



[Architecture] [Interior Design]

DESIGN AND ACCESS STATEMENT

PROPOSAL: ERECTION OF A PART ONE, PART TWO STOREY REAR EXTENSION, A SINGLE STOREY FRONT AND SIDE EXTENSION, CONSTRUCTION OF FRONT PORCH; ALTERNATIONS TO SIDE AND REAR FENESTRATIONS, FOLLOWING DEMOLITION OF EXISTING CONSERVATORY, REAR PROJECTION; FRONT PORCH AND REMOVAL OF EXISTING CHIMNEY BREAST AND STACK

AT:

**178 RIDGE ROAD, NORTH CHEAM
SUTTON, SURREY, LONDON SM3 9LZ**

Sutton Council London Borough c/o Private Residential Property

Rev: 01
Our Ref: A-178
Date: February 2024
Prepared by: MGDC LTD

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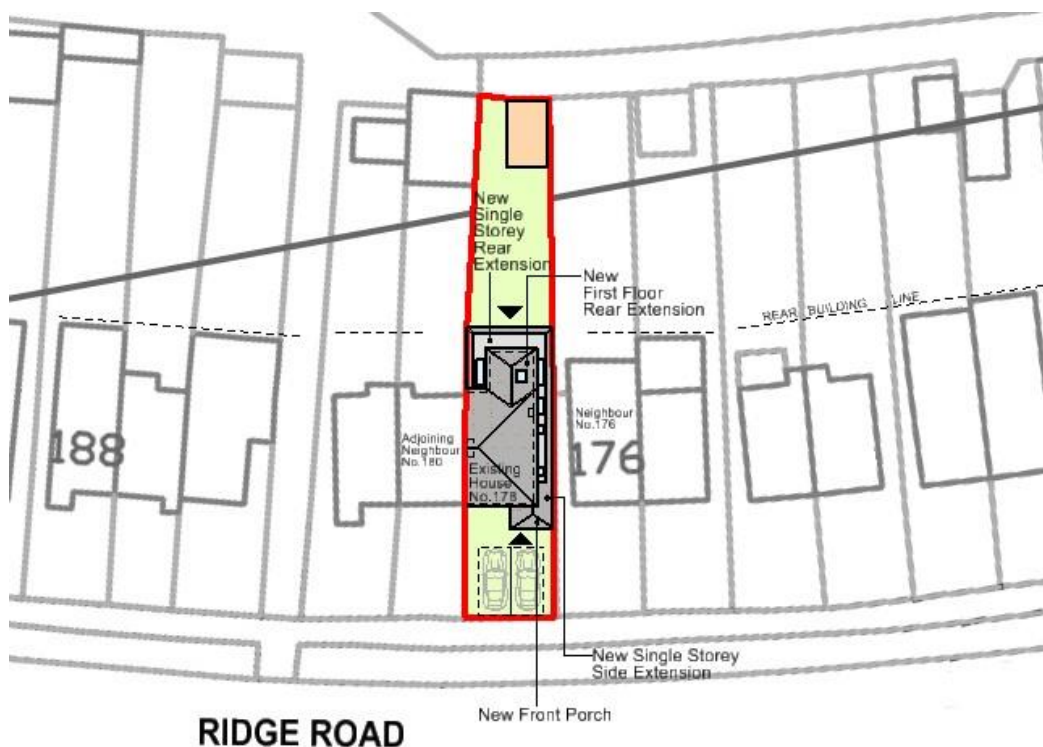
Mob: 07731 387952

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1.0 INTRODUCTION

- 1.1 MGDC Architecture Ltd has been instructed to prepare a Design and Access Statement to be submitted as part of a householder planning permission application following the pre-application enquiry ref. PRE2023/00185 for erection of a part one, part two storey rear extension, a single storey front and side extension, construction of front porch, alternations to side and rear fenestrations, following demolition of existing conservatory, rear projection, front porch and removal of existing chimney breast and stack.
- 1.2 This Design and Access Statement (DAS) has been prepared as part of the householder planning permission application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal – residential development – and the proposed scheme has been assessed against the following key areas, as well as the site's context:
- Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 Proposed work: Demolition of the existing single storey rear projection, rear conservatory of the depth of 3200mm an width of 2.962m, removal of existing front entrance porch and an unused side flue as well as central chimney breast and stack which is not shared with the adjoining neighbour. Erection of single storey side/ rear extension to project 1.30m to the side of the existing house to form a new corridor running towards the rear of the house.



