

Novak Hiles Architects

Design & Access Statement / Revision P02

Project Address:
10 Kingsdown Road, Epsom, KT17 3PU

15th June 2022

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1.0 Introduction

Application address: 10 Kingsdown Road, London, KT17 3PU
Epsom & Ewell Borough Council.

Planning permission is sought for a new ground floor rear extension and first floor side infill extension, as well as new rooflights to the main roof of the above property.

The house is a large detached property, with an attached garage and large front and rear garden. It is believed that the property originates from circa 1912. There is a visual gap either side of the property.

The site is not located within a Conservation Area nor does it contain any listed buildings. There are no Tree Protection Orders (TPOs) on the site. The site is not within the Green Belt.

The proposed extensions will provide a much improved layout to the property and provide much needed additional space for contemporary living. The scale, mass and layout of the proposed extensions have been carefully considered to avoid impacting on neighbouring properties and to preserve the original characteristics of the house. The architectural language of the proposed extension are contemporary but complimentary to the existing house and rooted in a careful analysis of the existing details and materials of the property.

This application follows additional pre-application feedback sought from Epsom & Ewell council. During this process the design for the first floor side infill extension was amended to incorporate the council's feedback, resulting in written pre-application feedback confirming that the proposed design is considered acceptable.

2.0 Context Analysis

The property is situated within a generally residential area in Epsom, south of the Alexandra recreation ground.

Kingsdown Road maintains a suburban scale and feel, characterised by large detached properties set back from a tree lined road. The houses along the length of the road vary in size and style, albeit the application property and its neighbour (no. 12) share a similar architectural language.

General predominate features on Kingsdown Road are as follows:

- Red tiled roofs,
- Rough white render, often at ground floor.
- Feature windows and doorways (some arched, some with brick header features)

Several properties on the road have been extended already both to the rear and side. Some properties have also had loft extensions at roof level.

To the south of Kingsdown Road is Longdown Road. The generous length of the rear gardens to the properties on both Kingsdown Road and Longdown Road is such that there is a considerable back to back distance between the properties of circa 45 metres.

The properties on both Kingsdown Road and Longdown Road are predominantly two storey with pitched roofs.

The property is not situated within a Conservation area.

3.0 Existing Site & Property Analysis

The house is detached and has a hipped pitched roof with decorative eaves features and prominent brick corbelled chimneys. There is decorative brickwork to some of the windows, particularly on the front elevation.

There is a large garden to the rear of the property and space between the house and its neighbours.

The elevations of the house are comprised of white roughcast render at ground storey level with red clay tiles at first floor level. Owing to the prominent roof form, the house has a distinctive 'base' (white roughcast render), 'middle' (red clay hanging tiles) and 'top' (hipped tiled roof) which gives the house a sense of proportion and character.

The architectural features of the existing house are considered to be of merit and the design proposals contained herein have been developed with the intention of retaining and not over dominating these features.

The existing garage, although a later addition to the property, continues with the same material palette as the existing house. The garage protrudes into the garden beyond the existing rear building line. A side alley provides external access from the front garden to the rear on the opposite side to the garage.

4.0 Relevant Planning Policy

The following planning policy is considered to be relevant to this application:

- National Planning Policy Framework (2021)
- Epsom and Ewell Local Plan (2007) (New plan 2017-2037)
- Epsom & Ewell 'Householder Applications: Supplementary Planning Guidance' (2004)

5.0 Similar Precedents Approved Nearby

The following nearby rear/side extensions have been granted approval by Epsom & Ewell, and are of similar scale and scope to the application proposals described herein:

- 3 Kingsdown Road, KT17 3PU
Erection of new first floor infill extension of depth 4m. Planning permission granted. Planning ref: 13/01751/FLH
- 8 Kingsdown Road, KT17 3PU (Immediate neighbour to application site)
Erection of new two storey side extension and ground floor rear extension, projecting 5m to the side. Planning permission granted. Planning ref: 18/01563/FLH
- 9 Kingsdown Road, KT17 3PU
Erection of new single storey rear extension of depth 5.73m. Planning permission granted. Planning ref: 20/01694/FLH
- 12 Kingsdown Road, KT17 3PU (Immediate neighbour to application site)
This property has an existing historic rear single storey extension of depth 3.13m
- 16 Kingsdown Road, KT17 3PU
Erection of new first floor infill extension of depth 4m. Planning permission granted. Planning ref: 17/01795/FLH

The granting of permission for the above developments, along with others in the area, demonstrate that the principle of a single storey rear extension and a first floor side extension would not be considered out of keeping with the character of the area or the pattern of development, particularly as the first floor side extension shall be set back from the frontage and maintain a gap to the neighbouring property in accordance with planning policy.



Aerial Context View Looking north to south



Rear Elevation

The rear elevation has white roughcast render at ground storey level, red clay tiles at first floor level, and a hipped tiled roof. The house also has decorative eaves features and prominent brick corbelled chimneys.



Front Elevation

As rear elevation, with arched entranceway and decorative brickwork.

6.0 Planning History

A planning application of similar scope was made in August 2021, planning reference 21/01402/FLH. Planning permission was refused. The Delegated Officer's Report for this decision confirms that the ground floor rear extension, removal of chimney and rooflights were all considered acceptable and were supported. However the application was refused on the basis of the form of the proposed first floor side extension. The report confirmed that the proposed first floor side extension was not considered to impact on neighbour amenity, with the officer taking issue with the formal design only.

