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## 1.0 Introduction

This Design & Access Statement (DAS) is submitted in support of a full planning application for planning approval for the rear and side extension, refurbishment and street boundary alterations of 12 Burgh Heath Road, Epsom. The proposal will see the development of a high quality, modern extension to the ground floor of the existing six bedroom dwelling. The development will involve:

- Erection of a one storey rear and side extension to the ground floor, at 5.1 metres in depth to existing rear wall, and at the side.
- Erection of an annexe in place of the existing garage.
- Creation of an additional vehicular crossover.
- Renovation to interior, including making use of full attic area, plus sloped roof lights to rear of the roof.
- Cutting back a section of street boundary vegetation to erect a part brick part wrought iron boundary treatment.
- A design in keeping with the pattern of surrounding Georgian houses, with a modern finish at the rear that is hidden from the street. Any visible construction from the street will be of the same style as the existing street.

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## 1.1 Structure of the Document

The DAS is structured as follows;

1. Introduction: this sets out the purpose and structure of the document.
2. Context Assessment: this summarises the context within which the proposal has evolved physically, historically and in terms of relevant planning policy.
3. Aims and Objectives: summarises the inputs of the client and statutory bodies consulted in advance of submission.
4. Design Principles and Concepts: this describes the design intent for the home, including the uses, the amount of new floor space to be added to the site, form and scale, the appearance of the facade, internal planning and technical requirements.
5. Access: this describes how the design of the home is accessible to all.
6. Conclusion: a summary of the proposal which has been presented.



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## 2.0 Context Assessment

### 2.1 Site Location

Site address: 12 Burgh Heath Rd, Epsom, KT17 4LJ

The site lies in Epsom, approximately 0.8 miles from Epsom Town Train Station and the town centre.

The property is within the Burgh Hill Conservation Area but no listed building within close proximity of the application site. The applicant building has been identified as a positive building.

The site is not in a flood zone but the rear of the application site is located in a Critical Drainage Area.



Site location map

 Application Site

 Main Thoroughfares





## 2.2 Location Plan

Application Site

Site Area: 1749 m<sup>2</sup>





## 2.3 Burgh Heath Road

Burgh Heath Road is a main road within Epsom where access to local shopping facilities and amenities can be found within the town centre and public transport is afforded in the form of Epsom rail station.





## 2.4 The Existing Site

The property comprises a substantial detached period-built house with accommodation over three storeys. The property was originally constructed circa 1900 and sits on a fairly level and regular plot which has a slight slope running front to rear. There is also a detached garage to the left flank of the building.

The main external walls to the property are of solid brick construction bound with metal ties which extend over two storeys to all elevations.

In addition, there is a single storey projection which is of matching construction and design which accommodates the rear section of the drawing room as well as the cloakroom.

To the right flank of the property where the side utility annexe is situated this is of similar design solid red brick construction bound with metal ties.

Openings are supported where visible through brick arches and windows are fitted with predominantly timber sub sills painted white.

There was additionally a two-storey half round bay to the rear side of the left flank wall of matching red brick construction.



- |   |   |   |   |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
- 1 View from the garden of the rear of the property.
  - 2 View of the main entrance.
  - 3 View from the garden of the rear/side of the property.
  - 4 View of the side bay of the property.
  - 5 View of the existing side access.
  - 6 View of the existing garage.
  - 7 Main entrance hallway.
  - 8 Existing Loft room.



## 2.5 Site Constraints and Opportunities

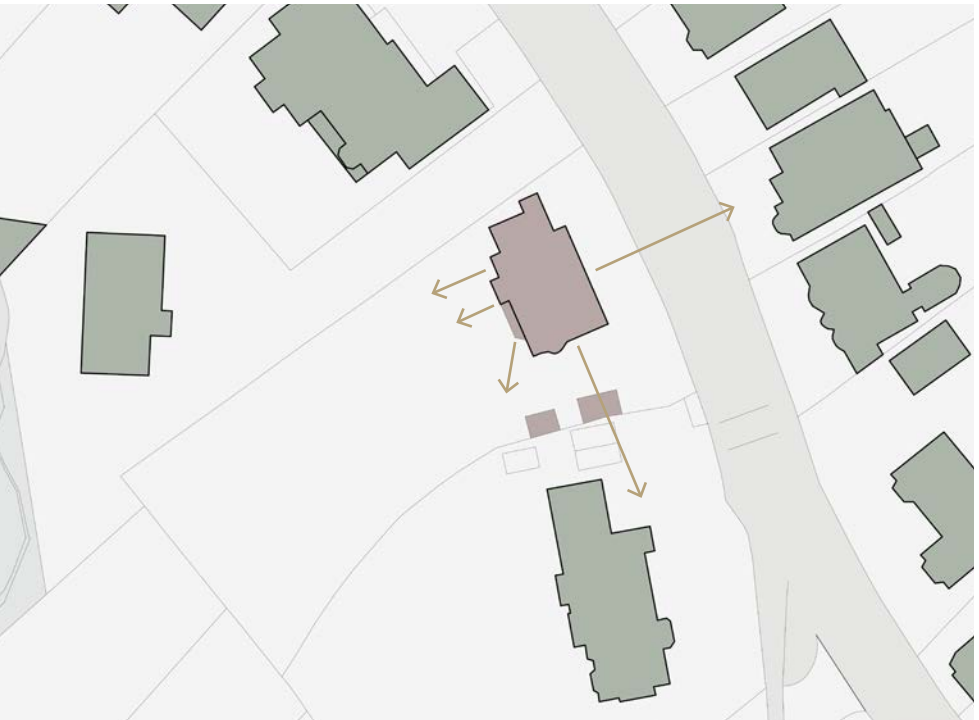
### Trees and Vegetation:

There are a number of trees within the site. Predominately the trees are located towards the rear of the site where there will be minimal impact as a result of the works. The trees will actually present an opportunity where the view of them will be celebrated by creating an extension that opens up aspects towards the garden.