The rear element will project 4.50m beyond the rear wall of existing house to include living dining space for the family. This part of the proposal sits within the existing rear building line established by other redeveloped properties along the Ridge Road. As advised during the pre-application engagement - the ground floor rear extension: *will have pitched edges to make the overall design of the two storey rear extension appear more in keeping with the application property.*

The proposed side and central part of the rear extension will be finished with the flat roof. There will be set of full width bi-folding doors inserted into its rear wall and five flat roof skylights into the flat roof element.

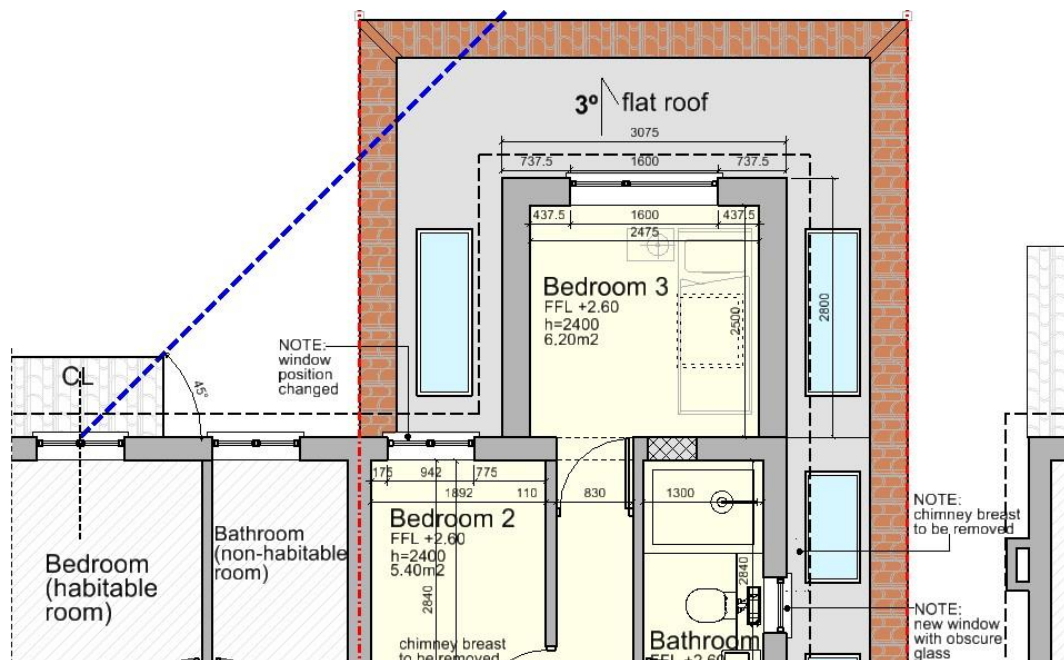
Internal changes include addition of a new shower and utility rooms, enlargement of the existing living room, reconfiguration of the kitchen layout, demolition of the internal chimney breast, creation of a structural opening between existing Living Room and kitchen area. The proposed rear extension shall not affect the amenity of the property no.180 or cause the loss of daylight or sunlight as the adjoining neighbour is located western of the subject application site.

There is proposed construction of front entrance porch of the width of 2.70m and the depth of 1.634m. It will be finished with hipped roof to match the style of the adjoining properties. As stated in the Pre-application report: *the proposed front porch presented here would respect the character of the application property and is a characteristic of the street scene, being of similar depth to other porches in the areas of similar dimensions to what could be achieved under permitted development.*

Scope of works also includes first floor rear extension which will project 2.80m beyond the rear wall existing house – which is the reduced depth from originally presented 3.0m at the pre-application submission. It would be set back from the neighbouring boundaries so as to appear subordinate to the application property.