6.1 Pre-Application Feedback

Following the above refusal, a pre-application meeting and written pre-application feedback was sought from Epsom & Ewell council regarding the first floor side extension. During this process the design for the first floor side infill extension was amended to incorporate the council's feedback, resulting in written pre-application feedback confirming that the proposed design is now considered acceptable, pre-application reference 22/00515/PREAPP (Officer: Dana Nickson).

At the conclusion of the pre-application written feedback, the planning officer states that: *'I am of the view that the Council's concerns with regards to the design of the first-floor side*

extension have been sufficiently addressed and there are no issues with the single storey rear extension element of the enquiry proposal and the proposed roof lights.'

The amendments to the first floor side extension as agreed have been incorporated into the submitted design described herein.

7.0 Overview of Proposed Works Described Herein

Planning permission is sought for a new ground floor rear extension and first floor side infill extension, as well as new rooflights to the main roof of the above property. The design has been updated to incorporate the amendments to the first floor side infill extension as agreed at pre-application stage, and confirmed as acceptable by pre-application written feedback received from Epsom & Ewell council.

The additional floorspace proposed as part of this application is less than 100m² and therefore the proposal is not considered to be CIL liable.

7.1 Single Storey Rear Extension

The single storey rear extension is to have a staggered arrangement in order to emphasise zonal areas to the interior. The deepest part of the single storey rear extension is to

extend 4.32m from the existing rear building line. The shallower parts of the single storey rear extension shall extend only 2m and 1.52m from the rear building line. The fact that the rear extension does not extend to its full depth all the way across the full width of the rear of the house ensures it will not over dominate the existing house or garden, and avoids impacting on neighbouring properties.

The single storey rear extension will have a flat green roof with a roof height of 3m from floor level.

Glazed sliding doors and generous windows are proposed to the rear elevation and a rooflights is proposed to the roof of the extension in order to provide lots of natural daylight to the interior of both the extension and the main house.

The ground floor single storey extension will be contained to the rear of the property and would not be visible from the streetscene.

7.2 First Floor Side Infill Extension

The first floor side infill extension will sit on top of the existing garage. It will be set in from the side of the existing garage in order to maintain a clear visual gap to the neighbouring property, in accordance with the amendments agreed during the pre-application process.

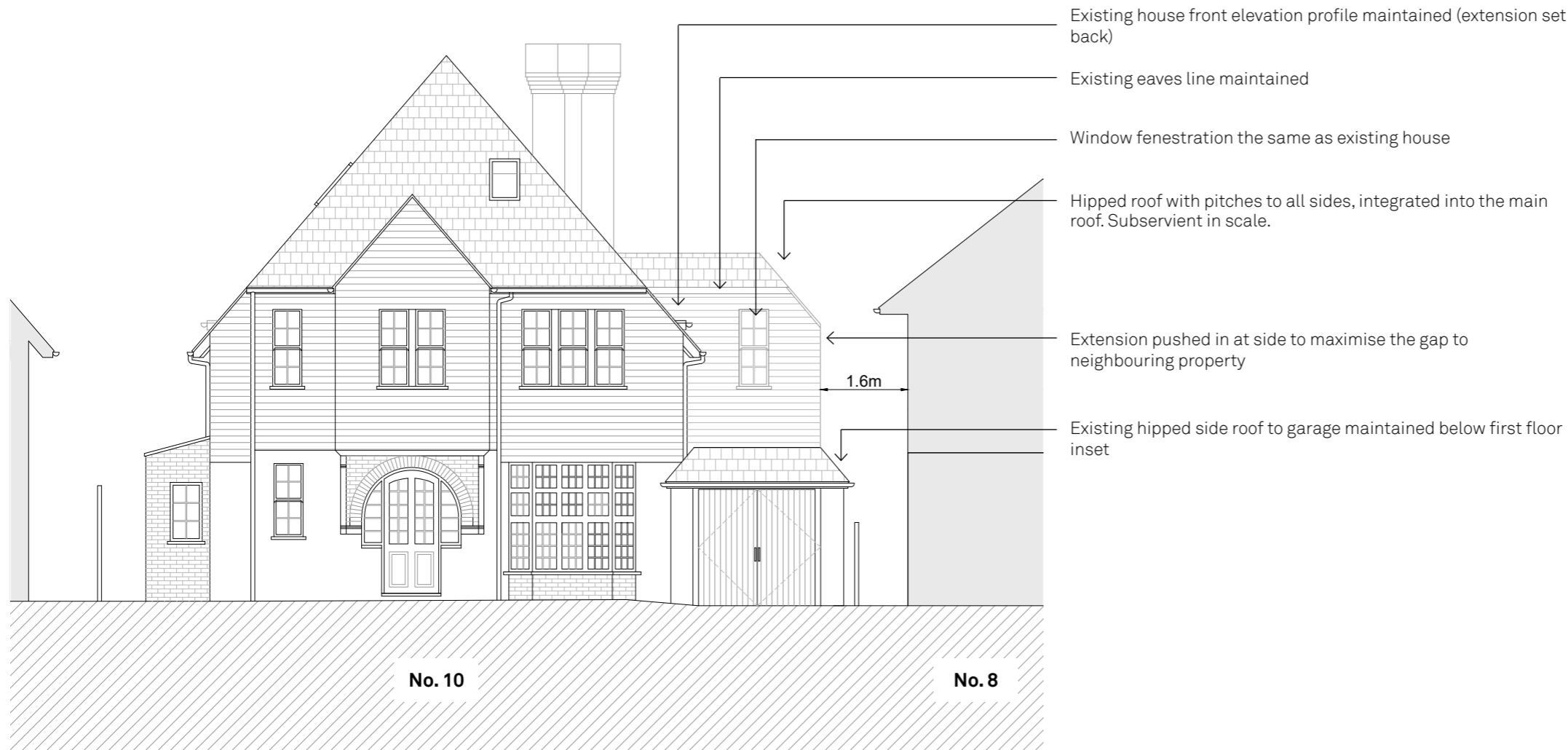
Also in accordance with the amendments agreed during the pre-application process, the first floor side infill extension shall have a hipped roof, so that it ties into the main roof, albeit remaining subservient in scale and position. The hipped roof will be pitched at the front, rear and side. The front eaves line shall align with that of the front of the house for a consistent visual appearance.