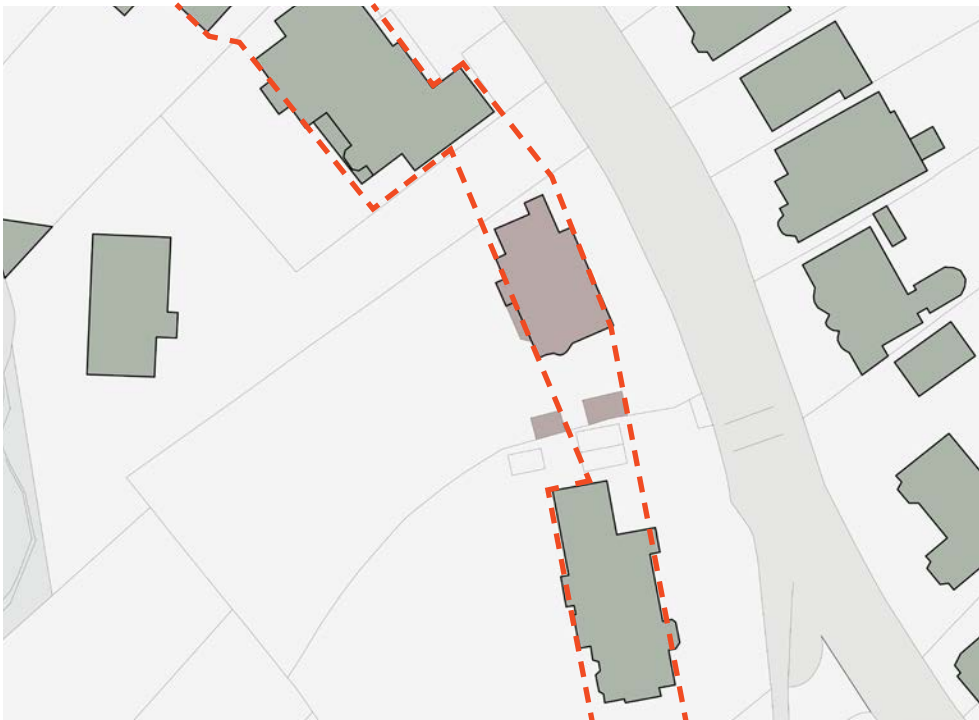
### Views:

Currently the rear of the house is blocked from the rear garden by small openings. From the total of 64m<sup>2</sup> of openings in the building on 20m<sup>2</sup> is currently positioned on the rear of the building. The prime aspect is towards the garden and this should be celebrated and enhanced. This diagram illustrates the current view directions where the length of the arrow relates to the size of the opening.



### Building Lines:

Burgh heath Road does not follow a straight direction and therefore each individual building follows a slightly different building line. The applicant building is relatively untouched and this can be seen from the building lines elsewhere. The building line steps in at the rear from both adjoining neighbours.



### Depths:

Due to the untouched nature of the building the depth is relatively modest in the context of the other houses on Burgh Heath Road. This presents an opportunity of extending the building whilst not being out of context.





## 2.6 Ground Floor Issues

### Impractical spaces:

A number of rooms that may not provide a purpose of function.

### Lack of flow:

Access to the kitchen is awkward where current modern day living the kitchen space needs greater access.

### Small spaces:

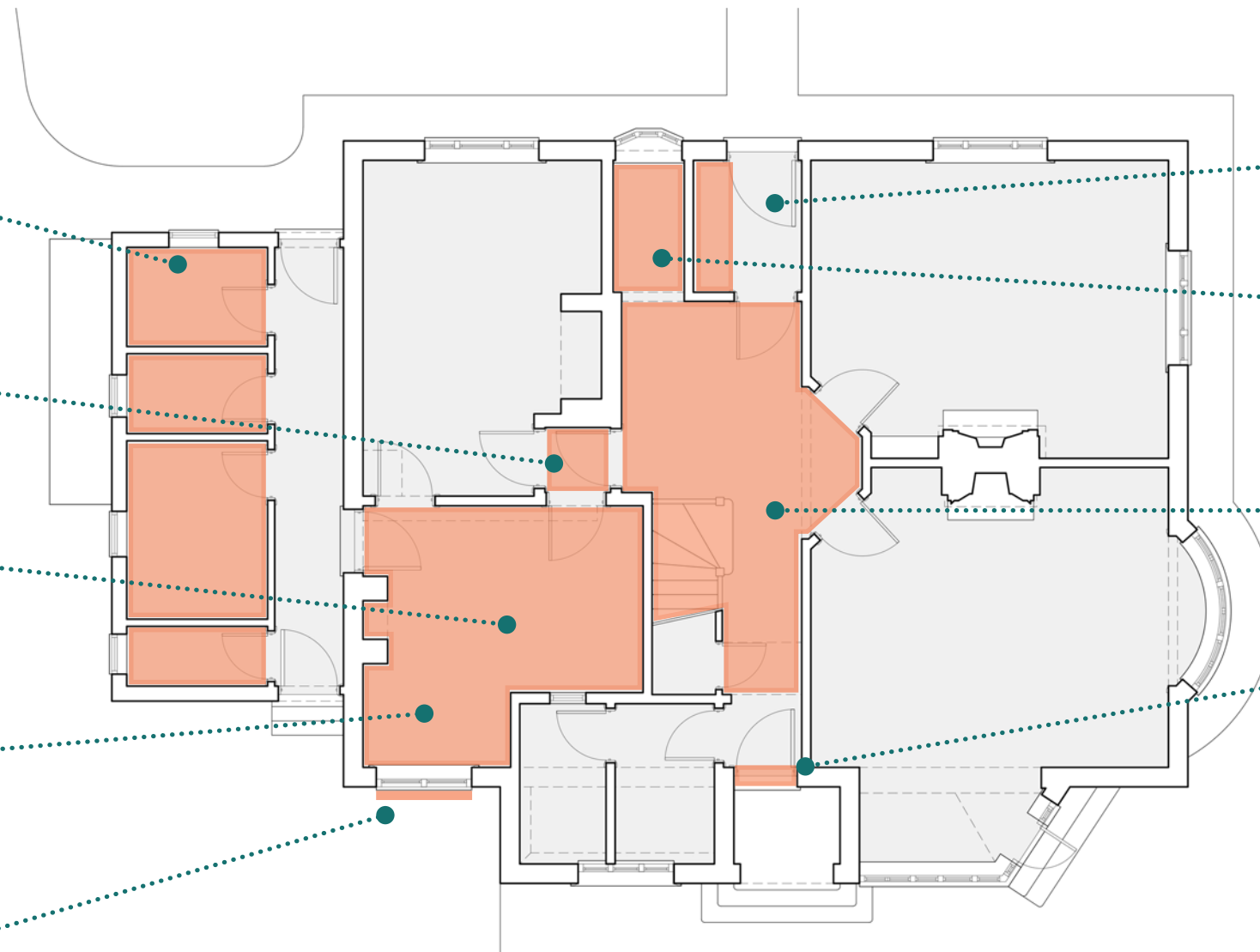
The current kitchen and Cloak areas are small and disproportionate to the size of the dwelling.

