



Design, Access & Heritage Statement

Single Storey Rear & Side Extension

HB211023
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39 The Green

Epsom

KT17 3JU

1.0 INTRODUCTION

- 1.1 The proposal site falls as part of Epsom & Ewell Council and within the Ewell Downs Road Conservation Area.
- 1.2 The proposal is for the erection of a single storey side and rear extension with new rear patio and internal reconfiguration to ground floor and first floor.
- 1.3 The proposal seeks to remain in-keeping as viewed from the street scene by not altering the principle (front) elevation. The rear and side of the property (not visible from the street) attempt to propose a contemporary extension to maximise beautiful garden views.

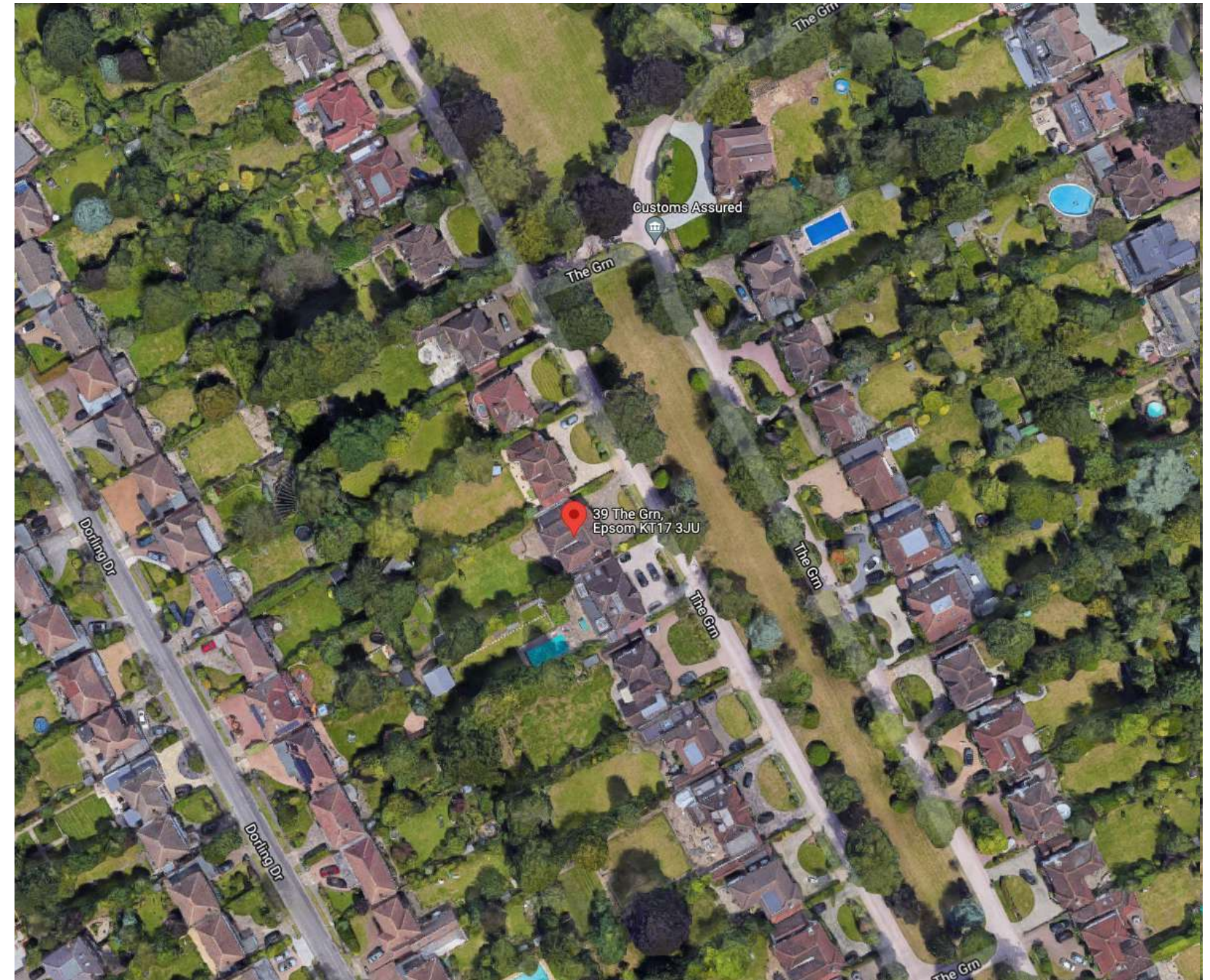


Fig.1 – Areal View -NTS

2.0 CONTEXT

2.1 Surrounding Area

2.1.1 The application site is a large two-storey detached property. The existing property enjoys five bedrooms with two en-suites, one family bathroom, a WC, two front reception rooms, rear living room, kitchen, utility room and office. A large rear garden is present with secure side access on both sides of the property.

