



21 November 2023

Heritage and Design Statement

104C Ditton Road, Surbiton, KT6 6RH



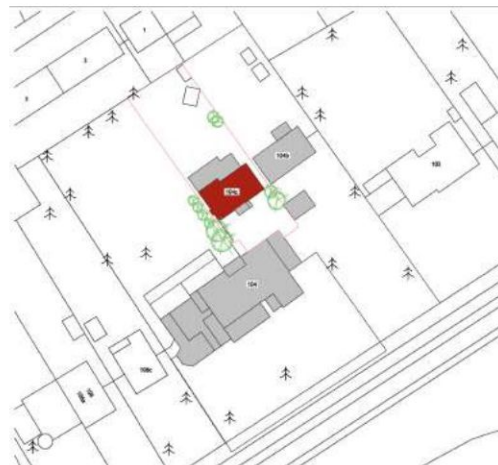
Existing building viewed from Ditton Road, tucked behind 104A

Introduction

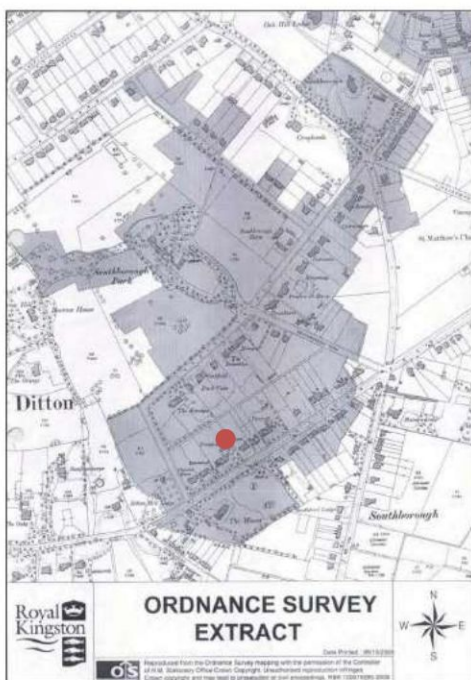
This report is prepared to accompany documents and drawings for the purpose of application for Planning permission in relation to the proposed roof extension to the existing dwelling at 104C Ditton Road.

Location

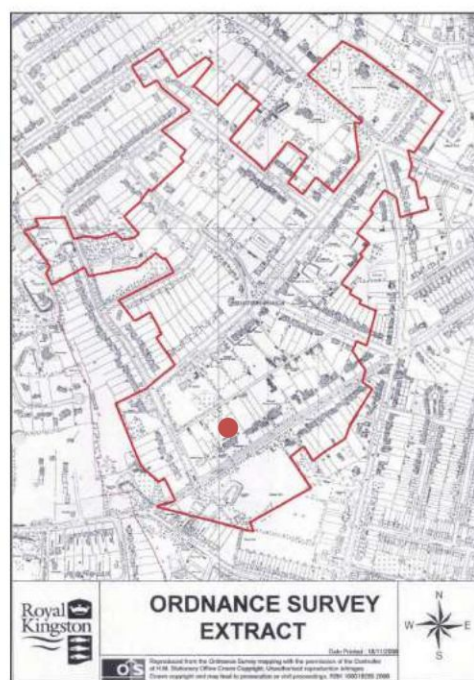
The application site is located on the north side of Ditton Road to the rear of 104 Ditton Road, which sits opposite Shrewsbury House school. The site is accessed via a drive running from Ditton Road north along the side of 104 and the site is occupied by a two-storey detached residential dwelling house.



The surrounding area is predominantly residential in character and appearance, and the site sits within the Southborough Conservation Area.



Extract from Ordnance Survey map, 1895



Extract from Ordnance Survey map, 1952-1959

The basis of the area’s character is of mainly detached houses in generous, sometimes very large plots, which themselves are well endowed with a variety of tree species. Tree planting also extends to virtually all streets. These common properties give the area a cohesive character.

Architectural style

The conservation area is mainly composed of detached buildings on an irregular grid of cross-cutting streets. Buildings tend to front onto streets, behind uniform front garden set backs, resulting in an established building line. Front gardens, separating building from the public footways and roads, are an important component of the suburban character.

Within the area there are four Grade II Listed buildings; Southborough House (14 Ashcombe Avenue), the garden building to the west, Southborough Lodge (16 Ashcombe Avenue), and 30 Woodlands Road. Although not listed, 104 and 104A Ditton Road are buildings of townscape merit (non-designated heritage assets).

The conservation area provides a good example of the well-to-do entrepreneurial mid-late 19th century estate, later merging into more typical general middle class expressions of the early-mid 20th Century. There is a mix in individual architectural design, but design has been primarily influenced by Victorian Gothic moving towards the ‘Aesthetic’, Queen Anne and Arts and Crafts movement by the late 19th Century. The architecture was more decorative and harked back to a more rural way of life.

The existing property was first built on the grounds of 104 Ditton Hill around 1952, when the existing coach house was given permission to be converted into a cottage. It has since been extended.



View of existing building

Previous Planning History

Ref no: 1370

Convert coach house into cottage.

18/10/1952

Ref no: 94/7025/FUL

Erection of rear conservatory.

24/11/1994

Ref no: 14/16293/HOU

Erection of a single storey extension to front porch and single storey and 1st floor rear extension and rear terrace following demolition of existing conservatory.

16/07/2014

Ref no: 15/16314/NMA

Non-material amendment to planning permission 14/16293/HOU (Erection of single storey extension to front porch and single storey and 1st floor rear extension and rear terrace following demolition of existing conservatory) to change the roof of single storey rear extension to a flat roof.

