

Design & Access Statement

66B Bracken Path Epsom KT18 7SZ

The property falls within the Stamford Green Conservation Area which has an article 4 (2) direction restricting permitted development rights including replacement windows.

The property is an infill bungalow probably built in the 1960s. It has a concrete tiled roof, rendered elevations and UPVC double glazed windows. It does not form part of the historic building stock of the Conservation Area and is not listed within the Conservation Area Appraisal as being a “positive” building.

According to the Conservation Area Appraisal the property is included within an “important view” into the Conservation Area. It fronts Bracken Path which flanks the north-western side of Osbourne’s Green and forms part of a series of mixed houses in Bracken Path visible across the Green and from the vantage point of Stamford Green Road.

Whilst the building is not a “positive building” within the definition of the Conservation Area Appraisal, nor does it have any substantive historical context, it nevertheless contributes to the view and character of the area by virtue of its small size and relatively low roof line which serve to give an impression of space and a sylvan aspect which are important to the special character of the area.

The proposal seeks to replace windows on the front elevations and does not alter the bulk or footprint of the building in any way. The important view across this part of the conservation area will remain unaffected. The replacement windows and doors will be within the existing openings with no alterations to structural proportions and the scale of the building will therefore be unaffected. The only alterations intended are subtle changes in the fenestration, as per the attached elevations, and to change the window colour from white to black. It is not considered this will have any negative impact on the area and its special character will be preserved.

The windows are to be replaced in a like for like material – UPVC – and will provide greater energy efficiency than the existing windows.

The proposals are very modest and do not affect any trees or landscaping.