2.1.2 The surrounding properties present an eclectic mix of sizes, styles and architectural details/features with the prevailing housing type being detached.

2.1.3 The application site is within the Ewell Downs Road Conservation Area.

2.1.3 The property is not listed.

2.2 Amenities

2.2.1 The application site sits in close proximity to essential local amenities with supermarkets, schools, parks, and shopping outlets in walking or short driving distance.

2.3 Transport

2.3.1 Transport links in the immediate vicinity are good. The site has easy access to major road ways and public transport facilities.

2.3.2 The site is in close proximity to Epsom train station which offers regular train services to London.



3.0 SITE CONDITIONS

3.1 Flooding

3.1.1 The proposal site does not lay within a flood risk zone as illustrated in the adjacent map.

3.2 Conservation

3.2.1 The proposal site is within the Ewell Downs Road Conservation Area.

3.2.2 There are no protected trees on the site or nearby, as illustrated on the Ewell Downs Road Conservation Area Townscape appraisal map.

3.3 Rights of Way

3.3.1 There are no public rights of way on or adjacent to the proposal site.

3.3 Site Area

3.3.1 No. 39 The Green occupies a total site area of 1252m². The footprint of the existing property equates to 177m².

3.3.2 The proposal is for the erection of a single storey side and rear extension with new rear patio and internal reconfiguration to ground floor and first floor. The proposal will add 45sqm to the existing property footprint, all to the rear of the property.

3.3.3 Properties in the surrounding area occupy varying sites with the average plot area at circa 1250m². Property footprints differ widely due to a wide variety of extensions erected. In the immediate vicinity, property footprints range from 160-210m². Therefore the proposal aligns with the areas provided above, and as such the proposed addition is consistent with those in the immediate vicinity.

