



2 Rosebery Avenue,

Design & Access Statement

June - 2022

Project details

**Client property address:**

2 Rosebery Avenue
Epsom
KT17 4LB

Resi address:

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Introduction & context

Description of proposed works

Proposed rear extension, floor plan redesign and all associated works at 2 Rosebery Avenue.

Introduction

Resi has prepared this Design, Access Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 2 Rosebury Avenue.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is located within the Burgh Heath Conservation Area.

Predominantly residential, most of the area is composed by 19th and 20th century buildings.

2 Rosebury Avenue is a post war building contributing little to the historic significance of the Conservation Area.

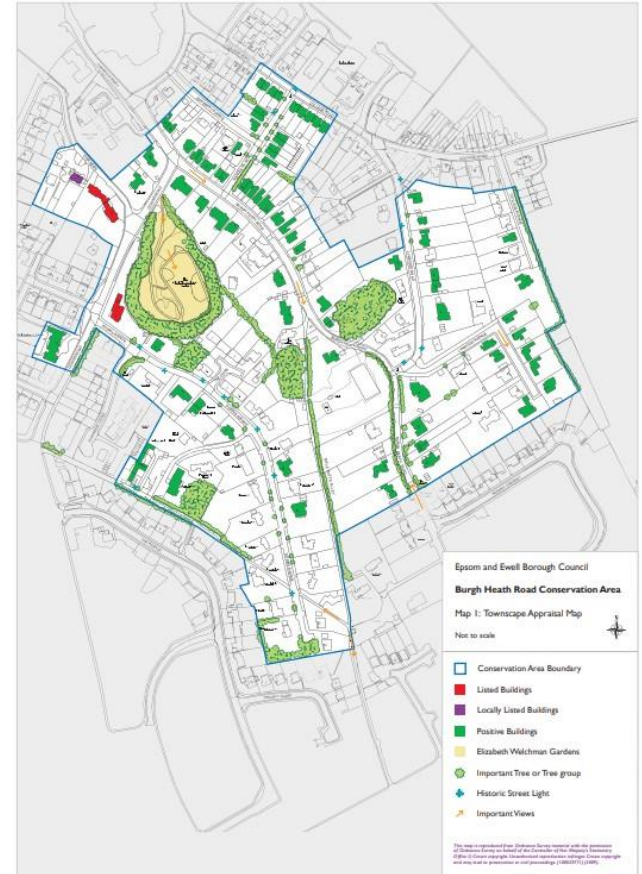
Site analysis

2.1 Site Location Plan & Conservation area map



created on edoza

Plotted Scale - 1:1,250



Site analysis

2.2 Site View



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



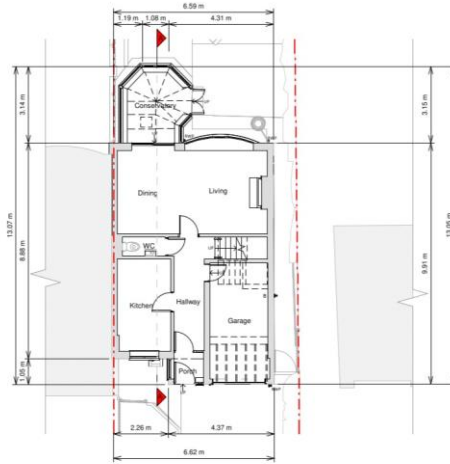
Front view



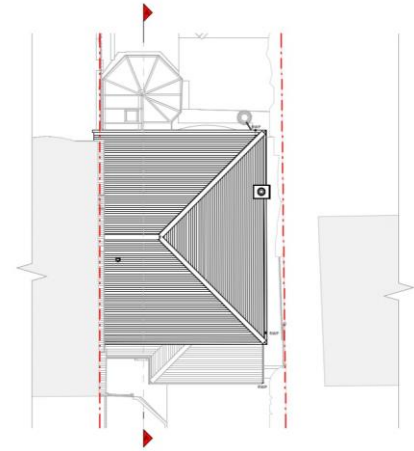
Rear view

Site analysis

2.5 Existing plans



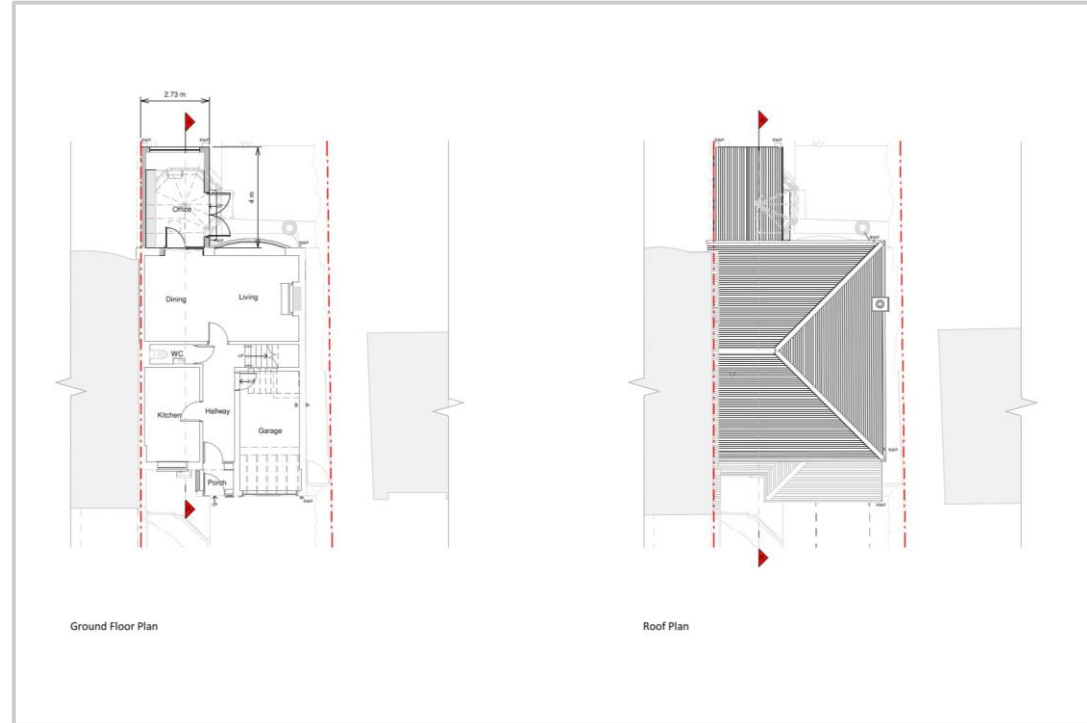
Ground Floor Plan



Roof Plan

Site analysis

2.6 Proposed plans



Site analysis

2.7 Local precedents

19/00829/LBA- Granted

New Single Storey Side Extension (Listed Building Consent) | 10
Church Street Ewell Surrey KT17 2AS

18/00713/FLH- Granted

Single storey front and rear extension, first floor infill extension. | 5
Platanus Mews 14A Church Street Epsom Surrey KT17 4QB

