470 Chessington Road, Ewell, KT19 9ES

Design Statement – 10.12.21

The proposal is to demolish the existing bungalow on this plot and erect a pair of semi-detached houses. The plot width is over 12 metres and extends back 47 metres. Adjacent to this site is Oak Tree Close; to facilitate the development, property numbers 462 to 468 were demolished to provide the space for a new road and new housing.

This proposal is for a pair of four bedrooms houses, with the fourth bedroom located within the second floor roof space. In order to accommodate the fourth bedroom, the roof is a mansard style with 22.5 and +/- 40 degree roof slopes. The resultant ridge height matches that of a conventional 35 degree sloping roof.

The building line of the existing bungalow is 8.9 metres from the pavement. The proposal is for the new properties to be set back to create a building line 12 metres from the pavement. This will allow space for two car parking spaces to each new property using the existing dropped kerbs for access, and provides turning space within the property boundary. Each property will have an electric car charging point.

The external walls are to be constructed using facing bricks up to the first floor window cill level, with coloured render on blockwork above the cill level. The roofing will be Ashmore interlocking concrete roof tiles.

There are existing sewage and service connections to the bungalow. The manhole to the existing sewage system will be re-used for the left hand of the pair of properties. Otherwise there will be a new sewage connection to the right hand property, and new service connections to both properties. It is proposed that the properties will be all electric, with the existing gas supply terminated. Surface water drainage will be via new soakaways and permeable paving provided for the front parking area.

Drawings for the development are noted on the planning application. **Please note** that Drawing 470/P/01 shows the plan layout of the left hand of the two properties; the right hand property will be a mirror image of this. Similarly, Drawing 470/P/03 shows only the side elevation of the left hand property.

gc/10.12.21