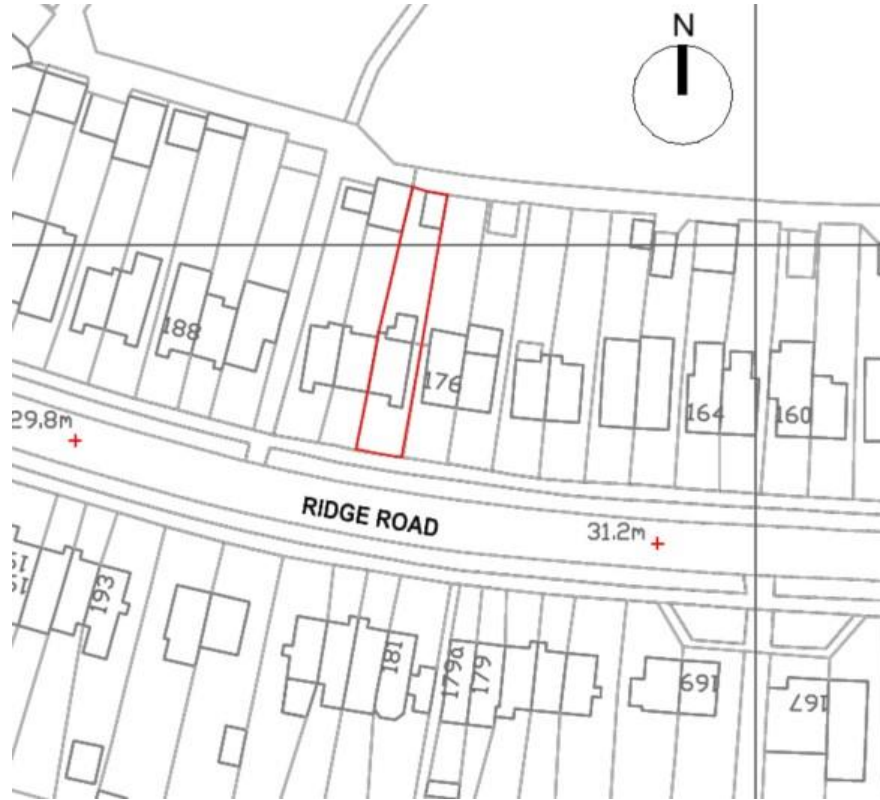
It will be finished with hipped roof with ceramic roof tiles to match the existing house and will form the new Bedroom 03, required by the expanding family.

The proposed first floor extension meet the requirements of the 45 degrees test run from the adjoining neighbour's nearest habitable window – as shown on the illustration below:



