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Project: Old Well House, Woodcote Road KT18 7QS

Proposal: Proposed First Floor Extension and Alterations. Including a new roof to the part of the house at a raised level, flying hip to front elevation and hipped roof.

1. DESCRIPTION

The application property is detached and in part, two-storeys in height containing a courtyard and single-storey front room and garage. It occupies a spacious plot on the boundary of Woodcote Conservation Area and fronts Woodcote Road. The Application Property is not Listed however contains the continuation of the listed boundary wall on the curtilage of the plot, facing Woodcote road.

The application property has seen varying alterations including a side dormer extension was approved in 1999.

Old Well House sits within the conservation area which is made up of varying styles of architecture and ages. Woodcote road contains a mix of listed and unlisted buildings. Old well house sits between detached inter-war period houses to the south, Willow Cottage a detached house of a similar scale to the north. Opposite the applicant's site, to the west, is Durdans Lodge - a 19th century building which is now 6 Woodcote Road which has been converted into flats.

The proposed first floor extension is to the East of the application property, and partly to the south. The proposed extension has a hipped roof with flying hip to the south-west elevation.

The proposed rear first floor extension measures 4.4 and 2.1 metres in depth respectively, 8.8 metres in width and its roof ridge measures 6.9 metres in height. The roof eaves measure 4.8 metres in height. The roof on the west elevation garage and sitting room remains unchanged.



2. DESIGN

The proposed roof is designed to connect the existing separated rear elevation roofs. This provides a more efficient internal layout as well as removing dormer windows. The ridge height has been increased by 0.5 metres in height and the eaves height has been made consistent across the rear elevation.

A flying hip to the front elevation has been implemented to mirror the existing character of the house and soften the roof design. The roof to the single-storey element remains untouched resulting in a similar layered appearance softening the appearance to the front of the property by maintaining the layered appearance of roofs.

3. IMPACT

The application property's front elevation is visible from Woodcote Road, through the wrought iron gates only. The property itself benefits from mature landscaping around its perimeter as well as red brick wall across the street side, which provides the house with visual screening from the street scene.

The extension is considered to compliment the design of the existing house and will not adversely impact the street scene. The additional height is set back from both neighbouring properties with a hipped design to enable no overshadowing. Visually, the house is largely concealed, and the front of the house is set back from the road.

While the rear elevation (south-east) of the house is proposed to be of a larger bulk and mass, but it is located at the most discreet part of the house which is neither overlooked or looking-out due to the neighbours positioning, mature foliage and walled gardens.

4. APPEARANCE AND MATERIALS

The proposal seeks to match the existing by keeping its original character and matching materials. The rear elevation seeks to become cohesive with the front elevation by removing vertical tiling and replace with the smooth render which is prominent on the front elevation and contrasted with the brick.



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