17/06/2015

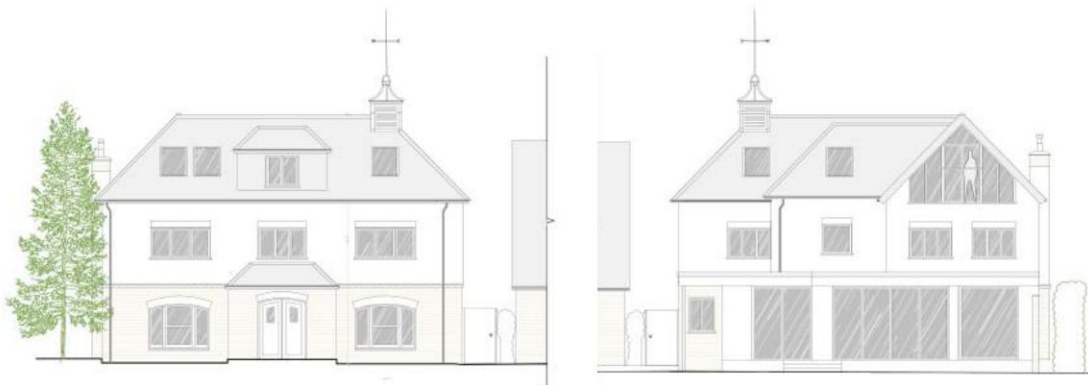
Reasons for Development

The dwelling in its current state is inhabited by a growing family that needs more space. Currently, moving house is not an option due to restrictive costs, and developing the existing house makes most sense. To that end, we were tasked with finding ways for the house to grow with the family, and making use of the undeveloped loft space, rather than taking up garden space, was decided upon.

The existing loft has a low headroom, so we would like to raise the ridge by 800mm. This measurement was a balance between giving adequate floor area internally while not being overbearing viewed from the outside. At the same time, we hoped to convert the hipped roofs at the north and south ends of the house to gables, matching the gabled end of 104b Ditton Road, directly to the north of this house. To minimise disruption on the first floor of the house, it makes sense that the new stair to access the loft space be placed on top of the existing stair, which is set off from the front door, meaning that the discreet dormer required to access the loft would be off-centre as related to the front door.

Pre-approval was sought for this scheme [REDACTED] but the response was not encouraging, so we have made some changes to the design.

The feedback from the [REDACTED] advice was addressed by removing the hip-to-gable conversions, and centering the dormer over the front door. In reality, this dormer would not be visible from the street, and only become visible once you are well past the start of the host building at 104 Ditton Road. The host building is an imposing block that will be hard to compete with, and we do not feel that raising the ridge by the proposed 800mm would in any way detract from the grandeur (in comparison) of the host building.



Proposed front and rear elevations

Use and Layout

The use of the building will remain as single family dwelling.

Appearance

The proposal, by virtue of its scale, roof design and facade detailing, is able to demonstrate a very high standard of design. The proposals seek to enhance and improve the long term use of the property for the family.

The proposed extensions will raise the ridge of the existing building, but all detailing and materials will be selected to match what is there. The use of matching facing materials, along with matching slates to the pitched roof, provides the property with a strong cohesive appearance. The proposals are therefore able to further demonstrate compliance with planning policy HSG20 of the Elmbridge Local Plan.



View of the property from Redwood Walk



View of the property from Malcolm Drive

We are happy to use occurred glass and integrated blinds to any windows to the front elevation so that no privacy is lost to no 104.

Access

All relevant works are on the second floor of the building, and all functions provided on the second floor are secondary to those on the ground and first floors – making the changes compliant with Part M of the Building Regulations.

Sustainability

The extension will aim to improve the existing dwelling to create a home with lower energy needs. High levels of insulation will be achieved throughout the new building fabric, and the existing and new pitched roof to the attic will be fully insulated to significantly reduce the demands placed upon the space heating system.

- New energy-efficient, high-performance windows, with highly efficient double glazing with Low E, argon-filled glass will be installed. The frames will match the existing windows. These windows will provide excellent thermal and sound insulation.
- The new roof and walls will have insulation standards in excess of those required to comply with the current Building Regulations. The proposed conversion of the attic will also see the existing roof insulated at rafter level to significantly reduce the requirement for space heating.
- Low energy lighting will be included throughout the new extensions to reduce electricity consumption.

Conclusion

The proposals seek to extend and generally enhance the existing property. The use of matching materials helps the extension to be read as a cohesive and integral part of the existing house.

The historic context of the application site has been recognised. The present building is set back from the established building line, and respects its relationship to the host building at 104 Ditton Road.

As required by NPPF, the impact and potential ‘harm’ of the proposal was considered and analysed. The applicant has recognised the importance of appropriate analysis and assessments. As a result of the analysis of the significance and assessment of the impact, the conclusion has been reached that, within the above conservation area the proposals will do no harm, and will be beneficial.

The reasons are for this as follows:

- The proposed extension is modest in scale and clearly subservient to the host building
- The use of traditional materials including brickwork will help to preserve the character and appearance of the conservation area.



- Tenets of Historic England laid out in their document “Conservation Principles” define conservation as “managing change.” This means that a building is not static place, but is subject to change. NPPF recognises that change and adaptation must occur in historic environments. This can be achieved only with a considerable investment in the repair, maintenance, and enhancement of properties, as is the case here.
Public benefits of the scheme are contained in a preservation of this building while securing its optimum viable use into the future. In this way, and according to this definition, the proposal represents tangible public and heritage benefit.

