

Project: 1 The Headway, Ewell, Surrey, KT17 1UJ

Client: Mr Stanley

Date: 31.10.23

Revision: -

DESIGN AND HERITAGE STATEMENT

Note:

This Design and Heritage Statement should be read in conjunction with the submitted drawings.

Introduction

This Design and Heritage Statement (DAH) is submitted in support of a full planning application for approval to the property at 1 The Headway, Ewell, Surrey, KT17 1UJ. The proposal will see the erection of a single storey front porch extension. Removal of existing render to expose existing brickwork and installation of mock tudor cladding with render in between.

Site Context

The site area is 152m² and comprises a detached two-storey house located on the south-eastern side of The Headway and within the Ewell Village Conservation Area.

This application relates to a detached dwelling located to the south east side of the cul-de-sac The Headway and sits in a substantial plot. The site is located on the western boundary of the Ewell Village Conservation Area. The majority of dwellings along this road are detached properties of individual design. The majority of properties in this cul-de-sac have been greatly extended with few if not any remaining in their original state.

The property is not a listed building or a building of townscape merit and no trees or hedges are to be removed to carry out the works. The property sits within Ewell Village conservation area but due to the proposed works being minor in nature, it will not adversely affect the area.

Planning History

Two 2 storey side extensions and single storey side extension to form granny annexe.

Ref. No: 90/00625/FUL | Status: GTD

Pruning of highway verge trees from time to time over a period of 5 years (within Conservation Area)

Ref. No: 91/00523/ZTC | Status: No Objections

Amendment to existing approved extensions (90/1166/0625) with the provision of lean-to pitched roof over the single storey front extension in lieu of flat roof previously proposed, installation of fireplace & chimney to living room with revise.

Ref. No: 97/00114/FUL | Status: Not proceeded with

Erection of a detached double garage

Ref. No: 03/00360/FUL | Status: Permit

Repollarding of 16 No. Sycamore located in the verges and crown lifting of 1 No. Cherry.

Ref. No: 09/00806/CAT | Status: No Objections

Repollarding of 13 Sycamores in the road verge: outside numbers 1 (2No. trees), 2 (2 No.trees), 3, 4, 8/9, 21 (3No.trees), and outside 22, 23 and 25. The Sycamore outside 7/8 to be either repollarded or felled. Crown reduce two Cherry trees outside 21A and 1 Sycamore by the adjacent footpath.

Ref. No: 20/01783/TPO | Status: No Objections

Alterations to fenestration

Ref. No: 23/00050/FLH | Status: Refuse

Garage conversion into habitable accommodation including installation of front window replacing garage door.

Ref. No: 23/00576/FLH | Status: GTD

Alterations to fenestration: Installation of two rooflight on front ground floor elevation.

Ref. No: 23/00575/FLH | Status: GTD

Planning Consideration

The policy framework for determination of this application has been considered at the design stage and believed to be compliant. In addition to the national and local policies reference has been made to Ewell Village Conservation Appraisal and Management Proposals (2009). Any further information required can be provided.

Design

The design of the proposed front porch as well as the installation of the mock tudor style to the main property looks to sympathize with the existing aesthetic of the village/area.

Use

1 The Headway is currently used as a C3 dwellinghouse and the proposal is for a covered front porch.

Layout

The development will see the erection of a covered front porch over the existing main entrance to the property

Scale

The scale of the existing building will remain the same.

Appearance

The brickwork of the porch will complement the existing exposed brickwork of the property whilst the exposed timber structure looks to sympathize with the existing aesthetic of the village. The roof tiles to the porch will match the main property.

Access

Parking spaces will not be affected by the proposal.

Summary/ Conclusion

The proposal design has taken the approach of a sympathetic addition to the property where these proposals seek to be conservative to the street elevation whilst using materials of a matching appearance. The building has looked to ensure the impact on the neighbouring properties has been minimised.

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 work 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 do not hesitate to get in contact if you have any further questions.