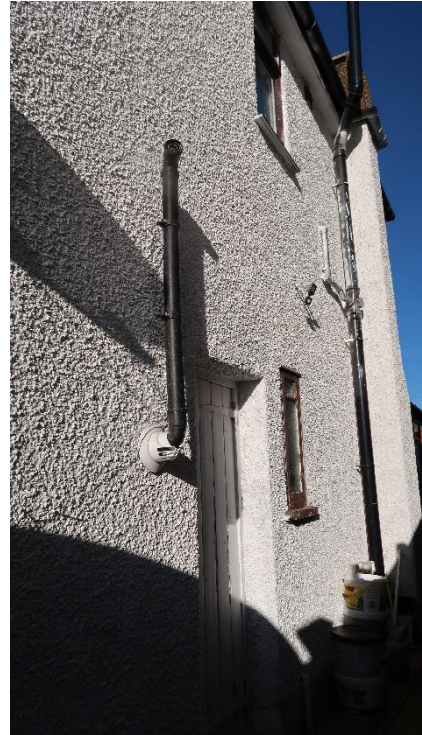
2.0 SITE CONTEXT

2.1 THE SITE





Photograph 01 – Front of the house



Photograph 02 – side view



Photograph 03 – Front view towards no.176



Photograph 04 – Rear of the house



Photograph 05 – Rear view towards no.176



Photograph 06 – Rear view towards no.180



Photograph 07 – Rear garden



Photograph 08 – Side walkway



Photograph 09 – Garden levels

- 2.1.1 This application relates to an area at 178 Ridge Road, which was purchased by its current owners in order to create a comfortable family dwelling.
- 2.1.2 The plot at 178 Ridge Road is of rectangular size and forms 20m garden to the rear of existing house.
The site itself is relatively flat with gentle slope towards the rear. Its boundaries are all well-defined with line of adjoining neighbours close boarded wooden fence running along its west, east and north enclosure.
