

Design and Access Statement

Project Brief

Applegarth, KT4 7JN

Property Address :

Applegarth
Grafton Road
Worcester Park
Surrey, KT4 7JN

Heloise and Corne Rudolph are applying for planning permission, in order to extend their home and provide a more useable space to suit their lifestyle, as well as increasing the longevity and energy performance of the house. The proposal looks to extend the ground floor at the rear, convert the existing garage into a bedroom, shower room and laundry room, and revise the internal layout of the first floor to enlarge the bathroom and one of the two smaller bedrooms.

The extension will add 51m² (in gross floor area) to the ground floor towards the rear garden, while first-floor external walls and roof will remain unchanged. The internal layout of the house will be altered as part of the overall intervention, as well as improvements to the energy performance of the house.

The external design intends to be sensitive and very much in keeping with the aesthetics, materiality and massing of the existing house and Grafton Road in general, and intends to have minimal impact on the appearance of the property from the public realm. Existing plants will be mostly respected and retained, even if no particular Tree Preservation Order covers the property.

The Rudolph's hope to commence work on site in Autumn / Winter 2022 if planning permission is granted.

View of the existing property from the rear garden



View of the existing property from the street (red outline)

Householders Application Design

Applegarth, KT4 7JN

The Rudolph's have tested a number of options over the course of 2021-2022, and have now arrived at their preferred approach, which is set out in this householder application submission.

This application includes plans, sections and elevations of the existing property as well as of the proposed design. Also included, are diagrams overlaid on the proposed plans and elevations, demonstrating how the proposals respect the local development plan (from the document entitled 'Householder Applications : Supplementary Planning Guidance, from March 2005).

The submission also presents a series of 3D visualisations (renders) to illustrate the new spaces in the proposed design, as well as a series of scenes demonstrating the impact of the massing to the surrounding neighbourhood, which we believe to be minimal.

A pre-application was submitted in November 2021 (reference: 21/01896/ PREAPP), but no pre-application advice has been provided by the assigned planning officer of the Epsom & Ewell Borough Council (Ms. Dana Nickson).



Internal view of the open-space living room and kitchen

Planning Rules

Epsom & Ewell Borough Council (January 2004)

Householders Application Design

Planning Rules

The following elements were considered in the design proposals, in order to abide by the guidance set out in the local planning guidelines, found in the supplementary planning document; *Epsom & Ewell Borough Council (January 2004) - EEBC 21/03/05 - Householder Applications.*

1. TREES / PLANTING : Existing trees and other significant planting has been respected. Minor replanting has been considered in order to ensure a consistent amount of greenery from existing to proposed. Furthermore, new tree planting has been proposed in the front garden. No TPOs have been found in the vicinity of the property.

2. SIDE EXTENSIONS - *Adding Single Storey Side Extensions To 2 Storey Houses* (chapter 2, p. 2 - EEBC 21/03/05) :
 - There is no projection towards the street in front of the existing main house.
 - The new flat-roof was kept consistent with the form, massing and height of the existing garage.
 - Side wall (and side wall windows) are at least 1m from the property boundary, and do not overlook adjoining windows.
 - An additional way through to the rear garden has also been provided in the proposal (and another door to the property has been added along this side access route as an alternative means of escape).

3. REAR EXTENSIONS - *Single Storey Rear Extensions Onto Detached Single Storey Properties* (chapter 7, p. 6 - EEBC 21/03/05) :
 - The extension is designed to protect the adjoining properties from loss of daylight and privacy.
 - The extension complies with a 43 degree daylight angle along the plot side and rear boundaries, measured from a point 2.5m above ground level.
 - There is no access to the flat roof (i.e. for roof terrace or balcony use), to protect the privacy of adjoining properties.
 - The amount of rear garden space left unbuilt / undeveloped is still adequate and plentiful for amenity use.