The front line of the first floor side infill extension will be inset by 1m from the front building line of the main house, to ensure that it appears subservient to the main house and does not alter the profile of the front elevation, which is maintained.

The rear line of the first floor side infill extension will be inset by 0.5m from the rear building line of the main house for exactly the same reason, ensuring that the profile of the rear elevation of the house is also maintained, preserving the overall character of the house and ensuring the side infill extension does not compete with the existing elevations.

The existing hipped pitched front roof section of the garage at ground storey will be maintained.

The side roof hip at ground storey will also be maintained down the side of the garage, to maintain the same appearance from the street and facilitate the inset at first storey.



Front elevation showing proposed form of first floor side extension, as amended following pre-application feedback
Scale 1:100 at A3

8.0 Layout

The proposed ground floor layout provides a much improved kitchen dining arrangement with additional seating that will have a pleasing outlook to the garden. The proposed first floor layout will provide additional storage and bathroom space for a growing family. Overall this will provide a better arrangement and provide much needed space for family life. The new ground floor extension will maintain a strong relationship to the garden amenity space and this will provide a positive outlook from the interior.

The deeper part of the single storey rear extension will feature a side window, but this is offset a considerable distance from the boundary and is separated from next door by a boundary fence taller than the average person, both ensuring no issue of overlooking or loss of privacy.

The first floor side infill extension shall provide an additional bathroom and wardrobe space for the master bedroom, including additional practical storage.

9.0 Scale & Massing

The size and arrangement of both the ground floor single storey rear extension and first floor side infill extension are considered subordinate compared with the host dwellinghouse and appropriate for the neighbouring area in general.

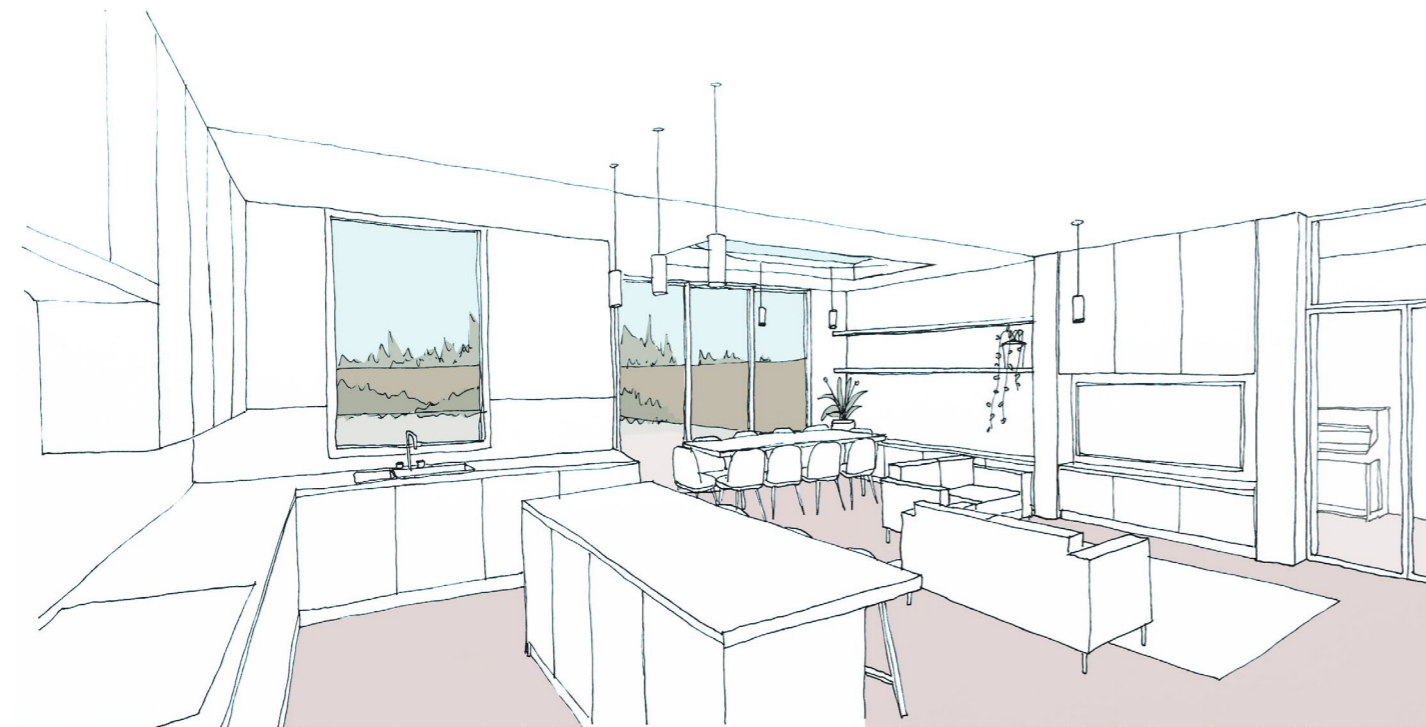
At the rear, the extension will be the same width as the host building, and not step beyond it, ensuring the spacing of the house remains the same. The single storey rear extension will be contained to the rear of the house and it is considered that the proposal would not detract from the streetscape, as it would not be visible from Kingsdown Road.

