

DESIGN AND ACCESS STATEMENT
FOR
EXTENSIONS AND ALTERATIONS
AT
84 CARSHALTON PARK ROAD SM5 3SW



View of 84 Carshalton Park Road

CONTENTS

- Introduction
 - Summary
 - Description of the site and building
 - Design Proposals
 - Precedents
 - Photographs
-

INTRODUCTION

Guidance for, Design and Access statements emphasises the need for documents to be appropriate in length. The nature of this property and nature of the proposed work dictates the length of this document.

This Design and Access statement is produced to support an application for permission to: Convert the loft space, involving alterations to existing roofline into a habitable accommodation.

The proposed development takes into consideration the following policies:

SPD4 Design of Residential Extensions (2006):

Sutton Local Plan (2016-2031):

Policy 28 Character and Design

Policy 29 Protecting Amenities

Policy 30 Heritage

Policy 31 Carbon and Energy

National Planning Policy Framework

The London Plan

SUMMARY

The applicants have recently purchased the property, to become their Family home, moving from a smaller property in the same road. They wish to remain in the area to take advantage of the excellent schools and transport links.

The applicants have an extended family including three daughters, one granddaughter and an elderly parent, all of whom will be living in the house.

Both the applicants are contracted to work from home, and each require home office space.

This property offers the opportunity to extend to the rear, convert the roof space, together with internal alterations to provide flexible and adaptable accommodation for the applicants and their extended family.

DESCRIPTION OF THE SITE AND BUILDING

Carshalton Park Road is a quiet residential street, with houses of differing architectural styles. The site slopes down from Carshalton Park Road towards the house.

The houses in Carshalton Park Road vary in materials, constructed of rendered masonry or brickwork to front facades. Roofs are of either slate or clay tiles.

Windows are both casements and sliding sashes, entrance doors are timber, panelled. Many properties have had replacement PVCu windows, and some have enclosed porches.

84 Carshalton Park Road is a two-storey detached house, built in 1960. The building footprint is 85.90 Sqm. and occupies a site area of 320.82 Sqm.

The building is constructed in reddish brown brick laid in half lap stretcher bond, under a pitched roof covered with interlocking concrete tiles. The windows and doors are white PVCu.

The accommodation comprises at ground level, Entrance Hall, integral Garage, Living room, Kitchen and Conservatory. At first floor level, master bedroom with ensuite, two further bedrooms and a bathroom.

The property needs modernisation and upgrading.

Planning history identified:

Detached house granted 8th February 1960 ref TP/1475

Single storey front extension granted 27th June 1972 ref: 72/9760

First floor extension granted 13 December 1978 ref: 78/18469

The property is not in a conservation area and is not listed.

DESIGN PROPOSALS

Use

The applicant wishes to make better use of the potential available floor space within the property as follows:

At first floor level: internal alterations to provide 4 bedrooms and Family Bathroom,

At loft level: adjust roof pitch to create Two bedrooms with shared Bathroom.

The design generally satisfies the criteria outlined in appendix A of SPD4 Design of Residential Extensions (2006). It is considered that the proposal makes better use of the loft space whilst being less dominant than the traditional "box" dormer.

The proposals will allow the accommodation to evolve and utilise more effectively the floor area.

Careful consideration has been given to materials and details to mitigate the impact of the alterations.

Amount

The drawings show the proposals and include dimensions of the proposed extensions.

The increase in area will be: at loft level 54.27Sqm.

Layout

Generally, the layout is unchanged at ground and first floor levels, the loft conversion will provide additional bedrooms.

Scale

The scale of the project is small.

Landscaping

The front of the property is laid with block paving, sloping down to the front elevation.

The rear garden is mainly laid to lawn. There are no proposed alterations to Landscaping

Appearance

During the latter part of the twentieth century several houses have had roof alterations and dormers added in a number of different styles. The proposed roof will not have any effect on the history of the site as a house. The proposed alterations respect the character and appearance of the building, within the area.

PRECEDENTS

There are a number of properties locally which have had roof alterations with many different styles. The photographs below highlight these and demonstrate that the proposal is in keeping.

34 The warren has a similar roof pitch alteration Ref Number DM/2021/00074 Granted 6th April 2021

5-5A Rotherfield SM5 3DN has a similar roof pitch alteration Ref number DM/2021/02485 Granted Feb 2022



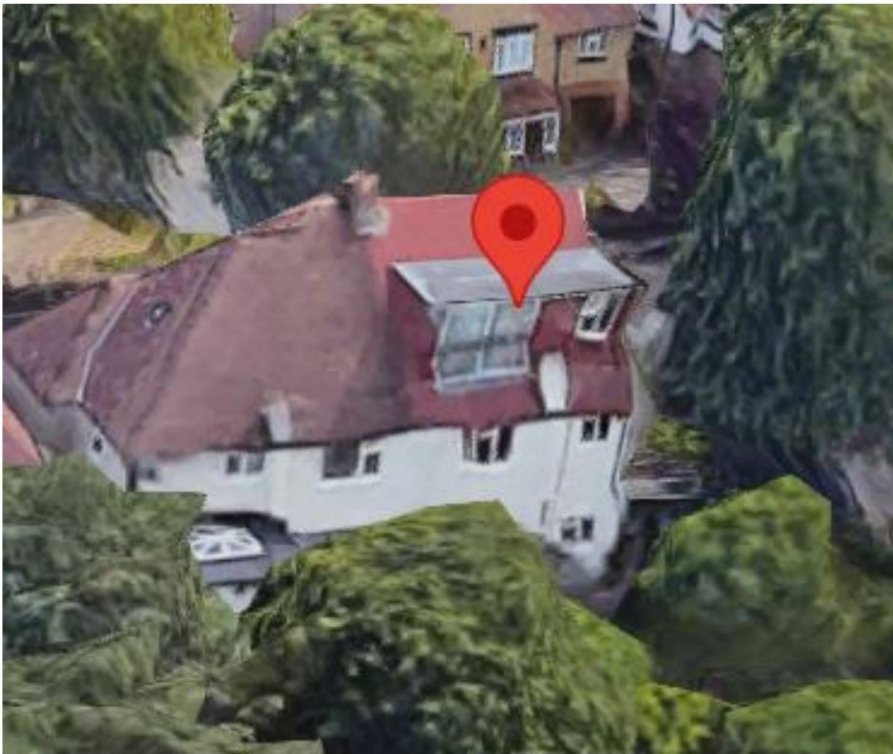
34 The warren showing similar roof pitch alteration.



34 The Warren Aerial view from Google maps



Aerial view of 104 Carshalton Park Road, showing large rear dormer



Aerial view of 94 Carshalton Park Road, showing rear dormer on a hip to gable roof conversion.



Aerial view of 20 Salisbury Road showing rear dormer on a hip to gable roof conversion.