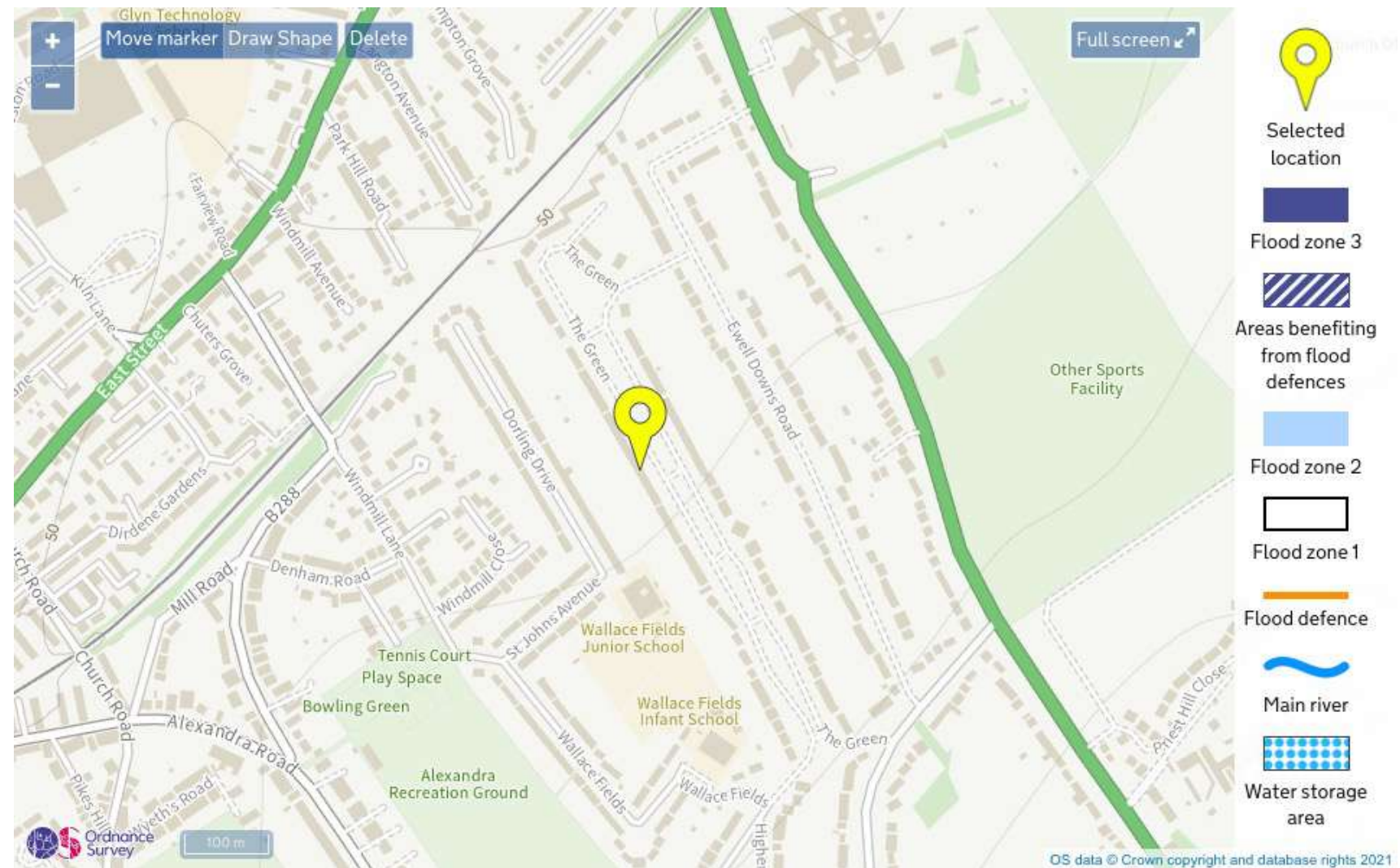


Fig.2 - Flood Risk Map (<https://https://flood-map-for-planning.service.gov.uk/>)

4.0 PLANNING HISTORY

4.1 There have been eight previous applications on the site.

Single and two storey side and rear extensions. New widened access driveway.

Ref. No: 04/01369/FUL | Status: Granted Thu 31 Mar 2005

Demolition of existing garage and erection of single storey side and rear extension and two storey rear extension (amendment to previous application reference 04/01369/FUL)

Ref. No: 05/00226/FUL | Status: Granted Wed 10 Aug 2005

Crown lifting and reduction of 2 Yews. Felling of 1 Cypress, 1 Plum and 1 Sycamore. Pruning of Cherry located in the rear garden

Ref. No: 05/01170/CAT | Status: No Objections Wed 03 May 2006

Installation of automated electric gates to replace existing manual gates in road entrance from Ewell Downs Road adjacent to Nos. 1 and 2 The Green

Ref. No: 08/01139/FUL | Status: Granted Thu 19 Feb 2009

Installation of automated electric gates to replace existing manual gates in road entrance from Longdown Lane North adjacent to 64 The Green

Ref. No: 08/01224/FUL | Status: Granted Thu 19 Feb 2009

Crown reduction & removal of epicormic growth on a Poplar on the green area close to number 74 The Green.

