

Design and Access Statement Report

Reference CR7 6AE

Site Address 51 Whitehall Road, Thornton Heath, CR7 6AE

Date 22/09/2023

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1.1 Introduction

- The Full Planning Application is for a single storey wraparound extension and internal alterations to increase to floor space of 2 x existing residential units.

- This Design & Access Statement is accompanied by the following documents:
 - Duly Completed Application Form.

 - Full Set of Existing Drawings.

 - Full Set of Proposed Drawings.

 - OS Site Block Plan.

 - OS Location Block Plan.

 - Existing and Proposed 3D Visuals.

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1.2 Locality

- The existing is a double storey semi-detached building.
- The neighbouring buildings are predominately double storey semi-detached buildings.
- The existing boundary of the site is enclosed with a front forecourt, side passage and rear garden.
- The site is located within a residential dense area.
- The site fall does not fall within a Conservation Area nor is a Local, Grade I or Grade II Listed Building.

1.3 Use

- The existing is a C3 Use Class for residential use and the proposed will remain the same.

1.4 Amount

- The internal parameters have been designed to closely reflect the policies set forth by the London Borough of Croydon.
 - The existing and proposed GIA of the building are and will be as followed:
 - The existing site area is 162.3m² and the proposed will remain the same.
 - The existing rear garden (inc. side passage) is 74.34m² and the proposed will be 63.2m².
 - The existing front forecourt is 22.56m² and the proposed will remain the same.
 - The existing and the proposed GIA of the residential units are and will be as followed:
 - The existing GIA of Flat 1 is 25.98m² and the proposed will remain the same.
 - The existing GIA of Flat 3 is 24.68m² and the proposed will be 38.85m².
 - The existing GIA of Flat 4 is 13.15m² and the proposed will remain the same.
 - The existing GIA of Flat 5 is 13.09m² and the proposed will be combined with Flat 6.
 - The existing GIA of Flat 6 is 16.89m² and the proposed will be 59.24m².

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1.5 Layout

- Please refer to the existing and proposed set of drawings for further information.

1.6 Scale

- The existing and proposed external parameters of the building are as followed:
 - The height of the existing building from the front elevation to the highest point of the roof is 7.8m and the proposed will remain the same.
 - The width of the existing building from the front elevation is 5.2m and the proposed will remain the same.
 - The depth of the existing building to the deepest point is 17.055m and the proposed will remain the same.
 - The height of the existing single storey rear extension is 2.6m and the proposed will be 2.5m to the lowest point and 3m to the highest point.
 - The width of the existing single storey rear extension is 3.775m and the proposed will be 5.2m.
 - The depth of the existing single storey rear extension is 2.580m and the proposed will be 8.595m.

1.7 Landscaping

- The proposal does not seek soft or hard landscaping.

1.8 Appearance

- The existing building is made up of white stucco pebble dash, brick work and clay roof tiles with predominantly white UPVC window and door frames; the proposed will remain the same.
- The existing single storey rear extension is made up of white stucco render and the proposed will be made up of brick work with white UPVC window and doors to closely match the appearance of the existing rear elevation of the building.

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1.9 Access

- The principle elevation is fronting Whitehall Road.
- The proposed seeks to retain the existing means of access.

2.0 Conclusion

- The Full Planning Application is for a single storey wraparound extension and internal alterations to increase to floor space of 2 x existing residential units.
- The existing building accommodates 5 x residential units which were converted a number of years ago and the proposal seeks to increase the footprint of the ground floor, utilize an existing loft conversion (previously approved on the 2nd March 2023 under the reference number (22/05225/FUL) and slightly alter the internal layout to increase the size of a studio unit and convert another studio unit into a one bedroom duplexed unit across two storeys.
- The existing Flat 3 has a gross internal area of 24.68m² which is 12.32m² below the national requirement of 37m² (with a shower room) and the proposed will be 38.85m² which will exceed the national requirement.
- Additionally, the other internal amenities will be enhanced and are as followed:
 - The existing internal storage is 0.8m² which is 0.7m² below the national requirement, however, the proposed will be 1.6m² which will exceed the national requirement.
 - The existing kitchen area is 4.1m² and the proposed will be increase to 8.14m².
 - The existing shower room is 2.43m² and the proposed will be increase to 3.42m²
 - The existing living area is 18.15m² and the proposed will be increase to 27.72m².
- The existing Flat 6 has a gross internal area of 16.89m² which is 20.11m² below the national requirement of 37m² (with a shower room) and the proposed will be 59.24m² which will exceed the national requirement.
 - The existing kitchen, dining and living area is 14.30m² and the proposed combined will be 22.64m².
- The proposed internal alterations of Flat 3 and Flat 6 are compliant with relevant planning policies.
- As mentioned in the Technical Housing Standards (March 2015):
 - 10. The standard requires that:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.

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- 0 bedroom with 1 occupant is 39m² (37m² with a shower room).
- 1 bedroom with 2 occupants is 50m² (58m² across two storeys)/
- As mentioned in the Technical Housing Standards (March 2015):
 - 10. The standard requires that:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
 - 0/ 1 bedroom with 1 occupant is 1m².
 - 0/ 1 bedroom with 2 occupants is 1.5m².
- The proposal has not been applied for under Permitted Development Rights as the existing building has been previously converted into residential units and the proposed single storey infill extension and single storey rear extension connects thus creating a wraparound, however, the overall proposed scale has been designed closely in accordance with the guidance of Permitted Development Rights.
- The curtilage of the site including the existing single storey rear extension is 74.34m² and the proposed will be 63.2m² thus still falling below the 50% threshold of the curtilage of the site.
- As mentioned in the Permitted Development Rights for Householders Technical Guidance (September 2019):
 - (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
- The existing single storey rear extension component will be 2.5m to the eaves and 3.450m to the highest point of the roof; will have a depth of 3m.
- The existing single storey infill extension complement will be 2.5m to the eaves and 3.450m to the highest point of the roof; will have a depth of 5.595m.
- As mentioned in the Permitted Development Rights for Householders Technical Guidance (September 2019):
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse,
or
 - (ii) exceed 4 metres in height

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- A single-storey extension to a house which is not on article 2(3) land or on a site of special scientific interest can be larger than allowed under paragraph (f) above, but it must not extend beyond the rear of the original house by more than 8 metres if a detached house, or by more than 6 metres in any other case. In both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres
- The proposal is effectively applying for the corner element that connects the proposed single storey infill and rear extension thus creating a wraparound extension.
- The proposal does not result in an increase of proposed residential units nor does it result in an increase of occupants per building, however, instead, the proposal results in a better quality living for the occupants of Flat 3 and Flat 6 with the use of a communal proposed single storey rear extension.
- As a company policy, we work proactively with the allocated case officer to come to a decision within the statutory timeframe, therefore, if you require any additional information please do not hesitate to contact us for a prompt reply.

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