

**1123:
APPLICATION FOR VARIATION OF A CONDITION
FOR APPROVAL 21/01029/PDCOU:
AT
APEX HOUSE, WEST STREET, EPSOM, SURREY KT18 7RG**

1123-D01: DESIGN AND ACCESS STATEMENT:

DESIGN AND ACCESS STATEMENT

TO BE READ IN CONJUNCTION WITH DRAWINGS NOS: 1123-01, 03, 04, 05A, 06..

THE APPROVAL

The above reference is for Prior Approval granted for development:

“Change of use from Office (Use Class E; formally Use Class B1(a)) to Residential (Use Class C3) to create 2 x 1 bedroom flats.”

Date : 03 August 2021.

THE CONDITIONS:

This application seeks a **Variation of Condition 2** of the approval:

“2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1062-01-01 A Location Plan (Received 15/06/2021)

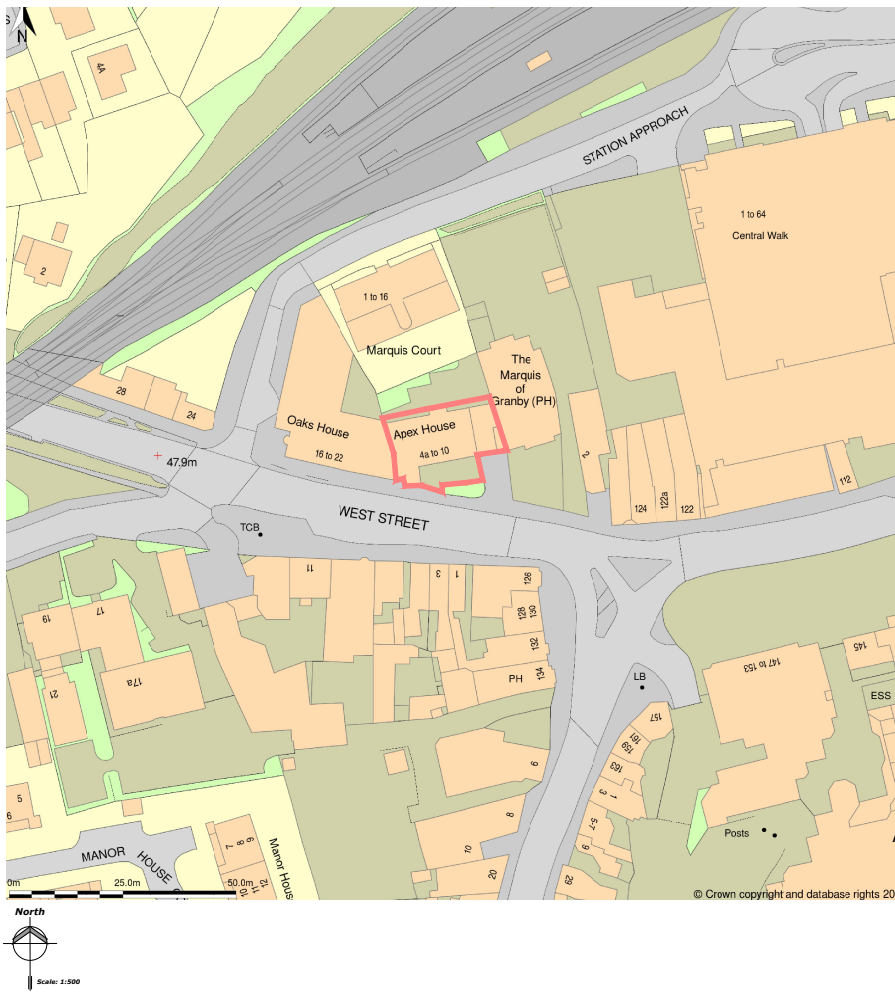
1062-11-20 D Proposed Lower Ground Floor (Received 15/06/2021)

1062-11-25 A Proposed Elevations (Received 15/06/2021) “

THE SITE:

The Approval and current submission concerns only the Lower Ground Floor of the building.

Approval has been granted for a change of use to allow two one- bedroom flats.



The extent of the site is indicated by the red line.

APPLICATION CONTEXT

As preparations for execution of the work have proceeded, it has become apparent that minor changes to the design would greatly enhance the quality of accommodation in the two units.

As one of those changes provides a new entry point to one of the flats, a formal variation of Condition 2 is requested to include the drawings listed above in replacement for the previously approved drawings.

No changes will be readily apparent from the exterior of the building.

DESIGN CHANGES

While seeking to maximise natural daylight levels and a spacious ambience to the internal design of the flats, it was found that better use of the existing space could be made if the Western Flat (“B”) were provided with a dedicated entrance, while Flat “A” retained the existing entrance at the rear of the building.

The new entrance has been carefully configured using the existing lightwell on the southwest corner of the south elevation.

Minimal additional excavation is required, and the existing safety railings will be virtually unchanged, making the entrance inapparent from normal view.

This change enables further detail internal changes that can improve the usable space within both flats.

AMOUNT

The site area, existing footprint and aggregate Gross Internal Area (GIA) remains unchanged and as approved.

However a greater proportion of the GIA is now appended as usable internal space for each flat due to more efficient circulation space.

This also enables the omission of any spaces that require corporate management, as all internal areas are now within occupier control.

APPEARANCE AND FACILITIES

All external appearance details, storage and amenity elements remain unchanged from the extant approval.

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