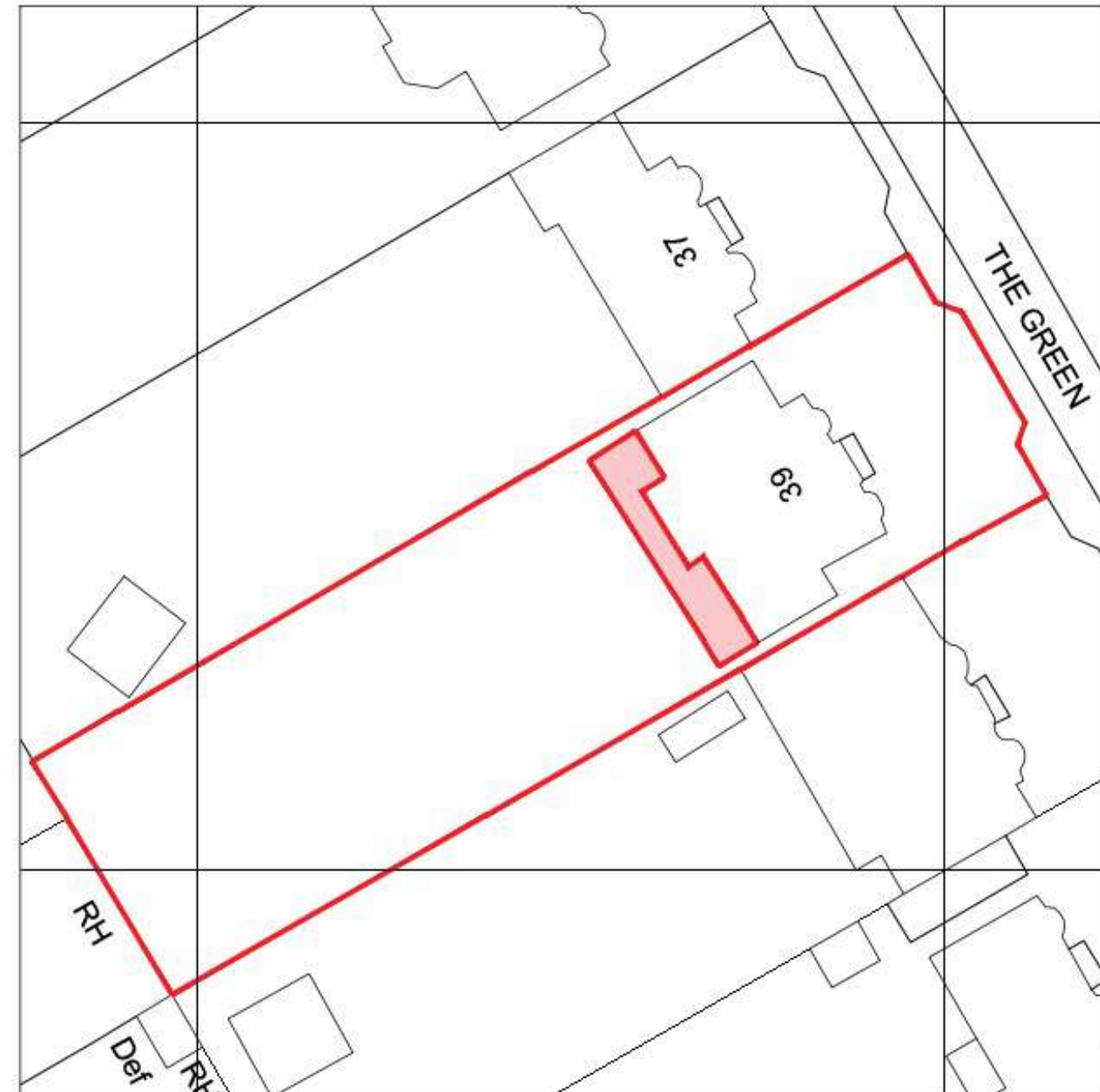
Ref. No: 10/00848/CAT | Status: No Objections Mon 06 Dec 2010

Removal of damaged limb and a crown reduction to balance, to a Lime tree opposite number 12

Ref. No: 14/00539/CAT | Status: No Objections Wed 20 Aug 2014

The following treework to trees located in the rear garden:- Felling of Cherry located centrally behind the house, reduce lateral branches back to lawn edge on group of mixed trees and shrubs and crown reduction of two clumps of Purple leaf plum back to previous reduction points; located towards the far rear boundary.

Ref. No: 16/01191/CAT | Status: No Objections Tue 20 Dec 2016



BLOCK PLAN



 EXTENT OF PROPOSED DEVELOPMENT

Fig.3 – Proposed Block Plan (not to scale)

5.0 DESIGN PROPOSAL

5.1 Description

5.1.1 The proposal is for the erection of a single storey side and rear extension with new rear patio and internal reconfiguration to ground floor and first floor.

5.1.2 The proposal seeks to remain in-keeping as viewed from the street scene by not altering the principle (front) elevation. The rear and side of the property (not visible from the street) attempt to propose a contemporary extension to maximise beautiful garden views.

5.2 Layout

5.2.1 The proposals seek to transform the original compartmentalised nature of the property, into a beautiful open plan space towards the rear, with updated kitchen, seating and dining, updating the layout to the contemporary standard, using the addition of rear and side extensions.

5.2.2 The unused small bedroom on the first floor, is to be transformed into a walk-in-wardrobe for the Master Bedroom, while still retaining its capability as guest room if need be.

5.2.3 The extension seeks modesty and proportions, by extending just enough to achieve the desired areas, and through thoughtful design.

5.2.4 The proposal is set back from the side boundary lines, to avoid the terracing effect, create proportionate architecture, and avoid impact on neighbouring amenity.

