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Planning Design & Access Statement

Loft conversion/rear dormer extension to provide residential apartments
to the front of 107 Central Road, Worcester Park KT4 8DY

Introduction

This submission on behalf of the Landlord (the Applicant), relates to the conversion and a new rear dormer extension within the existing front pitched roof area of the subject building at 107 Central Road to create an additional one-bedroom residential apartment, together with minor alterations to the consented residential bike/refuse storage facilities within the existing rear yard.

The online application comprises the following documents: -

1. Completed application forms together with Certificate A under Article 7 of the Town & Country Planning (GDP) Order 1995;
2. This Design & Access Statement including photographic schedule;
3. Site Location Plan @ 1:1250;
4. Existing, consented and proposed plans and elevations @ 1:100

Executive Summary

Site Area 404 m² 0.0404 ha 0.0998 acres

Existing Site

Building Type: Ground floor premises within Class A1 retail use (Superdrug) with storage/ancillary non-trading spaces and associated office and toilet facilities & residential (Use Class C3) over first floor area.

Building Height: Two-storeys with part pitched part flat roof profile above

Accommodation: Ground floor retail & first floor ancillary storage/office/toilet facilities retained.

Consented Site

Building Type: Mixed-use retail (Use Class A1 retained) & residential (Use Class C3)

Building Height: Two-storeys with part pitched part flat roof profile front to mid-section.
Three storeys with flat roof profile from mid to rear section.

Accommodation: Ground floor retail & associated first floor ancillary storage/office/toilet facilities including landlord retained floor space.
1no. new 2b4p apartment on first floor as conversion (planning ref. DM2020/00563)

Proposed Site

Building Type: Mixed-use retail (Use Class A1 retained) & residential (Use Class C3)

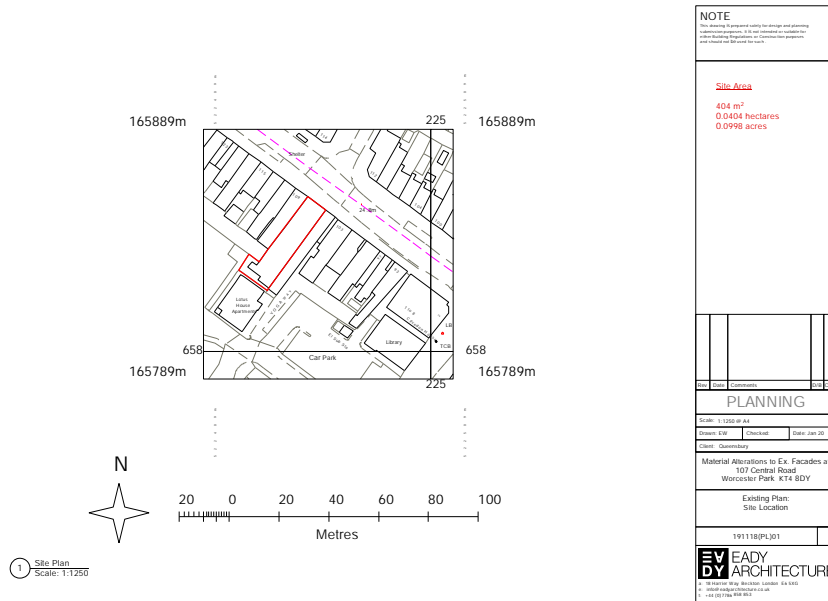
Building Height: Two-storeys with part pitched part flat roof profile front to mid-section.
Three storeys with flat roof profile from mid to rear section - as consented.

Accommodation: Ground floor retail & associated first floor ancillary storage/office/toilet facilities including landlord retained floor space.
Minor alterations to planning permission DM2020/00563 (1no. 2b4p flat), to include the loft conversion to provide for 1no. 1b2p and 1no. 2b3p duplex flats, a total of six flats.

