



Project: 4 Randolph Road, Epsom

## **DESIGN & HERITAGE STATEMENT**

### **Introduction**

This Design and Heritage Statement (DAH) is submitted in support of a Householder planning application to the property at 4 Randolph Road, Epsom, Surrey, KT17 4LA.

The proposal is for a single storey rear extension which will provide an open plan dining area and living space leading from the existing kitchen.

### **Site Context**

The Application Property is a two storey, semi-detached dwellinghouse dating back to approximately 1890.

The Application Site is not Listed, but it is located within the Burgh Heath Road Conservation Area.

### **Planning History**

There are no previous applications linked to the property.

### **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 Ee Burgh Heath Road Conservation Area.

### **Design and Heritage**

The scale of the proposed extension and its impact on the heritage asset has been carefully considered. The approach to the design within this scheme has been to enhance and improve the interaction and display of the existing building through good design and the use of quality materials.

### **The Proposal**

The appearance of the rear of the property is in stark contrast to the front of the property. The front elevation has a number of detailed features to the bay windows, entrance area as well as roof finials. The rear elevation is more functional and has little architectural merit other than the recently upgraded Crittall style patio doors & windows to the ground floor.

Externally, the proposed extension will use the same materials as the original house: white rendered walls, slate roof tiles and steel Crittall windows. Using these materials will maintain consistency to the property as well as enhance its appearance.

It's also noted that it is planned to re-use the existing Crittall patio doors within the new extension.

### **Factor 9 Design Limited**

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## Landscape

It is proposed to maintain the existing raised borders as well as install a paved patio area to the rear of the extension. The existing paving slabs will be re-used.

## Access

It is not proposed to change the parking / access arrangements for the dwelling.

## Summary/ Conclusion

The proposal design has taken the approach of a modest build which enhances the heritage asset and as a result the development would be improved.

The design has looked to ensure the impact on the neighbouring properties has been minimised. Especially to the adjoining neighbour.

The overall design has considered the existing context and an invested approach to the finer details which will greatly improve the new addition.

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.



Existing rear elevation



Existing front elevation

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