5.3 Appearance

5.3.1 The majority of materials look to reflect those of the existing building with the external walls featuring render to match and rear facing aluminium framed glazing. The simplicity of the proposal means, few materials are used.

5.3.2 The use of larger glazing pieces and the proposed aluminium clad timber canopy towards the rear, helps to delineate the construction heritage of the property and shows the timeline of the construction phases. This helps to ensure the existing house is celebrated without the new unit detracting from the existing appearance and building line.

5.3.3 The extension aims to create a contemporary and timeless addition to the property, introducing modern architectural design, which will compliment existing property and delineate the construction timeline.



Fig.4 - Proposed Rear Elevation

6.0 TRANSPORT & REFUSE

6.1 Vehicular & Parking

6.1.1 The existing property enjoys 5-6 off street car parking spaces.

6.1.2 The proposal does not seek to alter any existing access or on-street parking provisions. By retaining the access and frontage, this will ensure the proposal retains the character of the street scene.

6.2 Access

6.2.1 Access to the property is retained through the existing front door. Secure gates and boundary treatment are present either side of the property for security.

6.2.2 The secure side gates provide security for the property. This allows ample private storage for cycles and refuse/recycling in the side access or towards the rear garden.

7.0 LANDSCAPING

7.1 The existing rear garden patio is of low quality and outdated. The proposal seeks to improve the immediate rear amenity with thoughtful hard landscaping, as outlined in the adjacent drawings.

7.2 A aluminium clad canopy, with timber louvers, is proposed immediately following the rear extension. This combined with more current patio slabs will largely improve the rear amenity of the property, providing sun shading for outside seating and dining.

7.3 There are three trees in the rear garden close by to the proposal. The extension would have an impact on one of these trees, therefore it proposed that this is to be felled.

7.4 The site area is large and has many trees present. Therefore the felling of one tree will have little impact on the overall bio-diversity of the site. The felling of the tree would improve the negative shadowing impact it has on the amenity of both the applicant's and neighbouring site, without affecting impact on overlooking, due to the distance between properties and other trees close by.