- 2.1.3 The site is accessed via Ridge Road and access road at the rear of the property.
- 2.1.4 Refuse collection point for the proposed development will be located within front garden space of existing house, with access directly from highway.
- 2.1.5 Parking spaces are accessible from the highway and off-street on the application site.
- 2.1.6 Economic Benefits of proposed scheme
There continues to be a high demand for housing within Sutton Borough Council, therefore new dwelling will contribute towards residential shortage in Greater London area. Additional employment will be also provided during the construction phase, as well as acquisition of building materials and services in local stores.

3.0 REFERENCE CASE

Example of similar property redevelopment.

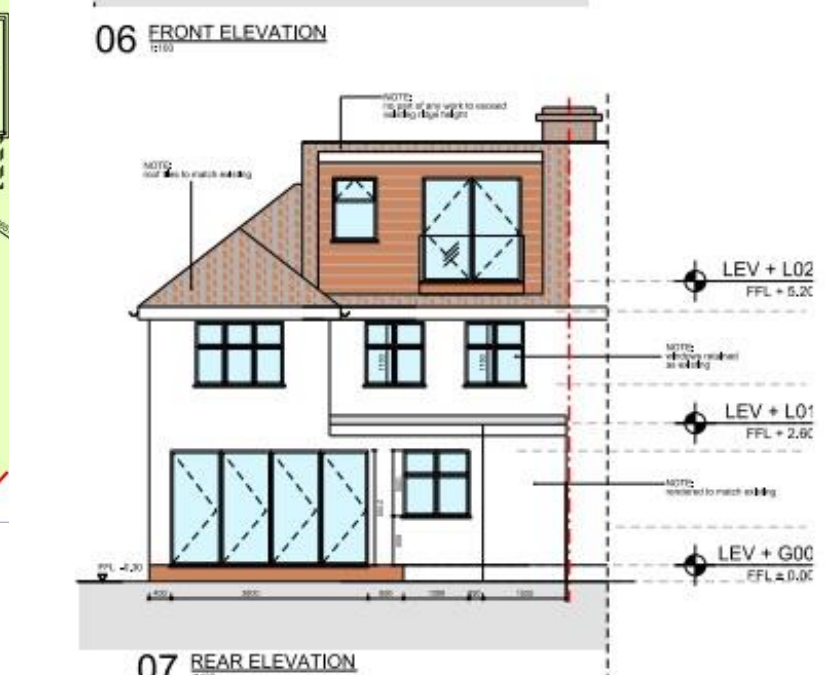
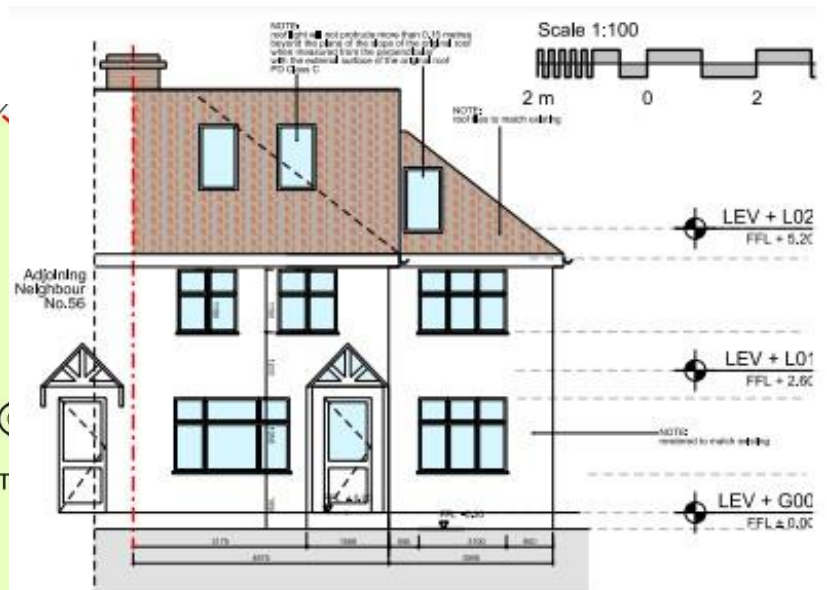
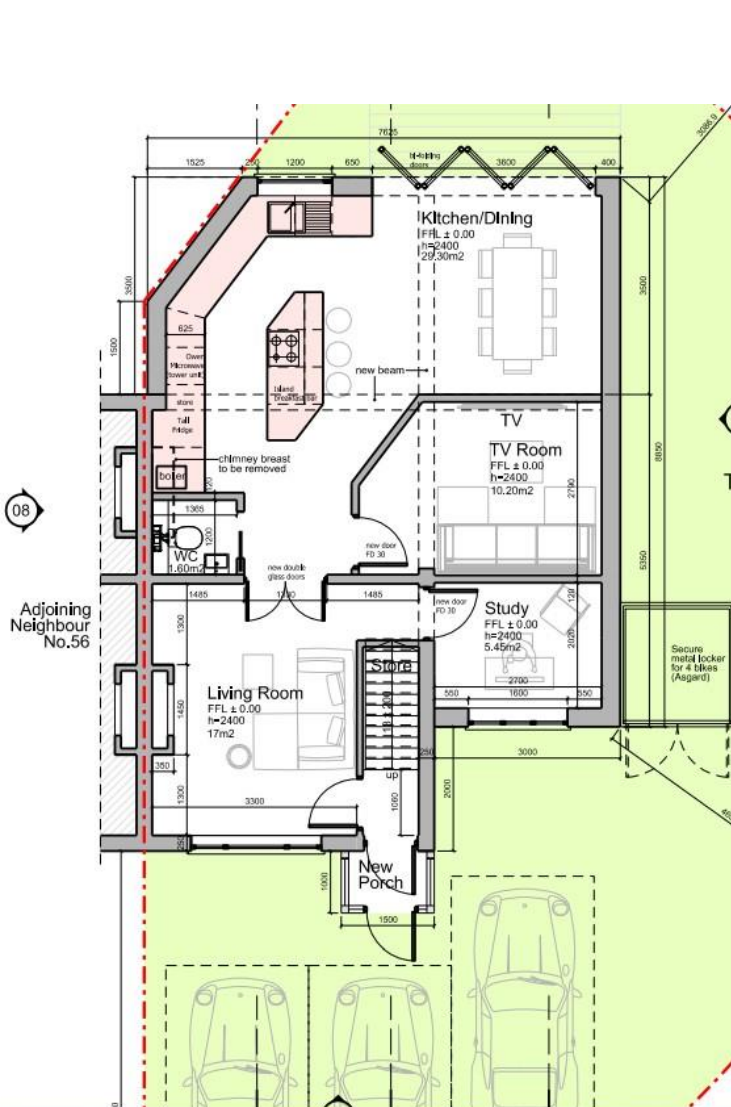
54 Beeches Road Sutton SM3 9NA