### Lack of height:

Due to the floor above the height of the kitchen is reduced in comparison to the rest of the ground floor.

### Lack of aspect:

There is little or no aspect for the existing kitchen.



### Cloak:

There is currently no immediate cloak cupboard or space to take of shoes etc.

### Unused space:

This space is currently undersused and lacks purpose.

### Natural light:

There is very minimal light entering the main hallway unless all the doors are open.

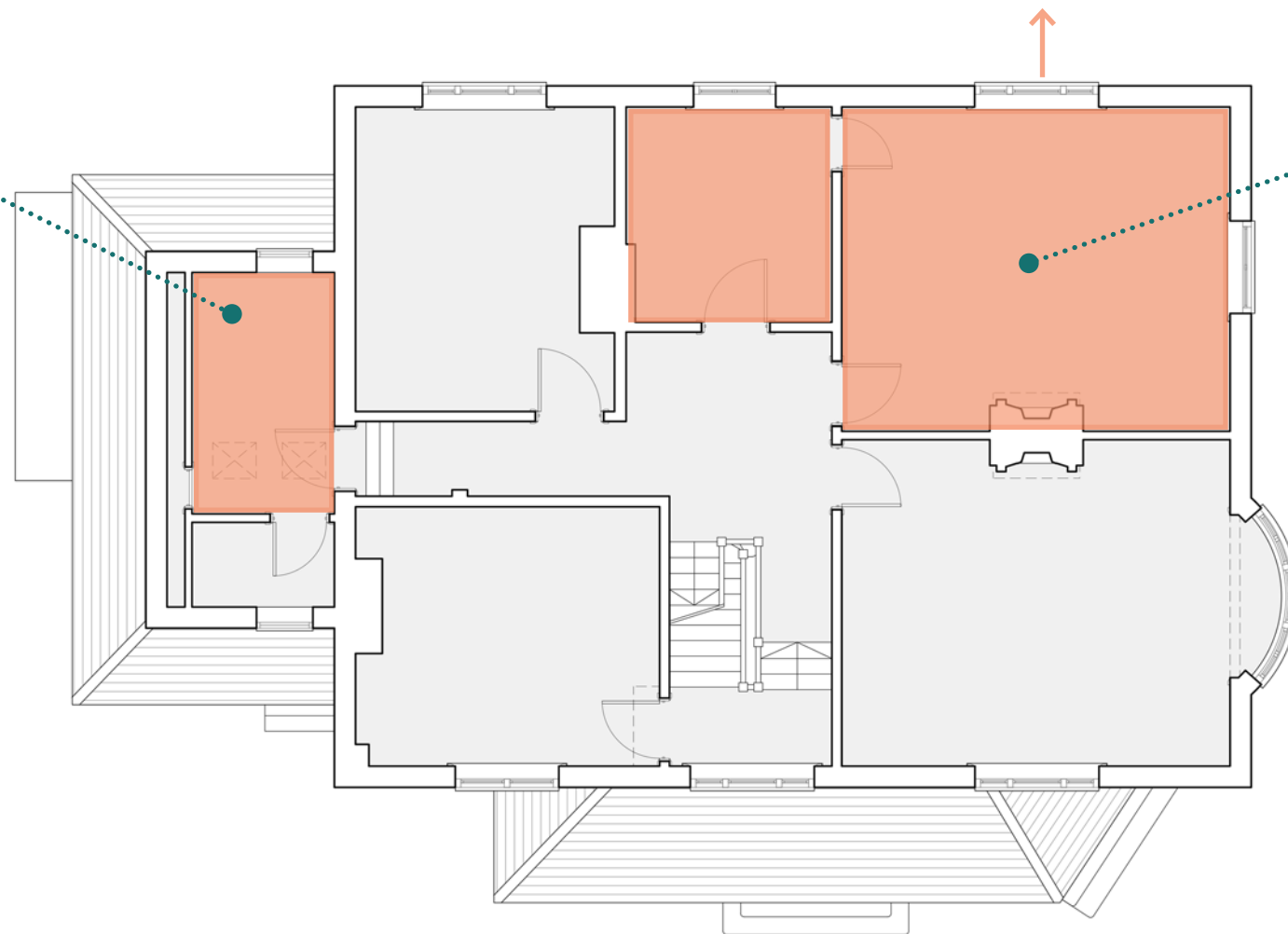
### Garden aspect:

Currently no aspect out to the garden.

## 2.7 First Floor Issues

### One Bathroom:

A number of rooms that may not provide a purpose of function.



### Master location:

With an existing dressing room located here the master bedroom is suggested to be at the rear. The views towards the garden and feature bay window in the rear bedroom suggests the master should be located to the rear.