The depth of the ground floor single storey rear extension has been limited so as to maintain an appropriate relationship to the existing house and to ensure that a good size garden remains. The remaining garden amenity space will far exceed many times over the minimum private amenity size for a newbuild house of equivalent size. The proposed extension is therefore not considered to be an overdevelopment of the plot.

The first floor side infill extension shall be inset from both the front and rear of the house. It shall also be inset to the side in order to maintain a clear visual gap relative to the neighbouring property. It shall have a hipped roof, so that the roof ties into the main roof, albeit remaining subservient in scale and position.

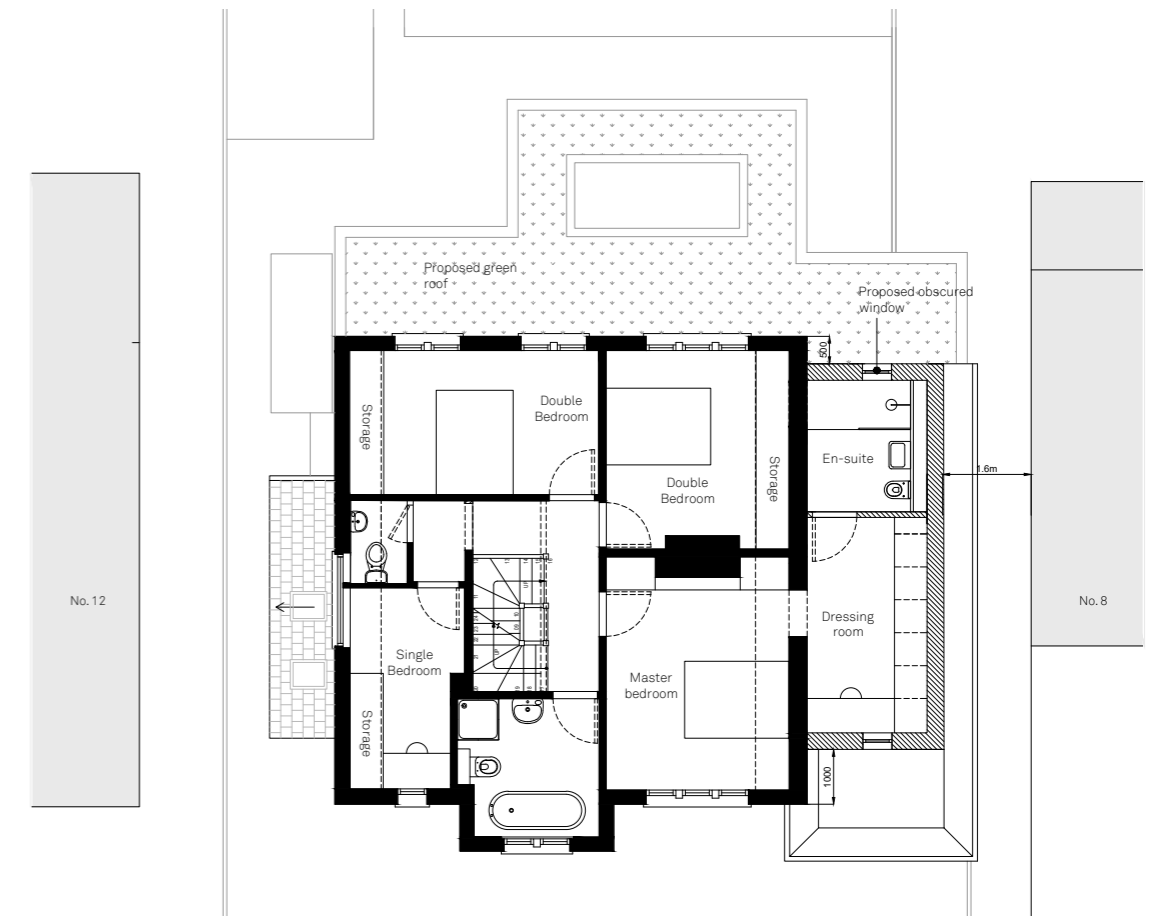
For these reasons the proposed extensions shall not detract from the character and appearance of the host property and neighbouring properties.

The proposed development shall comply with the council's policies and guidance with regard to scale. It is considered that the scale and design of the proposal will be in keeping with the original built form of the house and will not detract from the prevailing pattern of development in keeping with planning policies and guidance including National Planning Policy Framework - Section 12 - Achieving well- designed places.