Car & Cycles Parking (Ground Floor)

Existing Provision: 0 cycle & 0 car space

Proposed Provision: 4 cycle & 0 car spaces



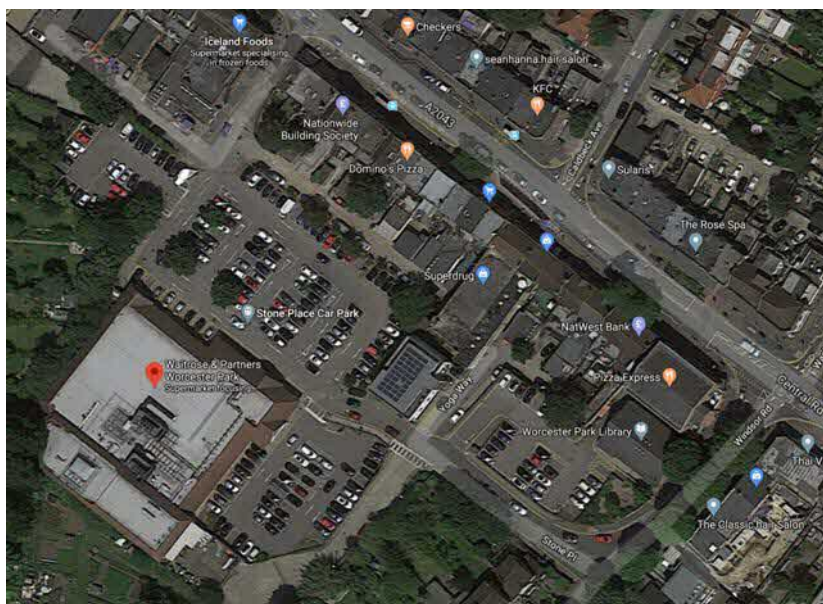
(Diagram: Existing Site Location Plan)

Site Background & Constraints

The application site is situated along a primary high street and it is presented as one of the key buildings along the shopping parade of Central Road. The building itself is situated within an established built-up area of a mixture of uses, such as retail, cafés, financial institutions at ground floor with residential or ancillary storage in upper floors.

The addition of residential floorspace to the rear section roof area of the existing building will need to have regard to overlooking and elevational treatments facing onto the surrounding buildings as well as consideration for neighbouring amenities.

The building itself is not listed and the site does not lie within a Conservation Area.



(Photos: Aerial Map along Central Road)

Opportunities

The key objective from the applicant here is to utilise the available roof void space following from the precedent set by the adjoining no.105 Central Road. The opportunity to create an additional apartment by utilising available roof space is sustainable and should be supported considering the current housing shortage within the local town centre zone.

Furthermore, the design modifications required to the subject building will have minimal visual impact to the existing streetscape along both Central Road and Yoga Way



(Photos: Existing elevations onto Central Road and Yoga Way)

Vision

The prime vision for this application is to provide a new high-quality residential hub in this established mixed-use town centre area, which is appropriate to its location, function and character and integrates with the surrounding context in terms of design, layout, appearance, and scale.