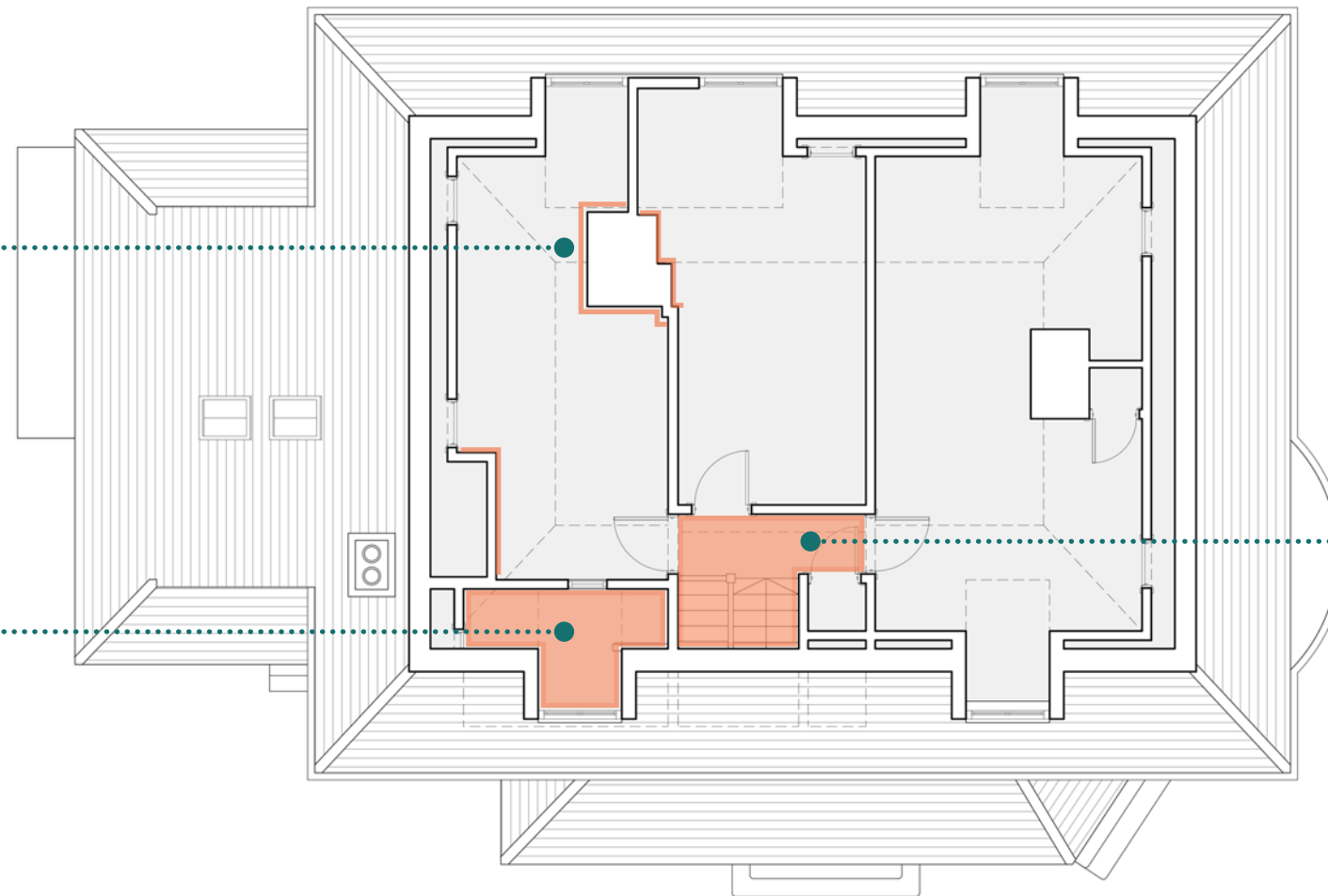
## 2.8 Second Floor Issues

### Awkward wall positions:

This chimney is not a functional use of space and has created an awkward partition.

### No Bathroom:

Nearest bathroom is located down a flight of stairs.



### Natural light:

There is very minimal light entering the main hallway.

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## 3.0 Aims and Objectives

### 3.1 Planning History

Surgey to Beech tree (T.70 – Burgh Heath Road Area TPO)

Ref. No: 90/00348/TPO | Status: GTD

Crown lift and remove deadwood (exempt) to Beach tree T70 TPO 46 located in the front garden. Reduce and shape 1 Sycamore deadwood 1 Apple (exempt) located in the rear garden. Reduce over hang to Fir tree located in rear garden of No.14.

Ref. No: 07/00841/TPO | Status: Permit

### 3.2 Planning Consideration

The design will be progressed with reference to the policies of the boroughs local policies and the National Policy Planning Framework (NPPF) 2012.

The appearance of the proposal will be developed with reference to the guidance contained within the EEBC Burgh Heath Road Conservation character appraisal.

The design of the proposals will be designed with particular reference to the adopted local plan. The local plan covering the area is the Epsom and Ewell Local Plan, adopted in May 2000 and the adopted Local Development Framework Core Strategy adopted in 2007. In addition, the 2004 Supplementary Planning Guidance on Household Extensions will be used as a guidance. The Householder SPG provides detailed design advice regarding various types of residential extension proposals including single-storey extensions. This document provides advice and guidance but does not hold the same weight as the adopted policies which have been the main focus when approaching the design.

**National Planning Policy Framework (NPPF) (July 2021)**

**Local Development Framework Core Strategy (July 2007)**

Policy CS1: Creating Sustainable Communities in the Borough

Policy CS5: The Built Environment

**Development Management Policies Document (September 2015)**

DM9: Townscape Character and Local Distinctiveness

DM10: Design Requirements for New Developments (including House Extensions)

**Epsom and Ewell Borough Council's SPG/SPD's**

Householder (Design Guide) SPG (2004)





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## 4.0 Design principles and context

### 4.1 Amount and Scale

The proposal will see the improvement of the existing 3 storey property to provide an innovative, functional and sustainable 3 storey building of the highest architectural quality. The proposal will retain the existing property as it is with the addition of an extension to the existing ground floor rear area. This will see the addition of 77m<sup>2</sup> of residential floor area to 12 Burgh Heath Road. The proposal remains sympathetic to the scale of the detached house and the surrounding context and as such will not harm the amenities of adjoining occupiers due to the nature of the site.

The main ground floor extension is approx 5.1m deep by approx 8.6m wide and 3.6m high. The boundary wall will be raised by approx 1m above the existing fence level. The ground floor extension will have a flat roof covered in zinc to match the existing lead material and a living green roof. The extension will be made using zinc and it will introduce timber detailing to articulate the wall providing a relief to the expanse of wall.

Existing building site footprint of 196sqm.

Proposed footprint would be 262sqm, resulting in an addition of 66sqm.