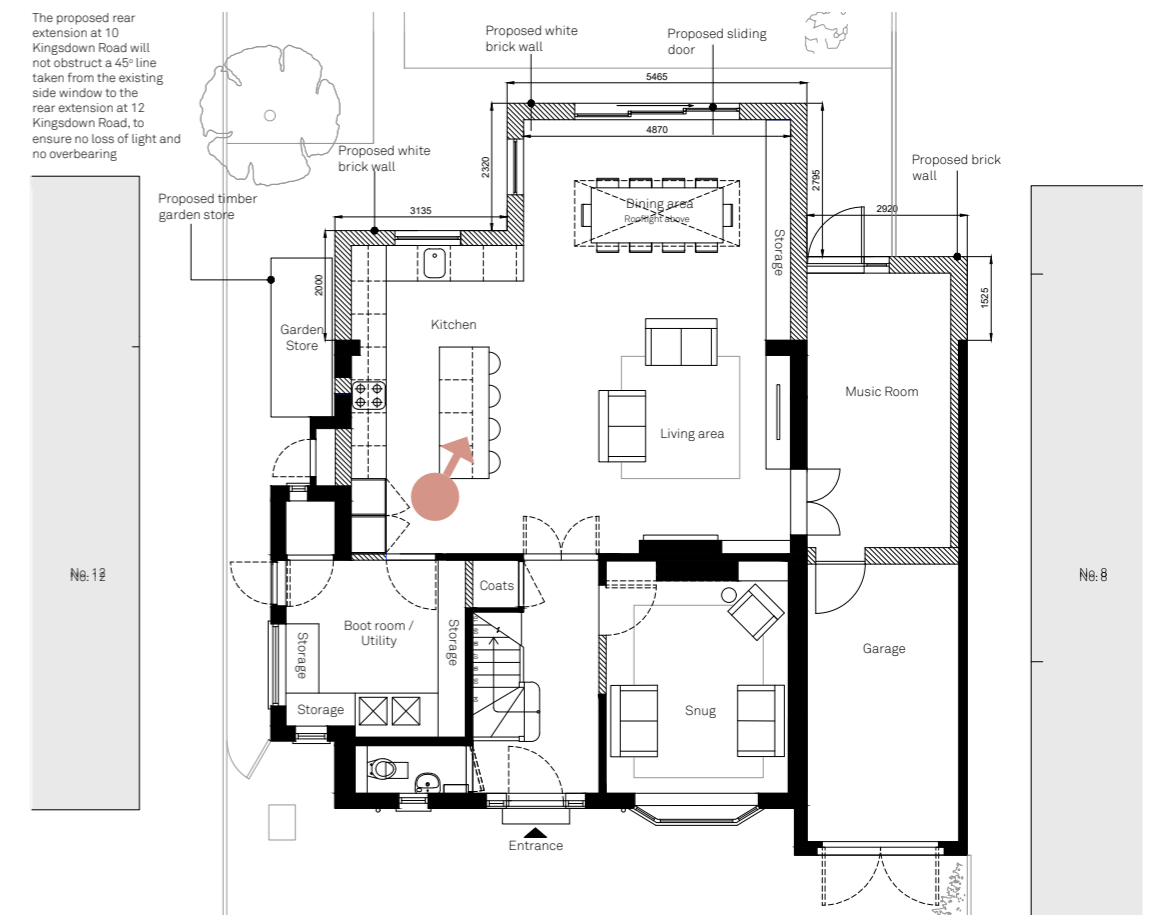


Interior Sketch View

Extension interior looking towards garden (viewpoint marked in red on ground floor plan adjacent)



Proposed First Floor Plan Layout (Approx 1:75, Refer to planning drawings for further information)



Proposed Ground Floor Plan Layout (Approx 1:75, Refer to planning drawings for further information)

10.0 Appearance, Materials & Sustainable Approach

The architectural language of the proposed extensions are contemporary but complimentary to the existing house and rooted in a careful analysis of the existing details and materials of the property.

The clear tonal and material horizontal split to the rear elevation (base, middle, top) has been an important reference point for the development of the architectural language of the new extensions, which are to be contemporary but respect and not over dominate the features of the existing house.

10.1 Single Storey Rear Extension

The proposed single storey ground floor extension will have a stepped rear elevation, providing definition and zoning to the interior in accordance with the proposed layout and ensuring the extension is less deep in proximity to the site boundary. The height is informed by matching the internal ceiling level of the interior, and ensuring that the external height of the extension is not excessively impactful.

The ground floor single storey rear extension shall provide a more rationalised form and appearance to the rear ground floor, incorporating the width of the house plus the garage.

It is proposed to use robust white brickwork, maintaining the white colouration of the ground storey, but providing a clean refreshed appearance.

The glazing has been carefully placed to sit neatly with the existing composition of the rear elevation.

As a clear reference to the corbelled brick details of the existing prominent chimney stacks, corbelled brick detailing is to be incorporated into the head of the glazing, providing visual character and rooting the contemporary architecture in the existing character of the property. This also emphasises the horizontality of the original house, accentuating the transition to the existing red clay tiles at first floor storey.

It is proposed to use a warm green roof across the whole extension in order to provide excellent green credentials with flowering sedum plants providing benefits to ecology including pollinators. The warm green roof will have very good thermal properties exceeding Building Regulation Part L requirements. The green roof will also soften the appearance of the extension helping it to blend in. It will also provide a degree of water attenuation.

Glazed doors and rooflights will be high quality metal fittings with excellent thermal performance. The glazing will be provided with a coating to reduce solar gain. A solid brickwork panel will be incorporated into the kitchen window to enable the window to sit above the counter top.

Rainwater goods will be kept internal of the new rear extension for a crisp neat external appearance.