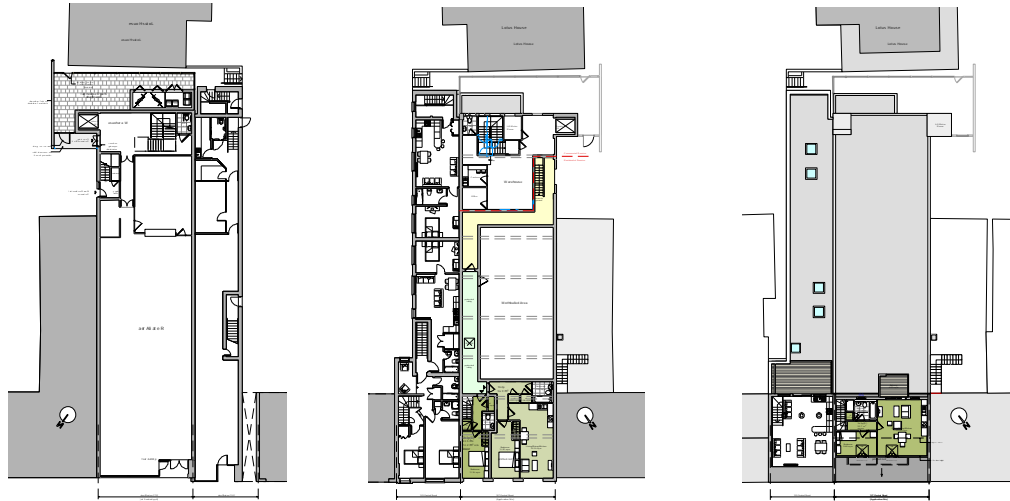
Use & Layouts

The proposal is for the loft conversion and rear dormer extension above the existing front section of the first floor. Part of the first-floor communal circulation area and the consented 2b4p flat layout will be modified to form the new vertical private circulation to serve the new duplex flat. The



(Photos: Internal photos of existing first floor front section facing Central Road & existing loft roof space)

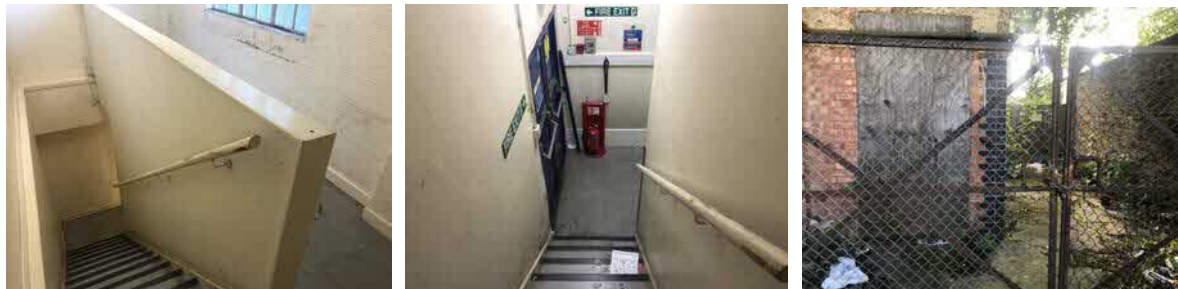
The retail ground floor will continue to be served via the existing front entrance off Central Road and the rear fire escape will be linked onto a shared footpath via the set of double doors (see proposed GF plan & elevation for location). Commercial access to the upper floor can be gained from the independent internal stairs or the goods lift from ground level up to the first-floor level.



(Diagram: Proposed GF/FF/SF plans)

The subject area for this application will focus on the front section of the pitched roof area. Currently, this void space will be left unused from the recent planning consent for the conversion of the first-floor area into a 2b4p flat. With its reasonable head room that could be turned into habitable room(s) as well as from a sustainability angle, this area is under-used and impractical for future maintenance purposes. The new proposed residential layout has considered as appropriate and makes effective use of available upper floor space to provide new dwelling.

The residential entrance will be via the rear side elevation with the integration of the communal courtyard including residential bin/bike stores for ease of disposal and collection as per previous consents.



(Diagram: Existing Rear Courtyard, GF rear entrance & access staircases)

The proposed residential use has been deemed to be acceptable in line with the planning policy to encourage dual-use buildings within the town centre location. The existing retail unit (Superdrug) will continue its trading and support the high street of Worcester Park area.

In terms of the construction logistics for the proposal, site access can be gained within the existing rear and side courtyard along with the mid-section flat roof area to erect the necessary scaffolding as well as storage of building materials. A detailed construction method statement will be provided as part of the post planning reports.

