

## Design and Access Statement, 7 The Grove, Epsom, KT17 4DQ.

### Repositioning and resurfacing of front drive.

#### Introduction and outline of work:

This proposal involves a change to the front garden of no. 7 the Grove (as illustrated in Appendix 1 and 2, existing and proposed). The garden will be reconfigured to accommodate an in out driveway with a section of the existing paved drive laid to grass, and a section of the front lawn will be laid to gravel or similarly porous, resin bound surface. The net result will be to maintain a similar proportion between grass and hard surface.

#### Property and surroundings:

No. 7 the Grove is located at the end of a cul-de-sac in the Church Street Conservation Area in Epsom. The Grove is a private road, a significant part of which is situated in the Church Street Conservation Area. As pictured below, the house is a two-storey detached house with a brick construction and a pitched tile roof with a good sized front garden with a frontage that follows the curve of the turning circle at the bottom of the road.



*Fig 1. 7 The Grove front garden (West side)*



*Fig 2. 7 The Grove front garden (East side)*

The house was built at a similar time as no.6 next door and nos 1, 2, and 3 on the opposite side of the road. On the East side is Grade II listed Grove House, a large, late 18<sup>th</sup> Century house, now divided into flats.



*Fig 3. Grove House*

As can be seen from Grove House and the other houses in the Grove conservation area there is no common style for front gardens. Grove House has a balance of gravel and grass, and gravel is a prominent material generally.



*Fig 4. Nos 1, 2, 3 and 6 Grove Road (L-R)*

Given the variety of styles, and the prominent use of gravel at Grove House, the change in appearance of the front garden will be at least as in keeping with the surrounding gardens as it is currently, and I believe would enhance the frontage and improve the visual amenity of the Grove and would have no adverse impact on the surroundings of the Listed Building.

#### **Trees.**

The proposal does not involve moving or removing any trees, but there is potential for roots of existing trees to be affected and care has been taken to conduct a detailed arboricultural impact assessment along with tree protection measures designed to prevent damage to the trees during and after construction. The report is attached as appendix 3.

#### **Access**

The proposal would involve an additional opening to the road, but we believe the length of the property frontage is sufficient to accommodate two openings comfortably and the level of off-street parking would be similar before and after the work.

#### **Conclusion**

The proposed works will, we believe, improve the visual appearance of the front garden and make a positive contribution to the conservation area, and are advised by an arboricultural consultant that the works can be undertaken without adverse effect on any protected trees.