15/01888/FLH – Granted

Erection of a single-storey rear conservatory. | Glenesk Church
Street Ewell Surrey KT17 2AQ

Site analysis

2.8 Planning Policy

The following policies and documents were reviewed and adhered to during the whole design process of this proposal:

- Householder Applications Design Guidance January 2004
- Burgh Heath Road Conservation Area appraisal

General arrangement drawings

3.2 Existing materials

Existing Materials:

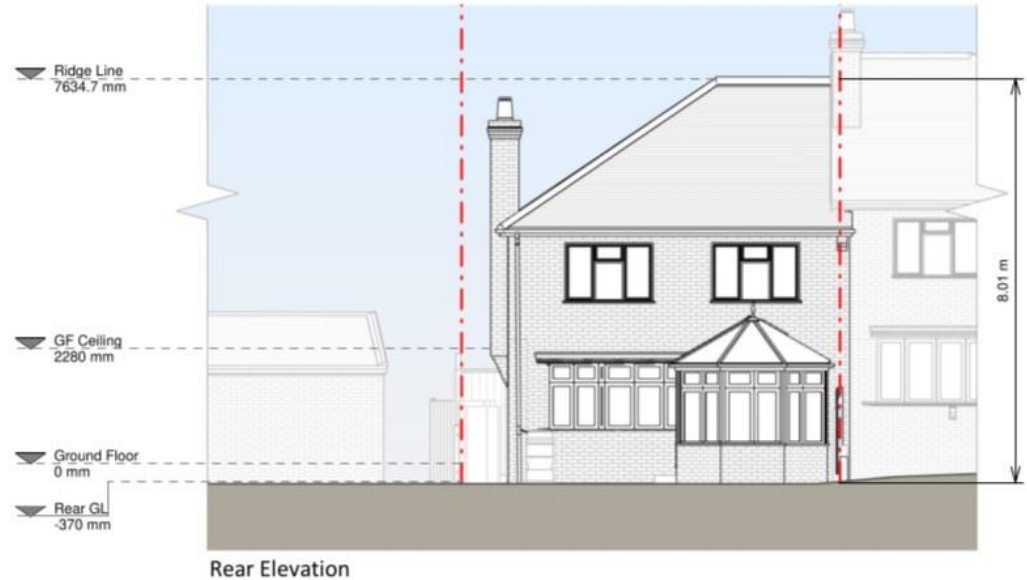
Brickwork / Walls – Mixed brick walls

Pitched roof – Slate tiles

Windows - White uPVC windows and brown uPVC windows

Doors – brown timber doors

RWP / Gutter / Fascia - Black uPVC downpipes, guttering and white painted timber fascias



General arrangement drawings

3.3 Proposed materials

Proposed Materials:

Brickwork / Walls - Mixed brick walls to match existing

Pitched roof – Slate tiles to match existing

Windows – White uPVC windows to match existing

Doors – White uPVC french patio door

RWP / Gutter / Fascia - Black uPVC downpipes and guttering to match existing



Rear Elevation

Our conclusion

Our proposal at 2 Rosebury Avenue is one that will benefit the current homeowners by bringing additional internal space.

We believe the proposal complements the building and is in context, it does not affect the streetscape, as it is placed at the rear of the property. The extension utilises the site with a modest addition without new adverse effects upon the neighbours or the area.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a good quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.