Overall it is intended that the extension will be an exemplar for using high quality sustainable materials for residential extensions on the street that remain complimentary to their immediate context, so that the built environment remains of high quality in this area.

10.2 First Floor Side Infill Extension

The proposed first floor side infill extension will be comprised of red hanging clay tiles which shall match the appearance of the existing hanging clay tiles comprising the middle 'band' of the first storey of the existing property.

This shall maintain the clear tonal and material horizontal split to the front and rear elevation (base, middle, top). The red hanging clay tiles shall also match in well to that of the existing chimneys.

The first floor side infill extension shall be inset from both the front and rear of the house, and also inset to the side to maintain a visual gap relative to the neighbouring property.

The window fenestration shall match the existing windows of the existing first storey of the house.



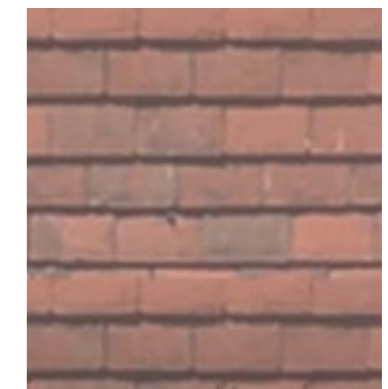
Rear elevation: Proposed extensions, complimentary to the character of the existing house



Reference Point
Corbelled brickwork of the existing prominent chimney



Reference Point
Photo showing the clear tonal and material horizontal split to the existing rear elevation



Reference Point
Existing red hanging clay tiles at first storey

11.0 Non Impact Upon Neighbouring Properties & Amenity

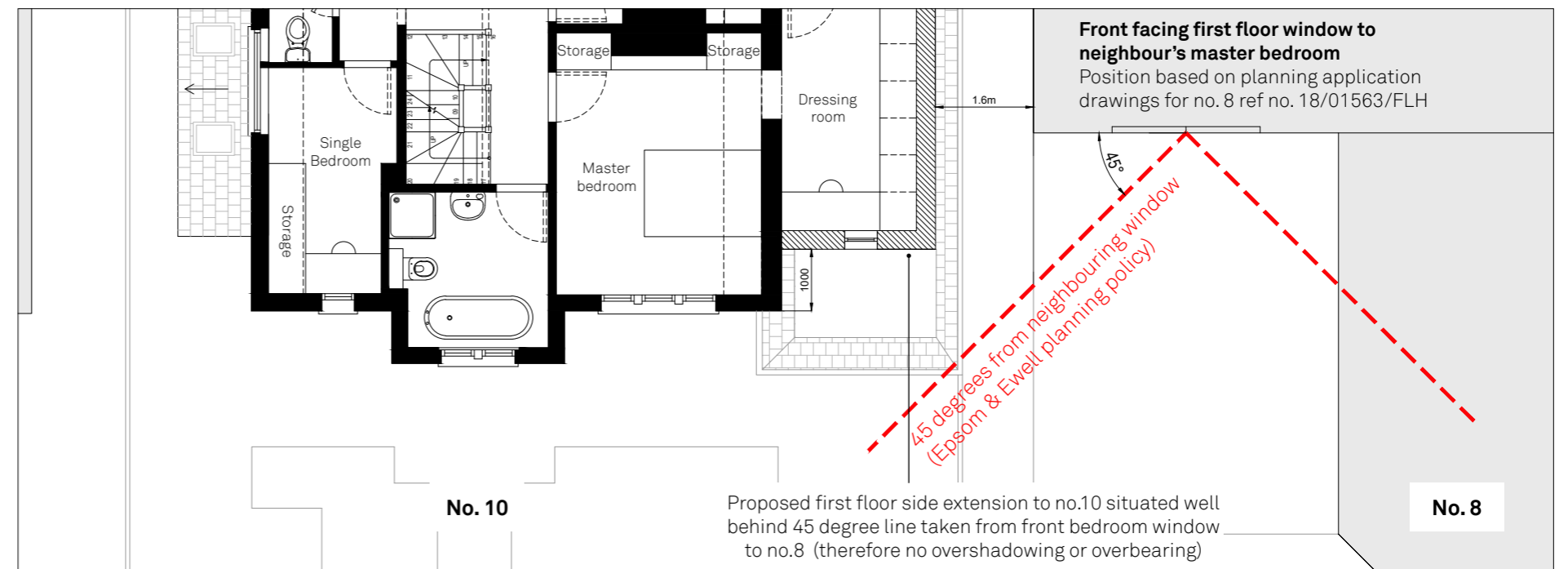
11.1 Relationship between proposed first floor side extension and the side facing stairwell to the neighbouring property at No.8 Kingsdown Road

The proposed first floor side extension to no. 10 Kingsdown Road shall have no discernible impact upon the neighbouring property to no.8 Kingsdown Road for the following reasons:

- The proposed first floor extension at No.10 is situated a distance of over 6.5m from the stairwell side window to No. 8, such that it shall not be overbearing upon the window.
- Owing to the above distancing, the proposed first floor extension at No.10 shall not be anywhere close to penetrating a 45 degree section line taken from next door's stair window, as per the diagram. This demonstrates that the proposed first floor extension at No.10 is compliant with Epsom & Ewell planning policy on daylight.
- It should also be noted that in planning terms, a window to a stairwell is considered circulation space and not considered a 'habitable room' (as a living room or bedroom would be, for example) and therefore not subject to the same planning policy with regard to daylight. It would not be considered appropriate for development to be rejected on the basis of impact upon a non habitable room (note that there is not a discernible impact in any case).
- The distance described above and the orientation of the site relative to the path of the sun is such that the proposed first floor extension at No. 10 shall not overshadow the stairwell side window to No. 8 (being situated to the north east) and will in any case have no more impact than the already existing first floor extension that No. 8 have themselves added to their own property, directly adjacent to the window (note this is situated to the south west of the window).
- In terms of 'rights to light' (separate to planning policy) the official BRE test for compliance is that the mass of an extension should sit below a 25 degree line taken from the centre of the window in question. If the mass sits below this line then the mass is considered to have no impact on daylight to the window. In this case, as the diagram demonstrates, the mass of the proposed extension shall sit well below this line and is therefore not considered to have a negative impact based on the official compliance test.
- The proposed first floor extension to no. 10 shall have no side facing windows and therefore does not introduce any overlooking issues.
- With regard to 'visible sky', referring to the same diagram you can see that the red dashed 25 degree line extending from the neighbour's stair window exactly meets the existing ridge line of the existing main roof of the application property (no. 10 Kingsdown Road). Therefore the amount of sky currently visible from the neighbour's stair window can logically only be that which is visible above this roof, since the roof is already there. The new first floor side extension will not extend above this line, as per the diagram, and therefore not above this existing ridge line, so the extension clearly cannot be said to have any impact on existing visible sky compared to the existing condition.
- The proposed first floor extension at no. 10 is set back from the front of the main house in accordance with Epsom & Ewell planning policy, such that it will not impact on the street scene or adjacent frontage. This setback means that the front line of the first floor extension will not come anywhere close to penetrating a 45 degree line taken in plan (horizontally) from the neighbour's master bedroom front window. It therefore will not impact on their view or light, nor will it be overbearing.
- In response to the previous application ref 21/01402/FLH, at the time the neighbour claimed that the proposed first floor extension will impact on the sun terrace located at the back of their rear garden. The first floor extension is situated a considerable distance from the back of their garden and the orientation of the site is such that the first floor extension will be sited to the north of their garden, therefore, taking into consideration the path of the sun from east to south to west, there is no conceivable way the extension can physically overshadow or impact the light upon the rear of the garden of no. 8.
- In response to the previous application ref 21/01402/FLH, at the time the neighbour also claimed that *'the proposed plans show a first floor window which appears to straddle the boundary fence thereby causing a privacy issue, directly overlooking our garden'*. The window in question is a bathroom window which is rearward facing (not side facing) and being a bathroom its glazing shall be obscured as shown on the application plans. Furthermore, the window sits inside the fence line further down the garden. Therefore the windows cannot be said to cause any privacy or overlooking issues.



Front elevation diagram demonstrating that the proposed first floor side infill extension to No. 10 Kingsdown Road shall have no discernible impact upon the side facing first floor stairwell window to the neighbouring property at No.8 Kingsdown Road
Scale 1:100 at A3



Plan diagram demonstrating that the proposed first floor side extension to No. 10 Kingsdown Road shall have no discernible impact upon the front facing first floor master bedroom window to the neighbouring property at No.8 Kingsdown Road
Scale 1:100 at A3

11.2 Relationship between proposed ground floor rear extension, first floor side extension and neighbouring properties generally

- The main considerations of this section of the DAS are the:
- Impact upon the character and appearance of the host property and wider area
 - Impact upon the residential amenity of adjacent properties

With regard to the ground floor single storey rear extension, it is considered that due to the orientation of the site, height of the proposed extension, reduced depths relative to the boundaries, and being a single-storey extension, that the proposal would not give rise to detrimental levels of overshadowing, overlooking or loss of light to the residents of no. 8 or 12 Kingsdown Road nor any other adjoining properties nor would it give rise to a sense of enclosure. The deeper part of the single storey rear extension will feature a side window, but this is offset a considerable distance from the boundary and is separated from next door by a boundary fence taller than the average person, both ensuring no issue of overlooking or loss of privacy.

The proposed single storey rear extension at 10 Kingsdown Road will not obstruct a 45° line taken from the existing side window to the existing rear extension at 12 Kingsdown Road, ensuring no loss of light and no overbearing. (Please refer to adjacent study based on accurate measured survey information commissioned by the client at the commencement of this study)

With regard to the first floor side infill extension, situated above the existing garage, this shall be inset from both the front and rear of the house, and also inset to the side to maintain a visual gap relative to the neighbouring property, as agreed as part of pre-application feedback.

The first floor side infill extension shall be inset from both the front and rear of the house, ensuring that the extension appears subservient and preserving the profile of the front and rear elevations.

Owing to the carefully considered design proposal to use high quality materials complementary to those of the existing house, the use of a green roof to enable the roof to blend in, and the appropriate scale and arrangement of the proposed extension overall, it is considered that the proposed extension will positively enhance rather than negatively impact upon the character and appearance of the host property and wider area.

12.0 Access

The existing main point of access to the house is the front door on the frontage of the property facing Kingsdown Road. External access to the rear garden is also provided by a side alleyway down the opposite side of the building to the existing garage. This will remain unaffected by the proposed extensions.

The rear extension will have several opening windows in addition to large rear sliding doors. This provides an excellent opportunity for natural cross ventilation within the extension reducing requirements for energy consumption.