## 4.2 Proposed Use

The proposal seeks to update this 19th century house to suit family living. This includes the extra space and renovation of an open plan kitchen. It also includes the provision of extra sanitary spaces, within the upper floors. The annexe will provide living accommodation for elderly parents who are approaching a stage in life where they will become physically less able to live on their own. So for the applicant it's more about planning for the future and being able to accommodate them, whilst giving them their own space..

## 4.3 Proposed Layout

The proposal seeks to update this 18th century house to suit family living. This includes the extra space and renovation of an open plan kitchen. It also includes the provision of extra sanitary spaces, within the upper floors.

### 4.3.1 Ground Floor

The single storey rear/side 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 5.1m from the existing rear building line. The shallower parts of the single storey rear/side extension shall extend only 3.6m 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 3.6m from floor level. Glazed sliding doors and generous windows are proposed to the rear elevation and rooflights are 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.

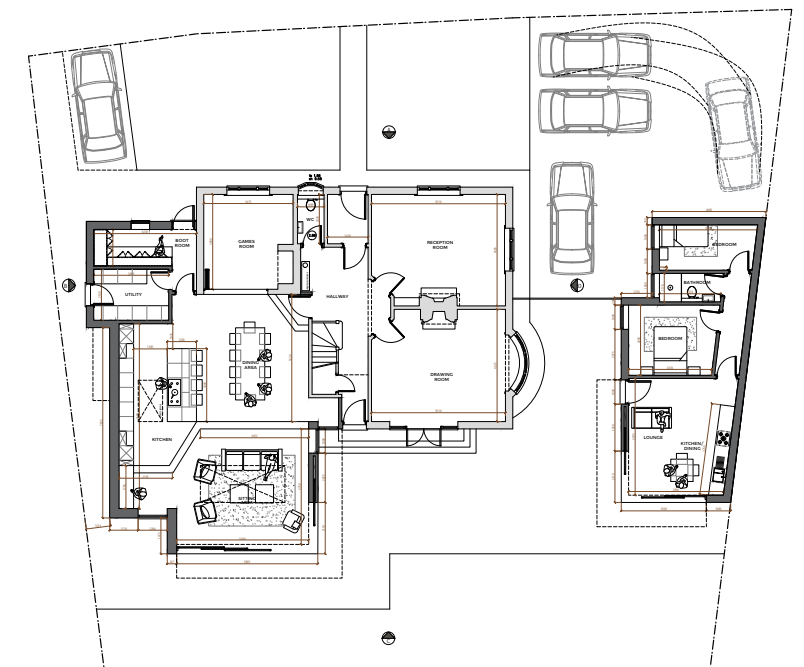
The proposed annexe layout looks to provide an open plan kitchen/dining/sitting area facing the rear garden. This provides a compact efficient space. There is then a bathroom and 2 modest bedrooms towards the front of the site. The windows for the rooms towards the front of the site are side facing ensuring that from the street scene the proposed structure is very modest and discrete.

### 4.3.2 First Floor

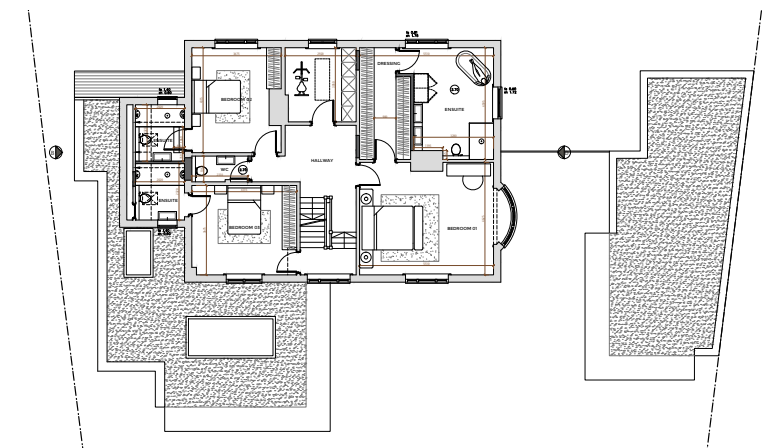
The layout of the first floor remains relatively untouched. An existing bedroom is re-purposed to provide an ensuite and dressing room which is more suited for modern day living. The existing large bathroom is partitioned to provide two ensuites to the existing bedrooms.

### 4.3.3 Second Floor

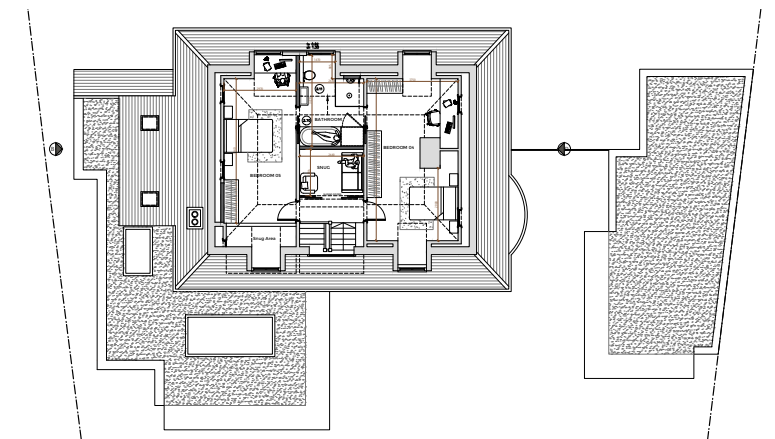
Currently three bedrooms exist on this floor. One of these rooms will be repurposed to become an ensuite serving the two other rooms. A more open landing is proposed with the introduction of a large rooflight providing light and views towards the garden.



