

DESIGN AND ACCESS STATEMENT

FOR

18 TEMPLE ROAD

EPSOM

SURREY

KT19 8HA

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1.0 SITE, LOCATION & EXISTING HOUSE *(Image 1-2)*

18 Temple Road is a semi-detached house, with a front garden, used as a driveway with space for two cars and a fenced off rear garden.

The elevations to the building are a combination of red and yellow brickwork. The main roof and lean-to is covered in cement tiles. The flat roof at the rear is covered in asphalt. The gable end over the bay at the front of the property is clad in tiles

The property extends over three floors. At ground floor level there is a study, living room, open plan space comprising of the dining room and kitchen, and a separate utility that leads to a downstairs cloakroom. Over the first and second floor there is a master bedroom with en-suite, family bathroom and three further bedrooms.

The immediate surrounding area is comprised of residential properties and commercial properties in the town centre nearby.

2.0 PLANNING CONSTRAINTS

According to Epsom & Ewell Borough Council's website there are no planning constraints associated with this property.



Image 1: Existing Front Elevation



Image 2: Existing Rear Elevation

3.0 PLANNING HISTORY

According to Epsom & Ewell Borough Council's website an application was submitted and for the installation of vehicle crossover dropped curb and was approved in January 2016.

In addition there was an application permitted in March 1997 for the sub-division of the residential dwelling into 2 separate residential units, which appears not to have been carried out.

4.0 PROPOSED USE

The property will continue to be used by a single household for residential accommodation.

5.0 PROPOSED WORKS

The proposed works are for a rear extension and side extension at ground floor level. The side extension aligns with the existing flank wall of the property and maintains the current side passage.

6.0 PROPOSED APPEARANCE

The extension is to be brickwork. A combination and red and yellow bricks as existing. This will unify the appearance at the side and rear.

The flat roof will be grp. The windows and doors to the

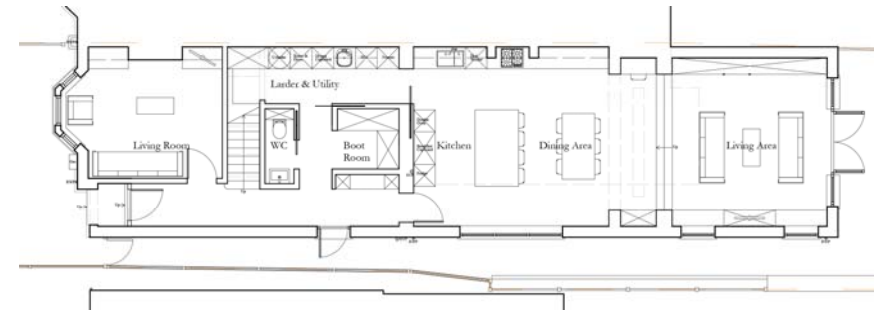


Image 3: Proposed Ground Floor Plan

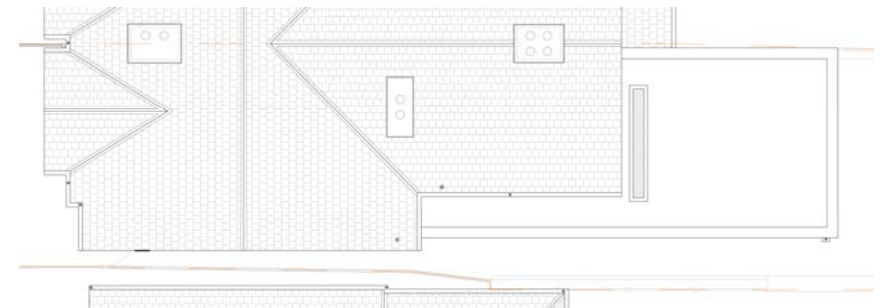


Image 4: Proposed Roof Plan

extension are to be a combination of uPVC with wood grain effect and aluminium for the roof light.

The use of fenestrations reflects the sash windows of the main house and is more traditional in its appearance.

7.0 PROPOSED SCALE

The scale of the development takes into account the current scale of the existing building. It does not over dominate the original house or setting.

The extent to which it extends from the rear is within extended permitted developments rights, but doesn't look to maximise the potential.

8.0 PROPOSED LAYOUT *(Image 3 - 7)*

The proposed extension with internal alterations at ground floor level would create a living room, cloakroom, boot room, larder and utility space and an open plan kitchen/ dining/living area. Carefully considered carpentry would create much needed storage space for the family.

9.0 PROPOSED LANDSCAPING

This outdoor space will continue to be used and enjoyed by the inhabitants.



Image 5: Proposed Side Elevation



Image 6: Proposed Rear Elevation

The existing boundary treatment materials will remain in situ.

10.0 SUSTAINABLE DESIGN

The proposed works will meet current building regulations.

The extension will be thermally and energy efficient and will help regulate the large swings in temperature that the household are experiencing.

This will reduce the consumption of energy and natural resources.

Many of the proposed fenestrations will be openable to allow for natural ventilation as well as providing natural day lighting.

Energy efficient lighting fixtures are to be installed to the extended and refurbished areas.

The downstairs cloakroom will have water efficient taps and sanitary ware, such as dual flush toilet

The larder and utility, and kitchen will have water and energy efficient appliances installed.

11.0 STATUTORY APPROVALS

Any proposed works will comply with building



Image 7: 3D model

regulations approval.

An engineer will be appointed to provide the necessary information and calculations required for statutory approvals.

The client will comply with the Party Wall etc. Act 1996.

12.0 CONCLUSION

The alterations proposed are in keeping to the host building including the proposed materials to match existing. The extension does not dominate the host building or overwhelm its form and composition.

The proposed scheme does not affect the residential amenity of adjoining residents or cause overlooking. The scheme does not intrude upon neighbours or restrict their future plans.

We feel that on these merits this application should be granted planning permission.