Householders Application Guidance

Epsom & Ewell Borough Council (January 2004)



Generally, extensions should respect and retain existing trees, together with other significant planting. ✓

REAR EXTENSIONS

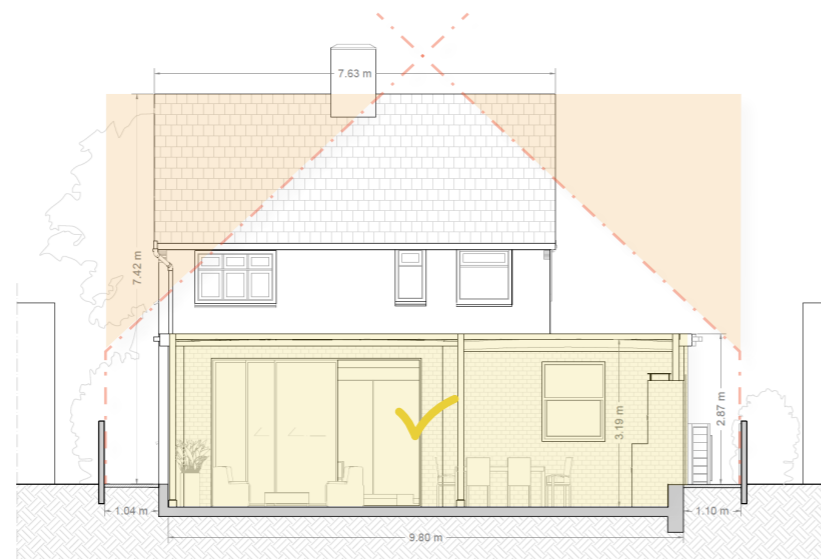
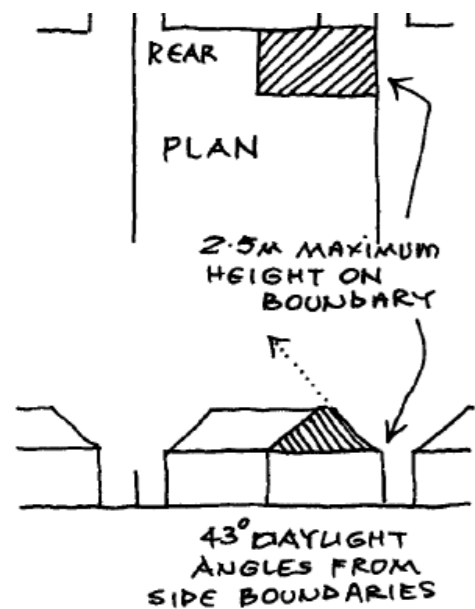
7 Single Storey Rear Extensions Onto Detached Single Storey Properties