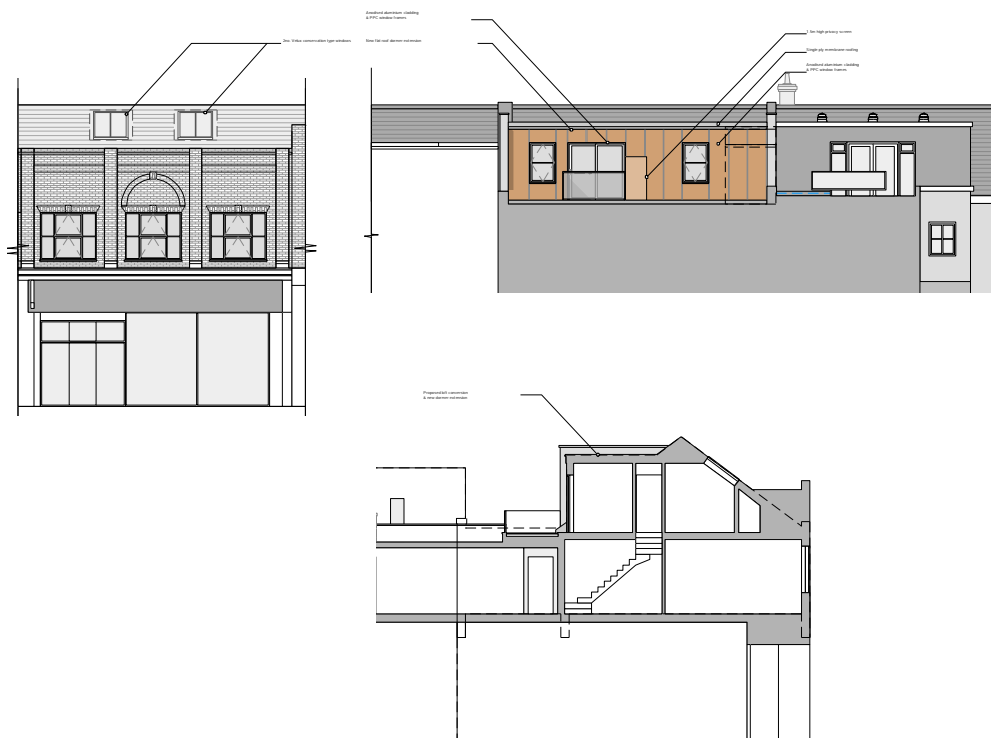
Amount

The proposal will moderately increase the total amount of residential floor areas by 50.7 m² (loft area >1.5m in height) to modify the original consented 1no. two-bedroom apartment into 1no. one-bedroom and 1no. two-bedroom duplex apartments.

Bins and bikes provision have also considered of the additional flats – see drawing 210701(PL)02 for details.

Scale

The existing building is two-storeys tall (7.5 m at rear to 10.5 m at front in height). There will be no change to the front section of pitched massing of the existing property, the new rear dormer extension will have a flat roof profile that is not visible from Central Road and a finished parapet level lower than the existing main ridge line.



(Diagram: Proposed Front/Rear Elevation & Side Section)

Amenity & Landscaping

The proposal involves the renovation of the existing roof space, given the constraints of the site with regards to its location in the town centre, the proposed apartments have been sensitively designed to ensure that all the habitable rooms proposed are generous in size and avoid overlooking with neighbouring dwellings.

The new 1b2p apartment has a combined habitable room area of 41m², which exceeds the minimum requirement (34.5 m²) by 6.5 m² to dispensate the private amenity space requirement of 5m². The new 2b3p duplex will have a private amenity roof terrace of 6 m² in area with privacy screen.

Furthermore, a communal outdoor amenity space adjoining with the secured residential bin/bike storage rooms are provided to the rear of the site as consented. All landscaping details will remain as reserved matters.

Appearance & Materials

The material palette will comprise roof tiles to match existing in colour and sizes. The new rear dormer extension will have an anodised aluminium (brown coloured) cladding finish in line with the appearance of the recently consented second floor extension.

The new windows and external door will be uPVC double-glazed type to match with the previous consents. To the front pitched roof facing onto Central Road, the two proposed roof light windows will be Velux conservation type or equal approved.



(Images: External Cladding Finishes)

Access Statement

The application site is well-located in terms of proximity to shops, services and public transport and, as such, occupants of the new flat would not be dependent on the use private cars. Based on the site's accessibility, it is proposed that the development will be 'car-free' which is sustainable and eco-friendly.

An inclusive access strategy has already been implemented to assure that all users and employees regardless of their health or mobility conditions are able to easily move around within the existing building. The new internal staircase is designed to meet the current Building Regulations Part M & K requirements.

The proposal includes separate enclosed residential bins store. This would enable residents to bring their refuse to a central store and refuse collectors to have one point of collection.