Ground Floor Plan - Not to scale



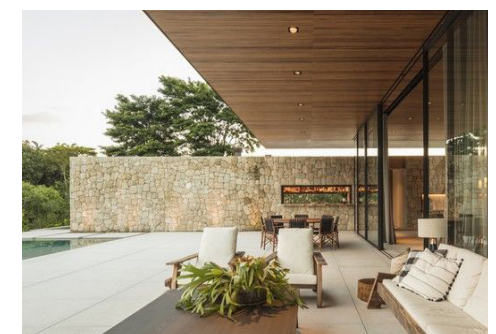
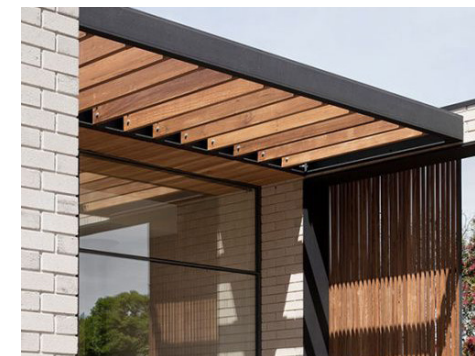
First Floor Plan - Not to scale



Second Floor Plan - Not to scale

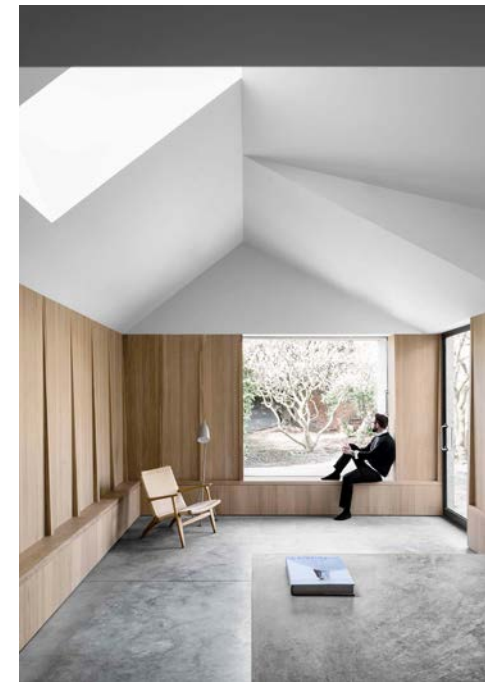
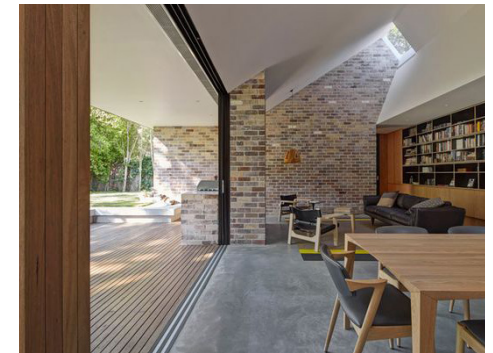
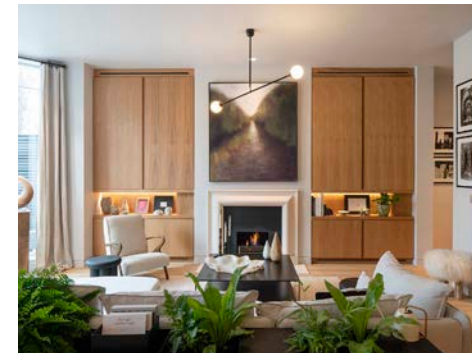


#### 4.4.1 Design Precedents





## 4.4.2 Design Precedents





## 4.5.1 Design Development

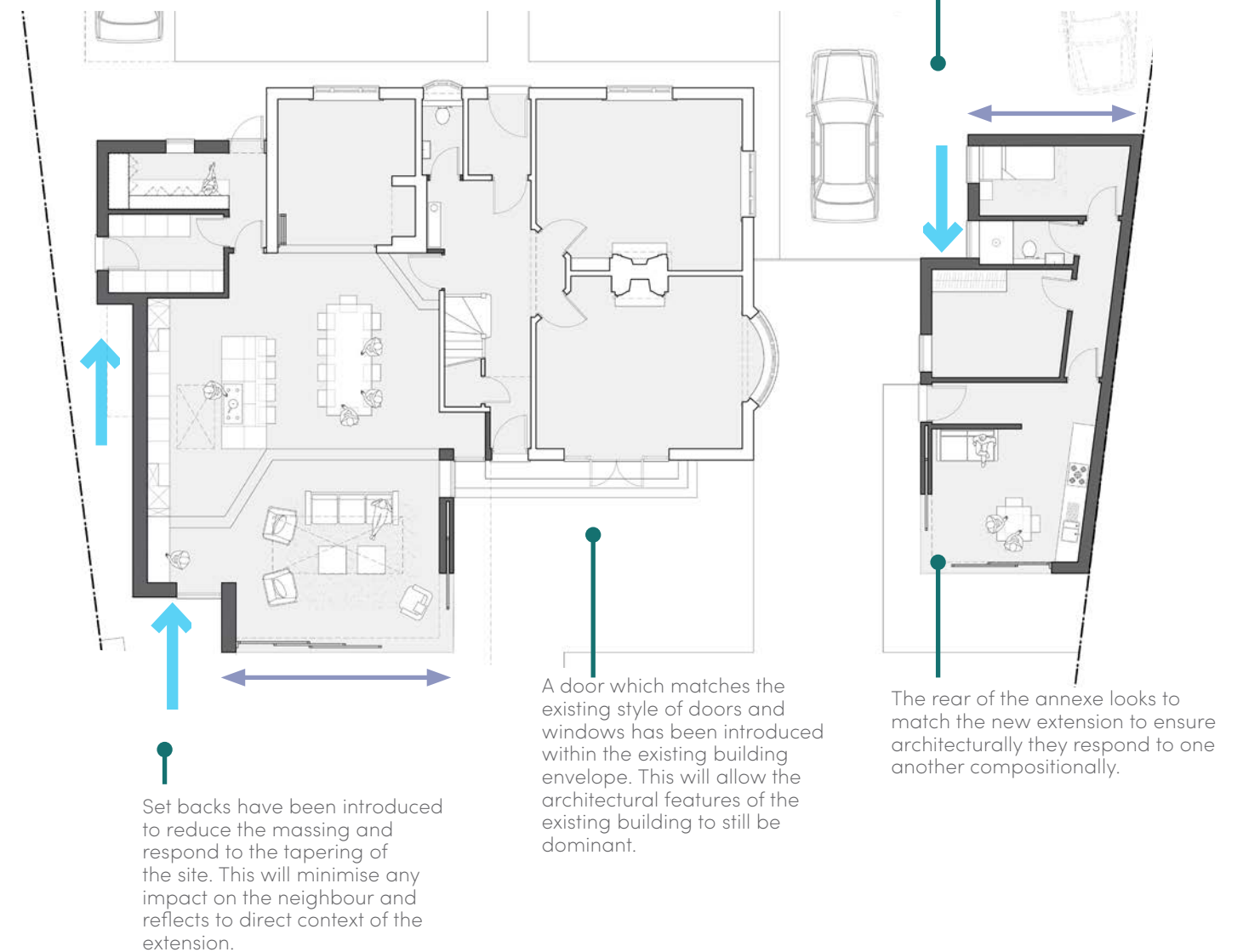
The existing side ancillary rooms are useful but structurally and thermally not adequate. Therefore it is proposed to reconfigure within the current footprint and retain the existing features.