The rear extension will have a glazed double slider door opening onto the garden with a level threshold, ensuring excellent access and freedom of movement.

The proposed new internal arrangement will generally improve circulation and inclusive access around the interior of the property and provide a much more direct accessible relationship to the garden as well.

13.0 Parking and Refuse

Parking and refuse arrangements remain unaffected by the proposals described herein

14.0 Landscaping

The rear garden is to be re-landscaped as part of the works to include good quality paving and planting in order to provide a high quality amenity space. This will provide an excellent environment for potted plants and herbs as well as seating.

During the proposed works the opportunity will be taken to tidy up and replace many of the existing drainage pipes running across the exterior of the house at the present time, to improve the overall appearance of the building.

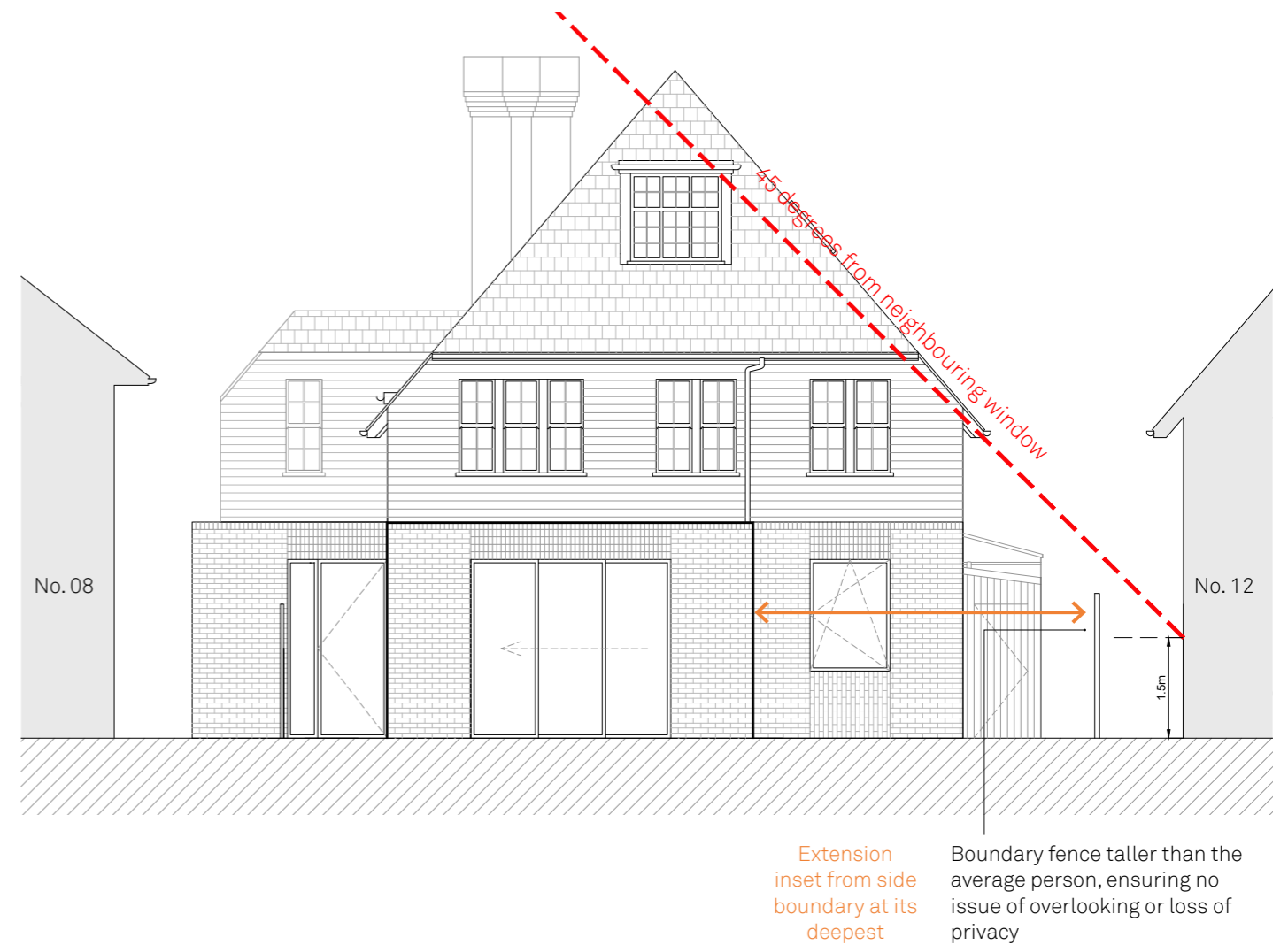
15.0 Conclusion

It is considered that due to the orientation of the site, height and scale of the proposed extensions, that the proposals would not give rise to detrimental levels of overshadowing, overlooking or loss of light to adjoining properties nor would it give rise to a sense of enclosure.

The proposed extensions have been designed to utilise high quality materials and details that compliment the existing property, providing contemporary character whilst remaining respectful of the existing surroundings.

The development will achieve a high standard of amenity for users and for adjacent users by ensuring good levels of daylight and sunlight, good levels of privacy, coherent development of the site, positive visual impact and legibility and accessibility, all of which are considered to be successfully integrated within the proposed extension scheme.

Overall it is considered that the proposal would represent a high quality coherent development that would positively enhance and not detract from the existing property or the wider locality.



Elevation Diagram: 45 degree line from side facing window to neighbours existing rear extension

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