It is concluded that the development is acceptable with regards to transport and accessibility in the context of the Council's Local Plan.

Secured by Design

The scheme adopts principles set out by the guidance to help prevent crime.

This is through both design and future material specification. It will include features such as;

- The prevention of any blind spots
- Secure residential entrance with fob-controlled and video entrance system
- Security lighting to the front entrance
- Secure bike storage
- Security alarm system.

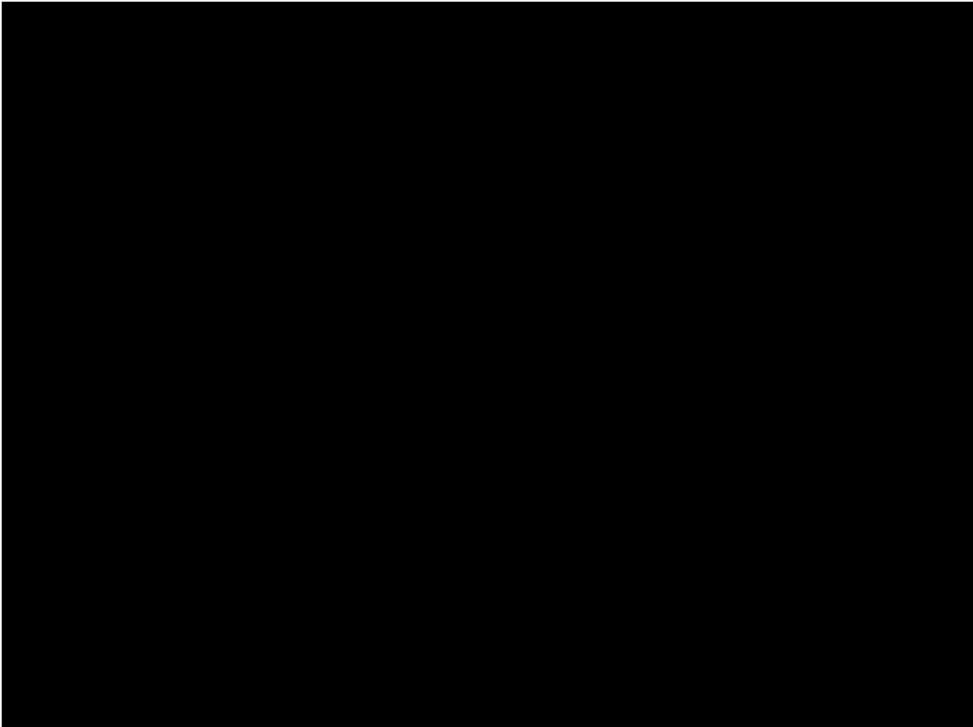
Summary

The proposed full planning application schemes will aim to address the following criteria:

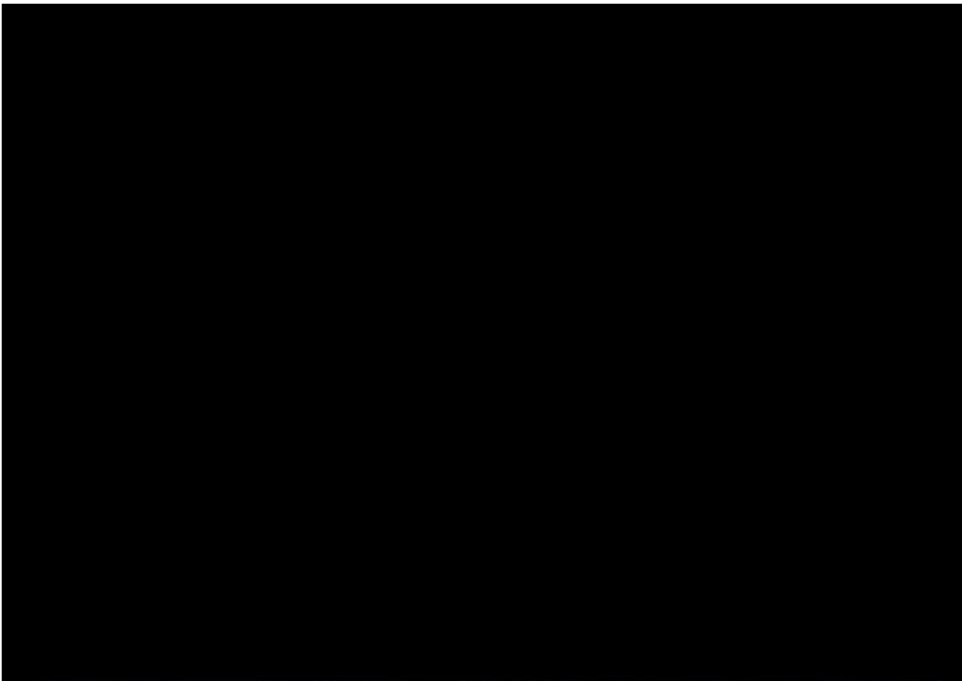
- All habitable rooms and overall flat size to meet if not exceed the requirements as set out in the Local Authority's SPD and Technical Housing Standards – Nationally Described Space Standard.
- The layout and orientation of all habitable rooms will ensure sufficient outlook and inlet of daylight/sunlight.
- The proposal is sustainable and utilises a unused roof space to provide extra home in an area that is highly in demand, together with the retention of employment generated use to suit small local starter businesses.
- The enjoyment of the existing neighbours' amenity and privacy will not be compromised by the scheme.

Given the information submitted in support of this application demonstrates the proposed new residential units will not have any adverse effect on its neighbours whilst it will also support the retention of an existing commercial space in a sustainable manner, as such, this application should be supported and approved.

Appendix – Site Photos



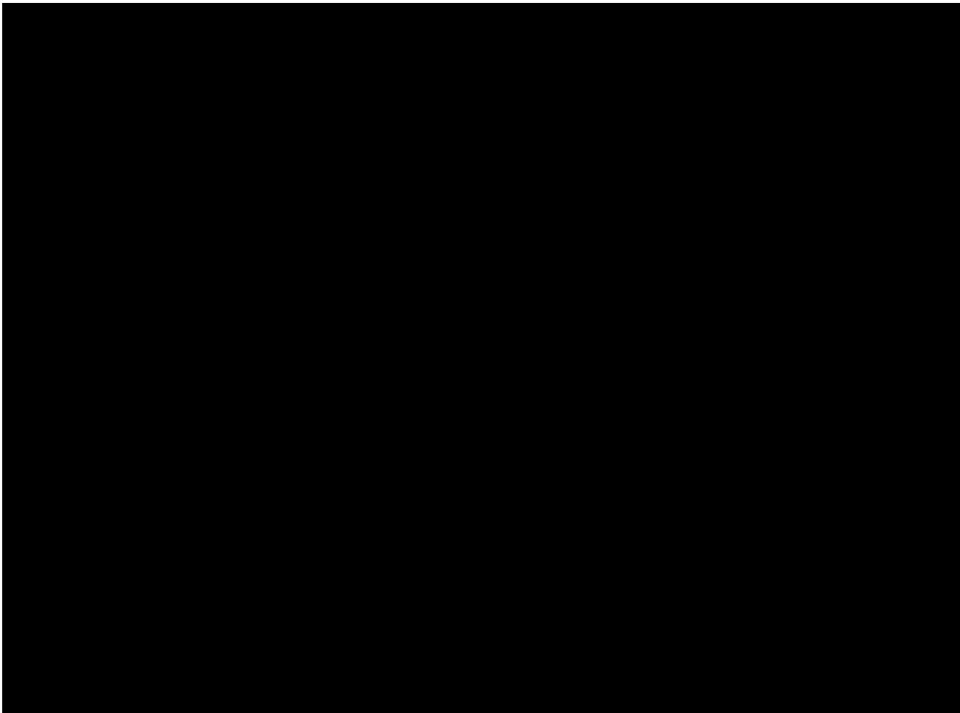
(Image: Rear Elevation from Southeast)



(Image: Rear Elevation from Southwest)



(Image: Rear Courtyard Elevation)



(Image: Front Elevation Along Central Road)