7.5 All perimeter treatment will be retained or enhanced/replaced.

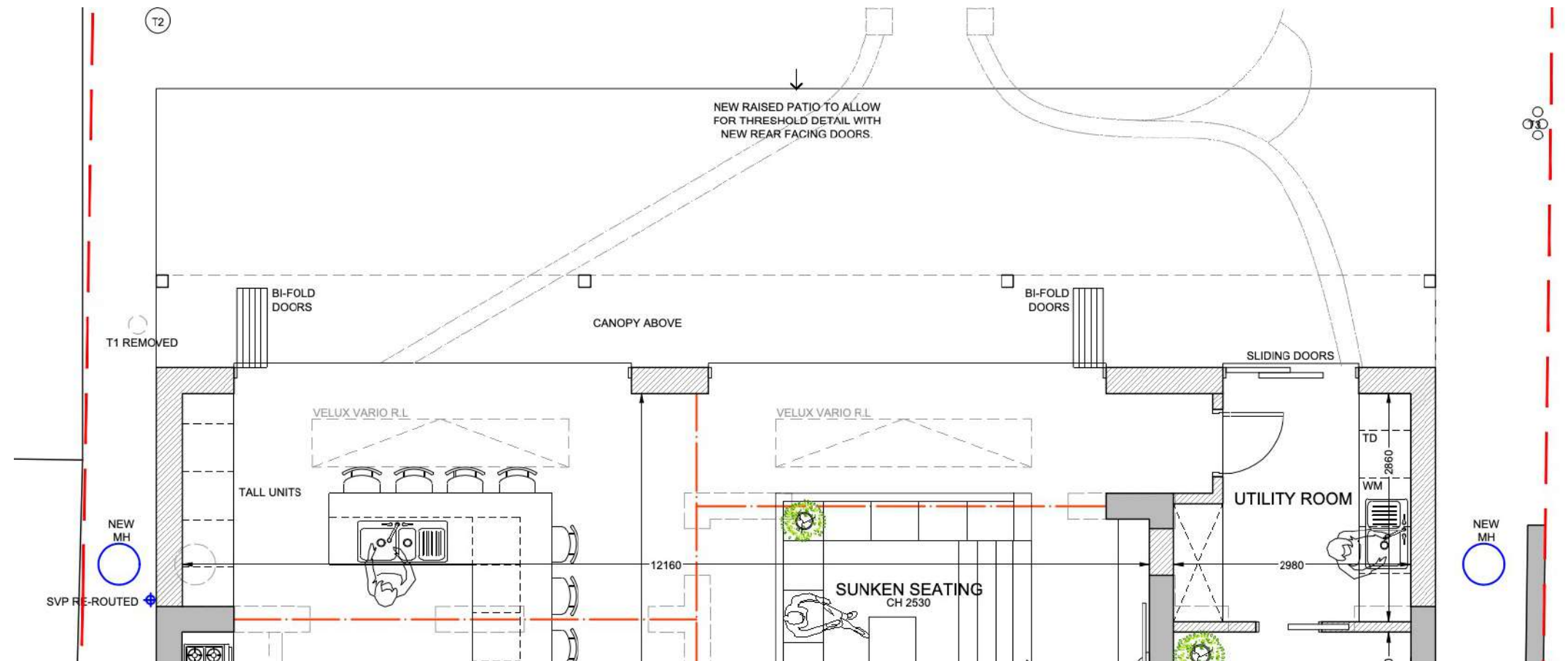


Fig.5 – Proposed Rear Garden

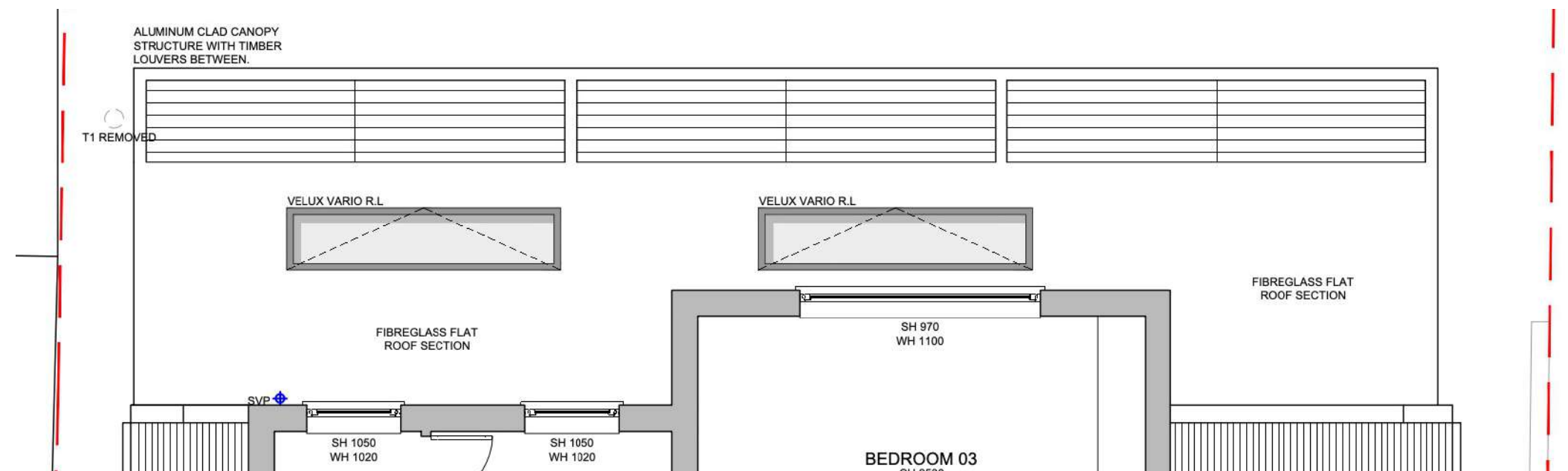


Fig.6 – Proposed Roof Plan

8.0 CONCLUSION

8.1 The proposal looks to create a sympathetic addition that sits harmoniously against the existing heritage, character and property, as well improve and modernise the internal layout to increase quality of living for the applicant's and future occupants.

The proposal seeks to remain in-keeping as viewed from the street scene by not altering the principle (front) elevation. The rear and side of the property (not visible from the street) attempt to propose a contemporary extension to maximise beautiful garden views.

The architecture proposed is thoughtful in form and size and therefore boasts negligible impact of overlooking, overbearing or overshadowing to neighbouring properties or the local surroundings.

The extension, by virtue of its form, massing and materials seeks to create a modern addition that sits harmoniously against the period property without detracting from the existing building and character nature of the local area.

The overall result is a well proportioned, high quality extension that creates a direct link between the house and garden without creating an impact on the existing house, neighbouring properties or immediate surroundings.





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