The existing garage is in a state of disrepair. It is proposed to demolish and rebuild an annexe in its place. Given the location it is proposed that this becomes a more inconspicuous and modest structure to provide added privacy from the street.

As outlined previously the existing kitchen is not a suitable for a house of this size it also does not suit modern day living. Therefore extending out is proposed.

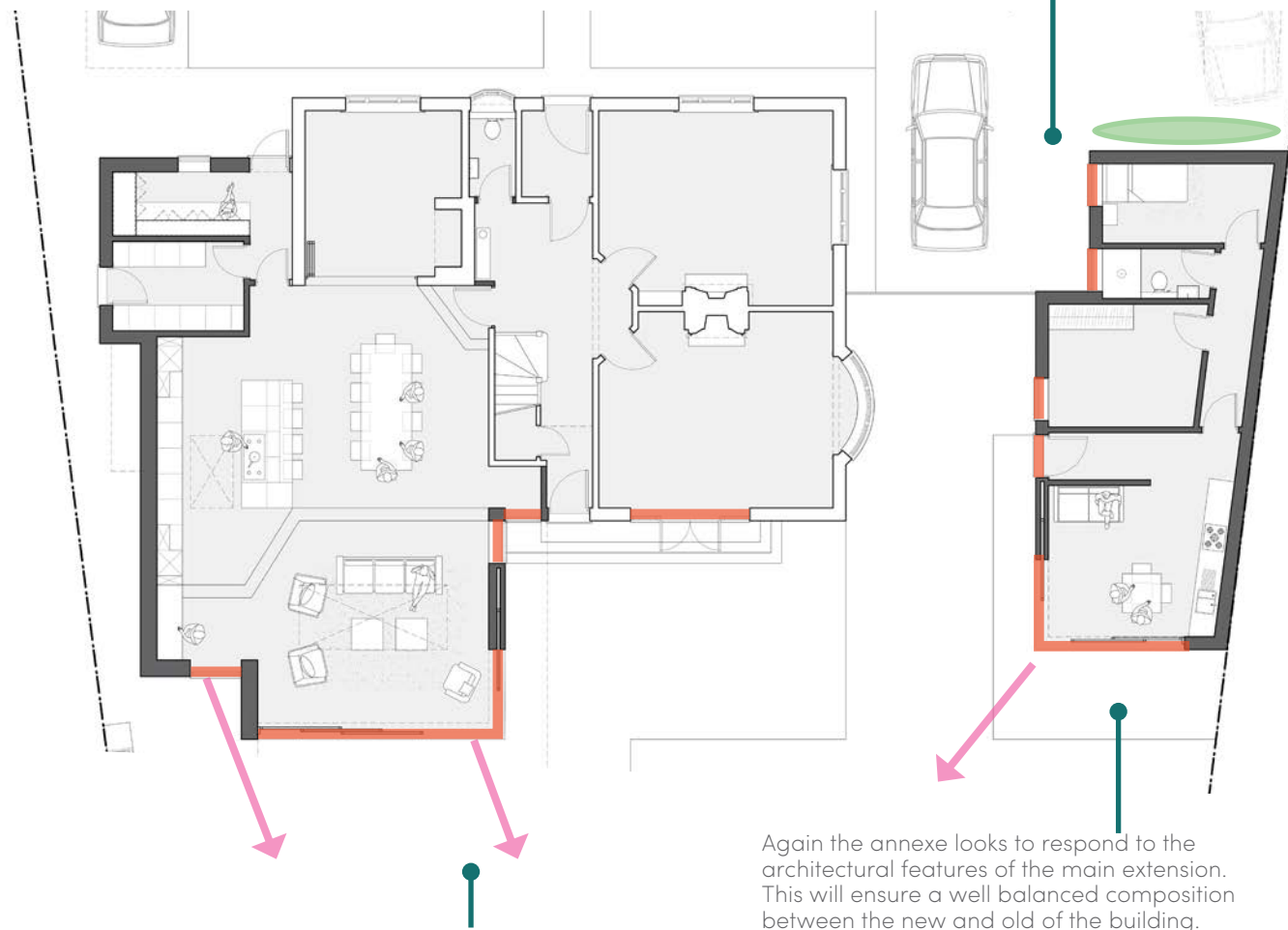
Existing extension will be at odds with anything that could be added. Therefore it is proposed to remove. Architecturally it holds no merit and therefore the benefits of the new addition will outweigh this loss.

Given the location it is proposed that this becomes a more inconspicuous and modest structure to provide added privacy from the street. Set backs have been introduced to reduced the appeared width of the building.



## 4.5.2 Design Development

Only side facing windows are proposed towards the front of the site for the annexe. This will ensure privacy from within and also create a modest structure when viewed from the street. Vegetation will be planted to the front of the annexe to provide a natural screening from the street.



Corner glazing has been introduced to redirect the views of the off-centred room back to the main area of the garden. The set back responds to the interior space where a large window is proposed to also take advantage of the tapering site.

Again the annexe looks to respond to the architectural features of the main extension. This will ensure a well balanced composition between the new and old of the building.







## 4.6 Material Palette

The proposal employs a palette of high quality materials to complement and contrast with the existing site and local area.

The overall ambition is to create a robust, warm home that is contemporary in terms of light, space and volume but respectful of the local area. The materiality has been chosen to weather the building into the site, harmonising with the natural colours and textures of the materials found on site as well as the wider context in Burgh Heath Road.

Weathered zinc cladding for the cladding would require zero maintenance, a significant benefit given the enclosed nature of the site. Timber cladding will add a detailing that adds a softer nature to the proposal. The timber detailing has been carefully applied in certain areas to reflect light and introduce a tactile surface to the proposals.

