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# 0.0 Contents

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## 1.0 Introduction

### 1.1 Structure of the document

---

## 2.0 Context Assessment

### 2.1 Site location

### 2.2 Location Plan

### 2.3 1 The Headway

### 2.4 Existing Site

---

## 3.0 Aims and objectives

### 3.1 Planning History

### 3.2 Planning considerations

---

## 4.0 Design Principles And Concepts

### 4.1 Amount and Scale

### 4.2 Design Precedents

### 4.3 Materiality

### 4.4 Appearance

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## 5.0 Sustainability

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## 6.0 Conclusion

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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 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 of 1 The Headway, Epsom. The development will involve:

- Erection of a single storey porch to the front of the existing property, at 0.8 metres in depth by 4 metres in width.
- Removal of existing render on property.
- Installation of mock tudor timber cladding with render adhered in between.

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

The site lies in Ewell, approximately 0.25 miles from Ewell West Train Station and 0.22 miles from the Ewell Village.

The property is within the Ewell Village Conservation Area but no listed building within close proximity of the application site.

The site is not in a flood zone.

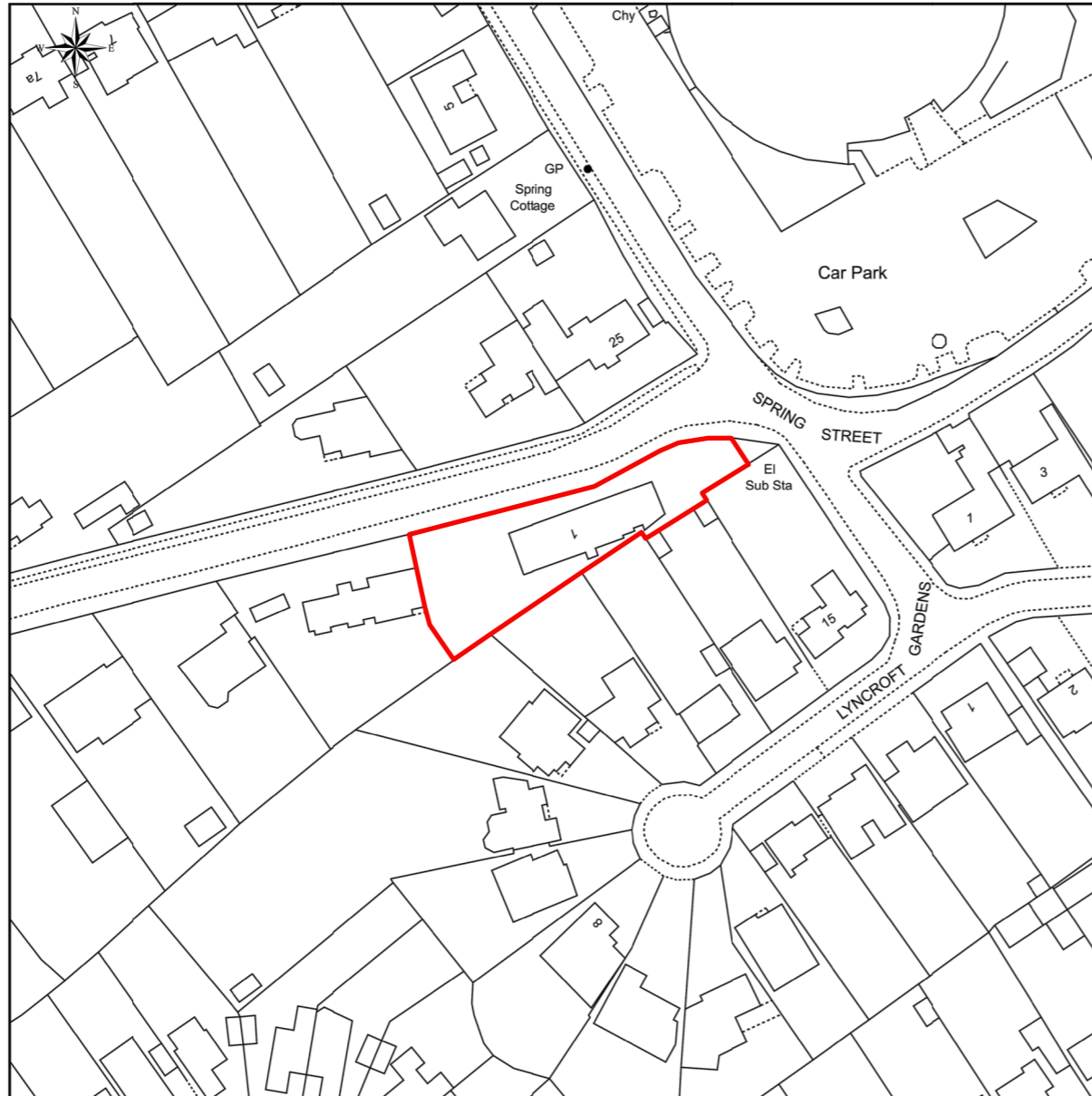


Site location map

 Application Site

 Main Thoroughfares

## 2.2 Location Plan



 Application Site



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## 2.3 The Headway

The Headway is a private road within Ewell where access to local shopping facilities and amenities can be found within the village and public transport is afforded in the form of Ewell West rail station.

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## 2.4 The Existing Site

The property comprises a substantial detached period-built house with accommodation over two storeys. The property was originally constructed circa 1900 and sits on a fairly level and regular plot which has a slight slope running from one flank to the other.

The main external walls to the property are of solid brick construction adhered with white/off-white render.

To the right flank of the property you may find the existing Garden of the property, which will remain untouched for this proposal. To the left flank of the property you will find a small seating area as well as existing shingle parking.



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## 3.0 Aims and Objectives

### 3.1 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

### 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 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)



## 4.0 Design principles and context

### 4.1 Amount and Scale

The proposal will see the improvement of the existing 2 storey property by providing a formal but functional entrance of the highest architectural quality. The proposal will retain the existing property as it is the erection of a single storey porch as well as adding character to the existing property via adding the mock tudor cladding. 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 porch is approx 0.8m deep by approx 4m wide and 3.3m high. The Outbuilding is approx 3.5m deep by approx 5m wide and 3.3m high.