7.5 The amount of rear garden space left unbuilt should still be adequate for amenity use. ✓

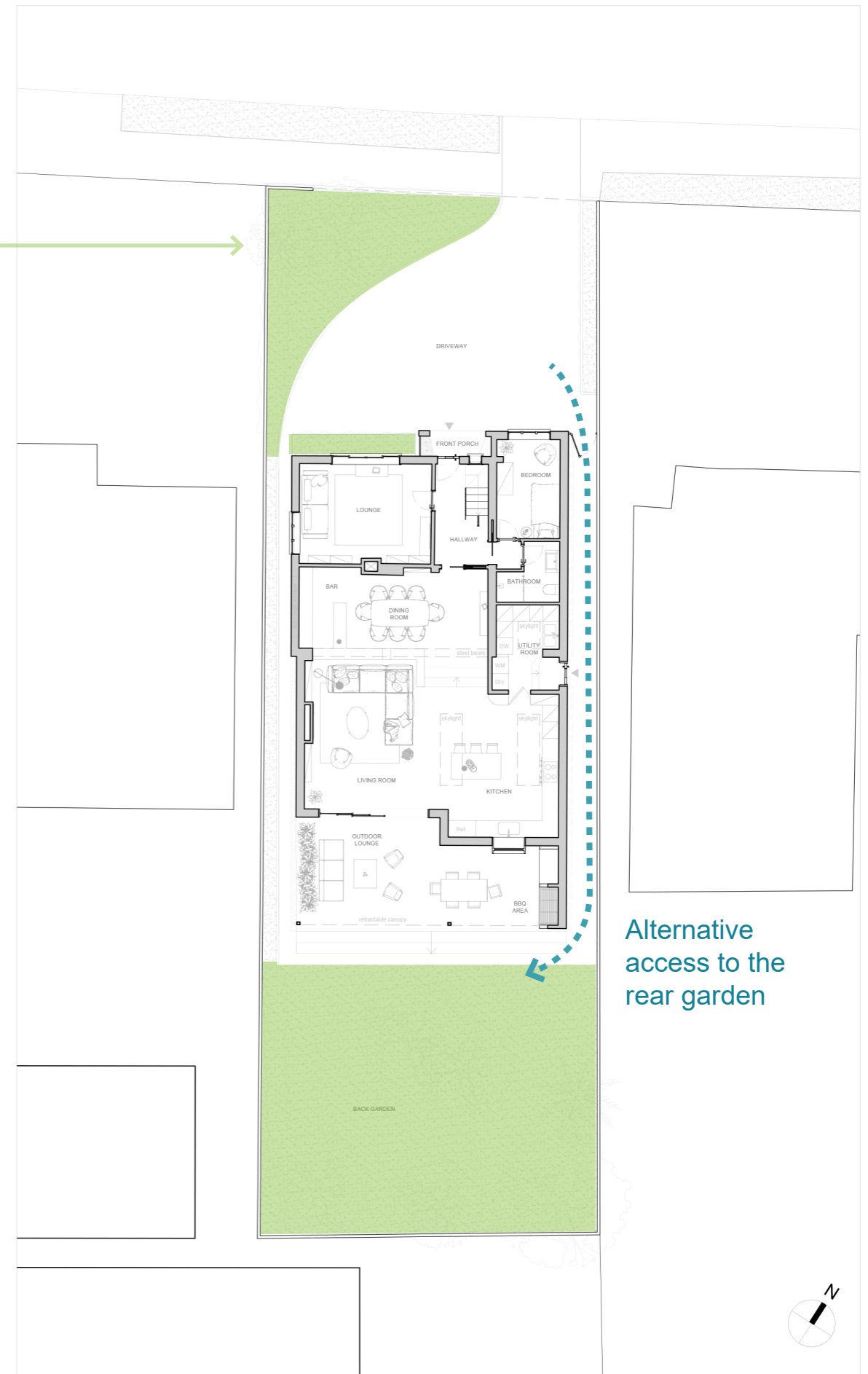
7.6 If building up to the side boundary, provide an alternative way through to the rear garden. ✓

7.2 The extension should comply with a 43 degree daylight angle along the plot side and rear boundaries, measured from a point 2.5m above ground level. ✓

7.3 If flat roofed, there must be no access to it for roof terrace or balcony use, to protect privacy. ✓



...with no access to the flat roof of the extension ✓



Householders Application Guidance

Epsom & Ewell Borough Council (January 2004)

SIDE EXTENSIONS

2 Adding Single Storey Side Extensions To 2 Storey Houses

- 2.1 There should be no projection towards the street in front of the main house walls. ✓
- 2.2 Set the front wall back 1m from the corner of the existing building, to allow it to stand clear. ✓
- 2.3 Roof could be pitched (preferred) or flat, but where maintaining the open first floor side gaps, usually of 6-8m width, is important (see below), roof height should be kept low.
- 2.4 Side wall windows should be at least 1m from the side boundary, and not overlook adjoining windows. ✓
- 2.5 If building up to the side boundary, aim to provide an alternative way through to the rear garden. ✓