The image to the left highlights the material palette that has been selected.

1	2	4	1 Polished plaster to internal walls.
		3	2 White washed oak for external cladding.
5	6		3 Red brick to match existing brick where needed.
			4 Reference image for material palette.
			5 Light oak flooring.
			6 Dark zinc cladding.

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## 4.7 Appearance



The proposal seeks to vastly improve upon the existing condition and provide a high quality and attractive construction which responds to and enhances the appearance of the area. It is the intent of the design that the materiality and proportions of the facade are sympathetic to the surrounding architecture and its existing material palette. The detailing of the building will be modest, contemporary and elegant allowing the building to be discernibly concurrent with its construction, whilst respectfully responding to the appearance, materiality and quality of its context.

### 4.7.1 Front Facade

The proportions and size of the existing street facing windows and entrances will remain as existing to maintain the unity of the building.

The annexe section that will be visible from the street will be timber clad. This will potentially also have some screening with vegetation and will provide a soft modest appearance alongside the timber boundary fence.

### 4.7.2 Rear Facade

The design of the elevation responds to the massing inherent in the house and the openings respond to the rhythm of the internal layout.

The reason why these materials have been selected is to ensure we do not create a pastiche response to the existing building but use materials that are more modest and allow the existing building to remain prominent. This general style has been approved by the Council **before**.





## 4.8 Access & Boundary Treatments

Access to the property is gained as existing, through the front garden gate and then via the main entrance door.

A new vehicle crossover is suggested that would provide a more functional access when returning to the property with goods where short walk access to the side door would be accessible.

More privacy is introduced to the current open side access alongside the existing garage. The current arrangement is not secure and currently provides views into the garden directly from the street.

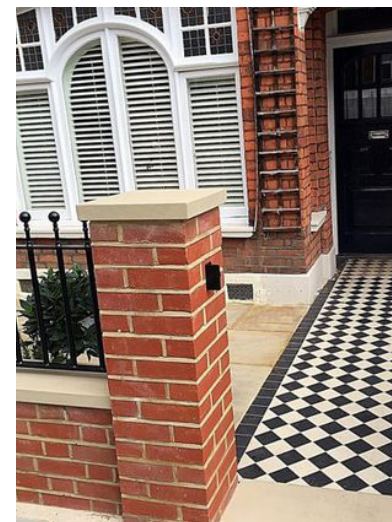
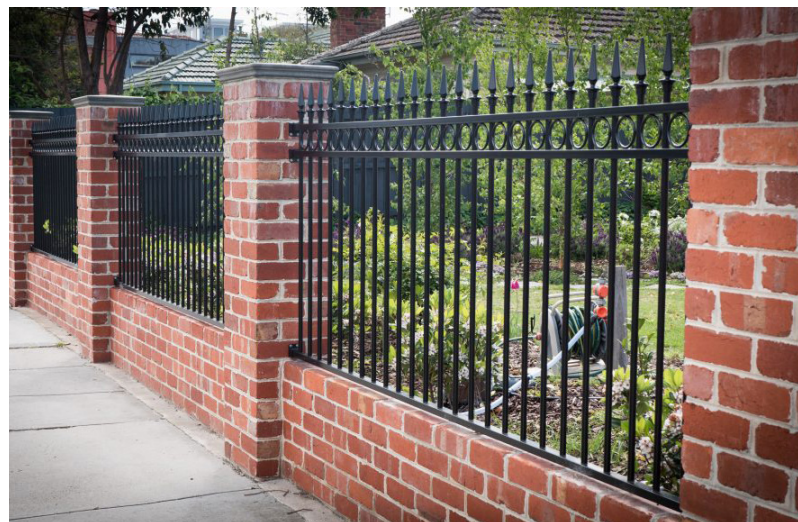
The rear extension will have a glazed double slider door opening onto the garden with a level threshold, ensuring excellent access and freedom of movement. The rear extension will have a glazed double slider door opening onto the garden with a level threshold, ensuring excellent access and freedom of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

New boundary treatment is proposed where given the age of the property the existing is in disrepair. The proposal is highlighted in the drawing to the left with reference images. The proposal is for a brick built wall with wrought iron railings. The side boundaries would be traditional timber fencing at a standard 6ft height.

## 4.9 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.



Example photos of brick walls with wrought iron railings.  
Note brick colour is to match existing building.

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## 5.0 Sustainability

By adhering to British Standards, all materials will be chosen to withstand the challenges of the site, from overheating to waterproofing. The design will follow the latest Building Regulations which comes into effect in June 2023 where higher standards of insulation will be required.

Passive techniques of maintaining comfortable living conditions include the heat exchange from thermal mass in the excavated floor, high ceiling to promote stack ventilation and recessed windows to promote shading.

Biodiversity on site will also be considered, with measures in place to act accordingly. Respect to the site boundaries with as much vegetation as possible will be promoted.

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## 6.0 CONCLUSION

Planning permission is sought for the improvement of the house to provide a new high quality annexe and ground floor rear extension to the property at 12 Burgh Heath Road.

The proposal is considered to enhance the character and appearance of the area while making the best and most efficient use of the site. The owners of the site are looking to invest in this beautiful building and enhance its features and add a high quality built design. The proposal intends to enhance/improve the existing street scene. The development looks to add high quality extensions which responds to its setting. The proposal for redevelopment has embraced the opportunity to provide a deeply considered response to the unique context of the site, particularly in regards to views and townscape, building form, materials and sustainability.

We believe the proposed extension would have a positive impact on the visual amenities of the building and the surrounding properties. The extension would actually make a positive contribution to the appearance of the building, reflecting nearby extensions and would be of no substantial harm to the host property. The proposal seeks to add space to accommodate a growing family and in doing this will require rooms which are both functional and adequate in size. The Epsom Householder SPG has been used as a reference to ensure that the additional rooms and extensions meet the guidance with the aim to provide comfortable living accommodation.

The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extension would not be contrary to National or Local Planning Policy and for the above reasons it is politely requested that this application is permitted. We are more than happy to provide clarification or further information on any other matters. Please don't hesitate to get in contact if you have any further questions