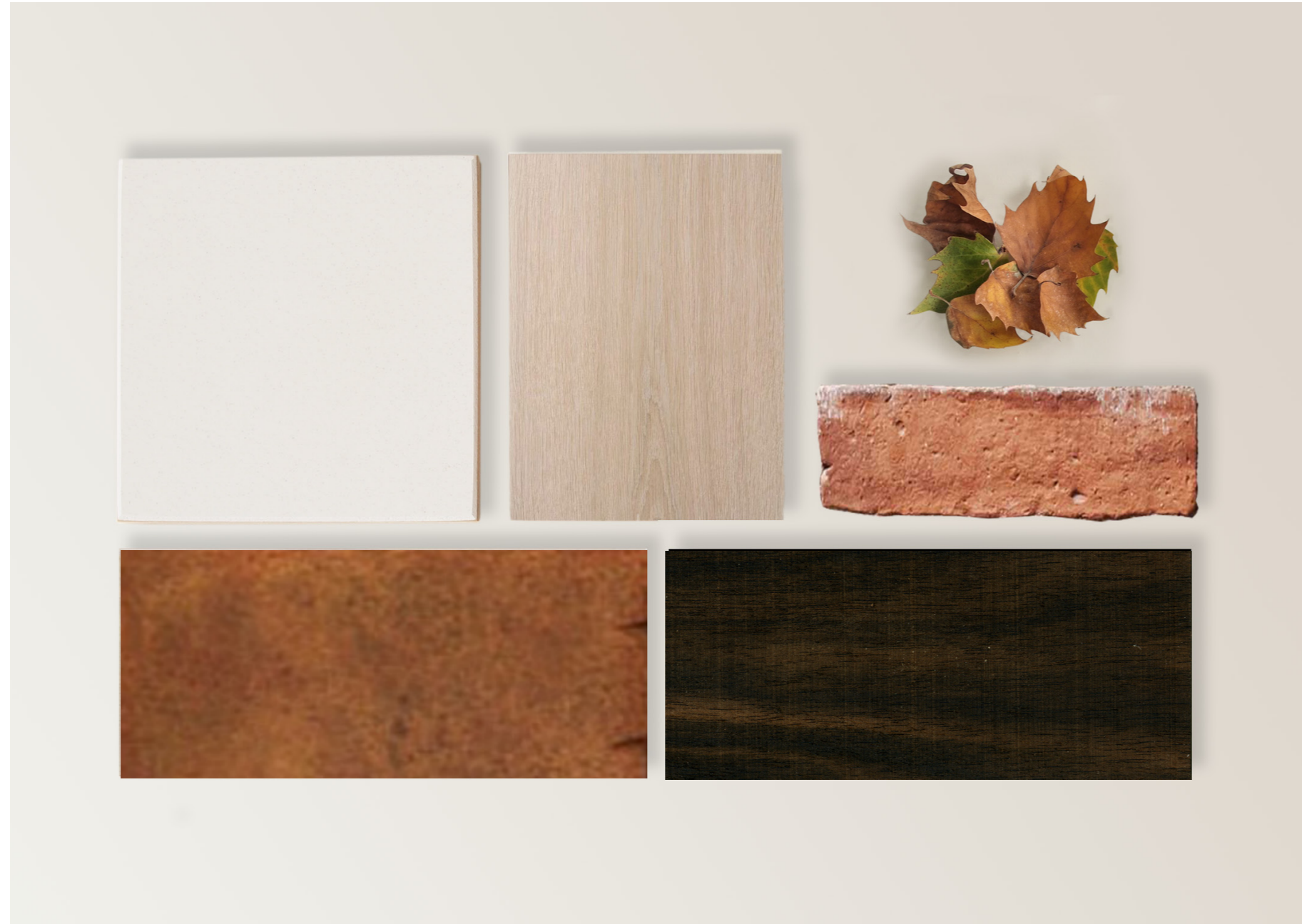
The brickwork of the porch will complement the existing materiality of the street whilst the exposed timber structures and mock tudor cladding look to sympathize with the existing aesthetic of the village. The roof tiles to the porch will match the main property.



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## 4.2 Design Precedents





### 4.3 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 aesthetic that is complementary and 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 the Headway.

Roof Tiling (to match the existing property) will help to complement the existing aesthetic of the main property, while the exposed Timber structure will add a level of detailing that adds a softer nature to the proposal. With red brickwork proposed as plinths to ground/support the structure of the proposals. The mock tudor timber cladding will help to add character to the property that would compliment the neighbouring properties within the road.

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

- |   |   |   |
|---|---|---|
| 1 | 2 | 4 |
|   |   | 3 |
| 5 | 6 |   |
- 1 Plaster/Render to external walls of property.
  - 2 Oak Timber Structure.
  - 3 Red brick to match existing brick where needed.
  - 4 Reference image for material palette.
  - 5 Roof Tiling to Match existing
  - 6 Dark timber cladding (Mock Tudor).

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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.

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## 6.0 Conclusion

Planning permission is sought for 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 to the property at 1 The Headway.

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 extension/renovations 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.

We believe the proposed structure would have a positive impact on the visual amenities of the building and the surrounding properties. The proposal would actually make a positive contribution to the appearance of the building and would be of no substantial harm to the host property. The proposal seeks to add a protected space for pedestrians accessing the property, whilst also adding character to the property.

The proposal 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