

Design and Access Statement for Erection of two-storey building comprising of one X two bedroom house with associated parking at back of the property

26 THE BROADWAY STONELEIGH, EPSOM, KT17 2HU

Axis Vector Design Ltd.

181 LONDON ROAD, MITCHAM, CR4 2JB | INFO@AXISVECTOR.CO.UK MOBILE: 07403404405

Introduction:

The existing property is a commercial shop operating as a post office space. This design statement intends to propose a two storey house at the back of the shop. This report propose feasibility for the suitability of this new development as it not only will add value to the current property but also complement and gel-in with the surrounding buildings. The proposal also offers a car park, cycle park, refusal/garbage area. The current property has a total area of

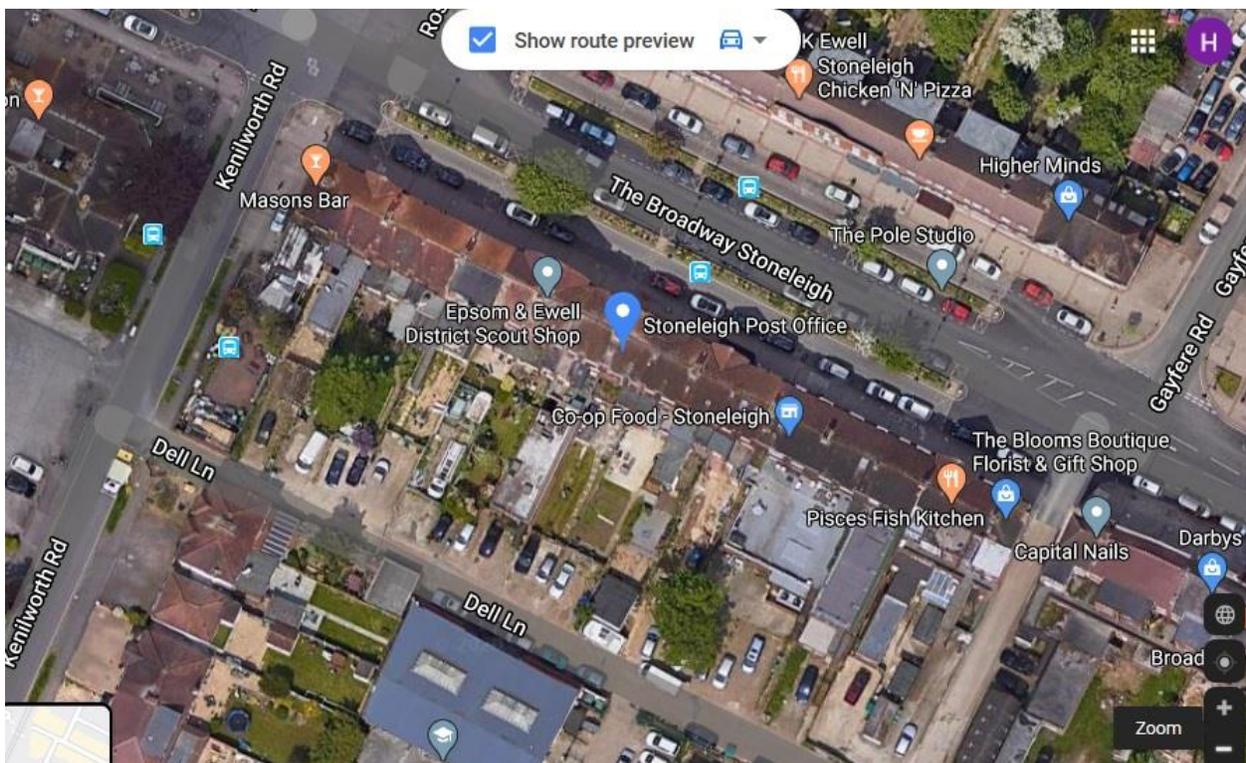
Total area=215m²

Existing rear garden area= 123m² excluding existing car park.

Site Analysis:

The property is located very close to Stoneleigh train station which is only two-minute walk from the property. It also has Stoneleigh high street only a few minutes walk, three-minute walk from St. Johns church. It is also close to bunch of good nurseries and primary schools. It's a busy yet amenities that are a plus point for the residents of the area.

Site map



Use:

It will be a purely residential purposed flats.

The proposed development

The proposed development offers a covered area of 81m² and a green area of 20.72m² between the existing shop and the new build flats. The proposed development also offers car park, cycle park, refusal/garbage area and energy meters at the ground floor level. This space shall also provide better air circulation for the existing shop/post office and the newly build flats. All sorts of commute will be possible from the rear side of the existing post office i.e. the Dell Lane shall be used for the main and independent entrance of the new build house.

Viability of the Proposal

This proposal respects the surrounding area and its design and exterior layout gels in with the surrounding buildings.

Existing Plan

Proposed Front and Rear Elevation

Proposed Side Elevation

Proposed Section of the Building