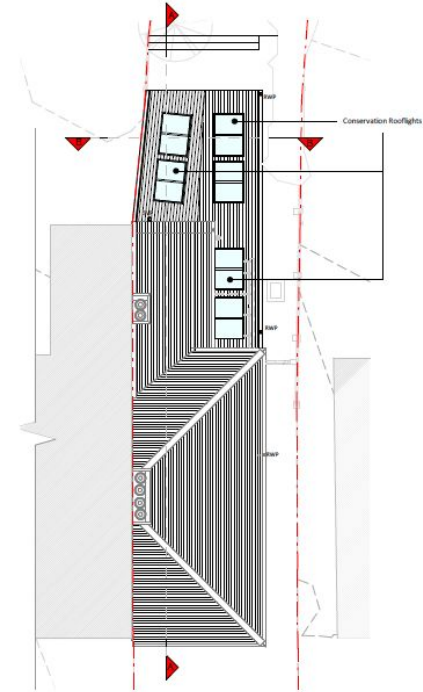
# Site Analysis

## 2.5 Proposed Plans

The extension is kept within the property's boundaries and heights are kept within the spd's requirements. The new layout provides a more open space with better flow of circulation, flooding with natural light and views to the garden.



Ground Floor Plan



Roof Plan

# Site Analysis

## 2.6 Existing 3D View



# Site Analysis

## 2.7 Proposed 3D View

The double pitched roof keep within the character of the area.

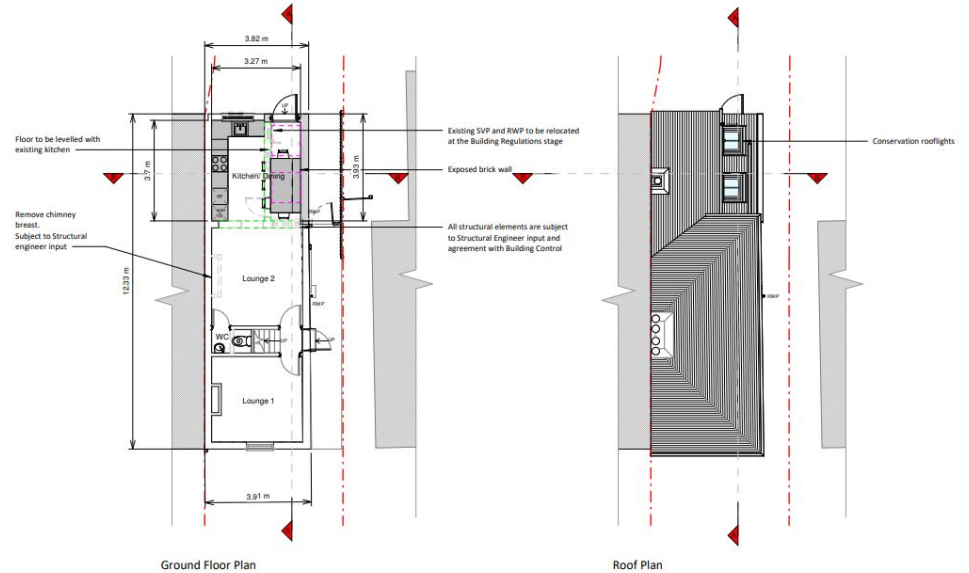


# Site Analysis

## 2.8 Planning History

**20/01435/FLH - Granted - 6th October 2020**

Proposed demolition of the existing conservatory, erection of ground floor side infill extension, floor plan redesign and all associated works



# General Arrangement Drawings

## 3.1 Plans, Notes & Considerations

### Plans

The proposed development has been designed in a double pitch roof, which is more sympathetic than other extensions as it maintains the eaves height within the required dimension. The whole of the materials used are to match existing in order not to create a negative visual impact to the area.

### Considerations

#### Access and transport

Access to the property is to remain unchanged.

#### Light and overshadowing

There will be no impact on the neighbours.

#### Privacy

There will be no impact on the neighbours' privacy as any side windows will be obscure glazed and non opening up to 1.7m from floor level.

#### Trees or shrubs

No trees will be removed or effected by the proposal.

# General Arrangement Drawings

## 3.2 Existing Materials

**Brickwork / Walls :** Yellow and red coloured bricks

**Pitched Roof -** Slate tiles and timber framed glass sloped roof

**Windows :** White uPVC windows and white painted timber windows

**Doors :** Grey painted timber door (side) and white painted timber door with glazed panel (rear)

**RWP's / Gutter's / Fascia's :** Black uPVC and cast iron downpipes, back uPVC guttering and fascias



# General Arrangement Drawings

## 3.3 Proposed Materials

**Brickwork / Walls :** Brickwork to match existing

**Pitched Roof -** Slate files to match existing

**Windows :** White uPVC windows and rooflights

**Doors :** White uPVC bi-folds

**RWP's / Gutter's / Fascia's :** Black uPVC and cast iron downpipes, back uPVC guttering and fascias to match existing



# Our Conclusion

Our proposal at 75 Kingston Road is one that will benefit the current homeowners and the property itself.

We believe the proposal fits in with the local context. As the proposal utilises the site to its full potential adverse effects to the neighbours or the area, it also improves the character and composition of the existing dwelling as the proposal will be below the existing ridge level and not visible from the front of the property.