Approved on 10/07/2019

application ref: DM2019/00931

Agent: MGDC Ltd

Erection of a part one part two storey side and rear extension. Conversion of loft space involving the formation of a dormer extension at rear and alteration to existing roofline. Formation of a front entrance porch.



Example of similar property redevelopment.

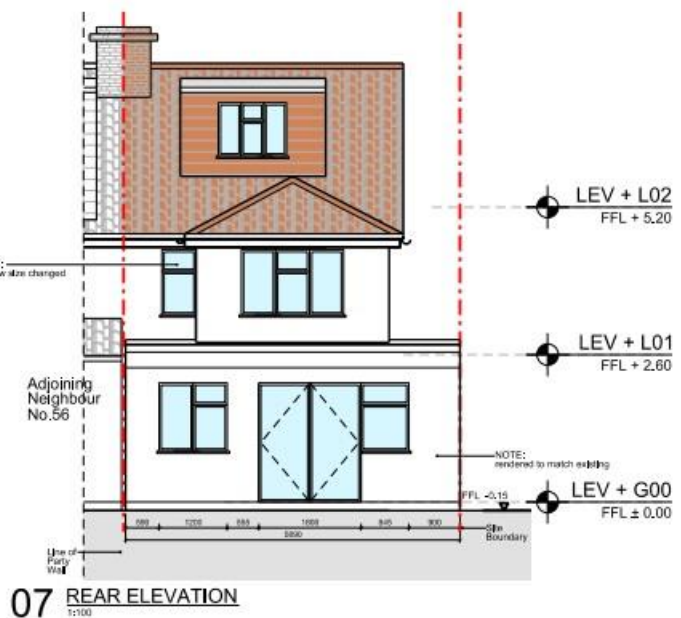
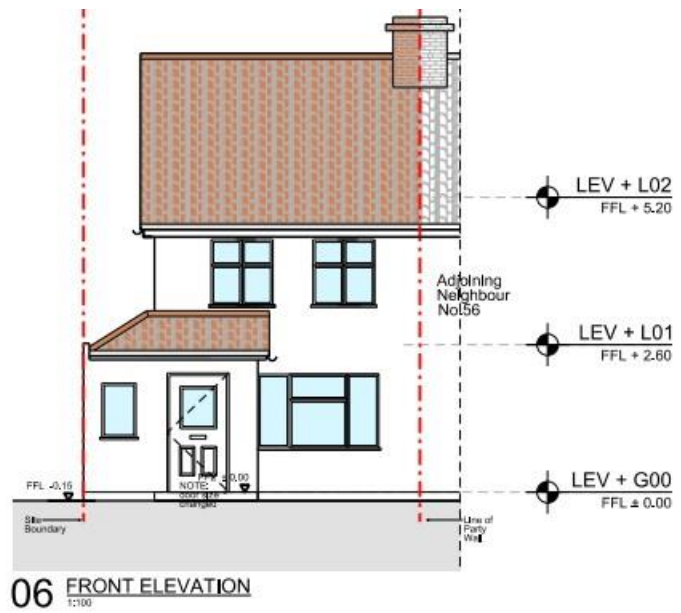
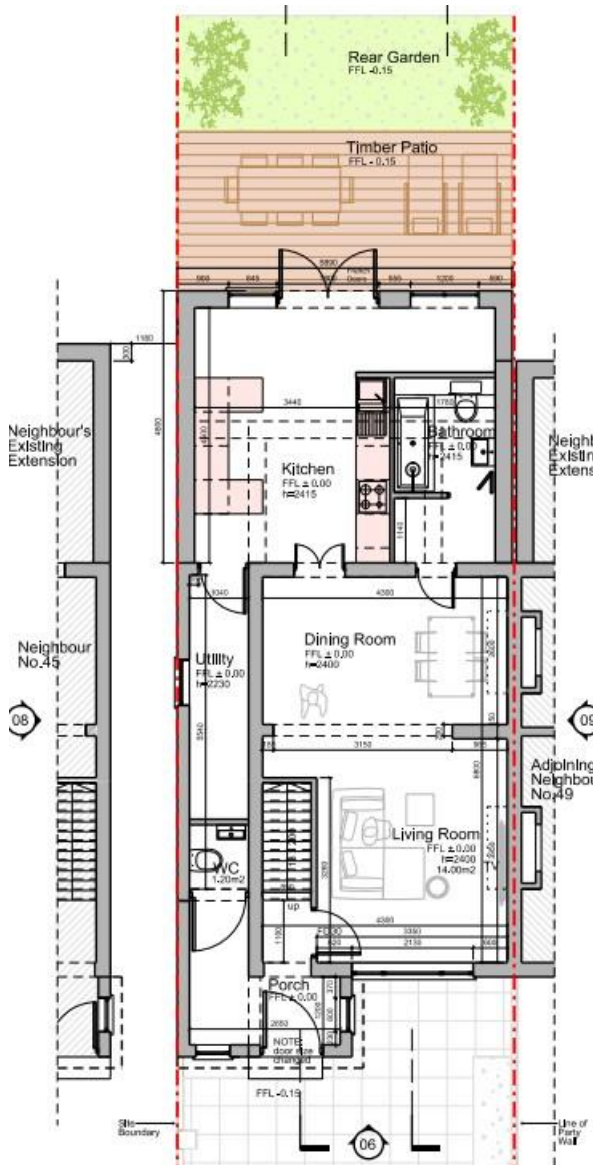
47 Beeches Road Sutton SM3 9NA

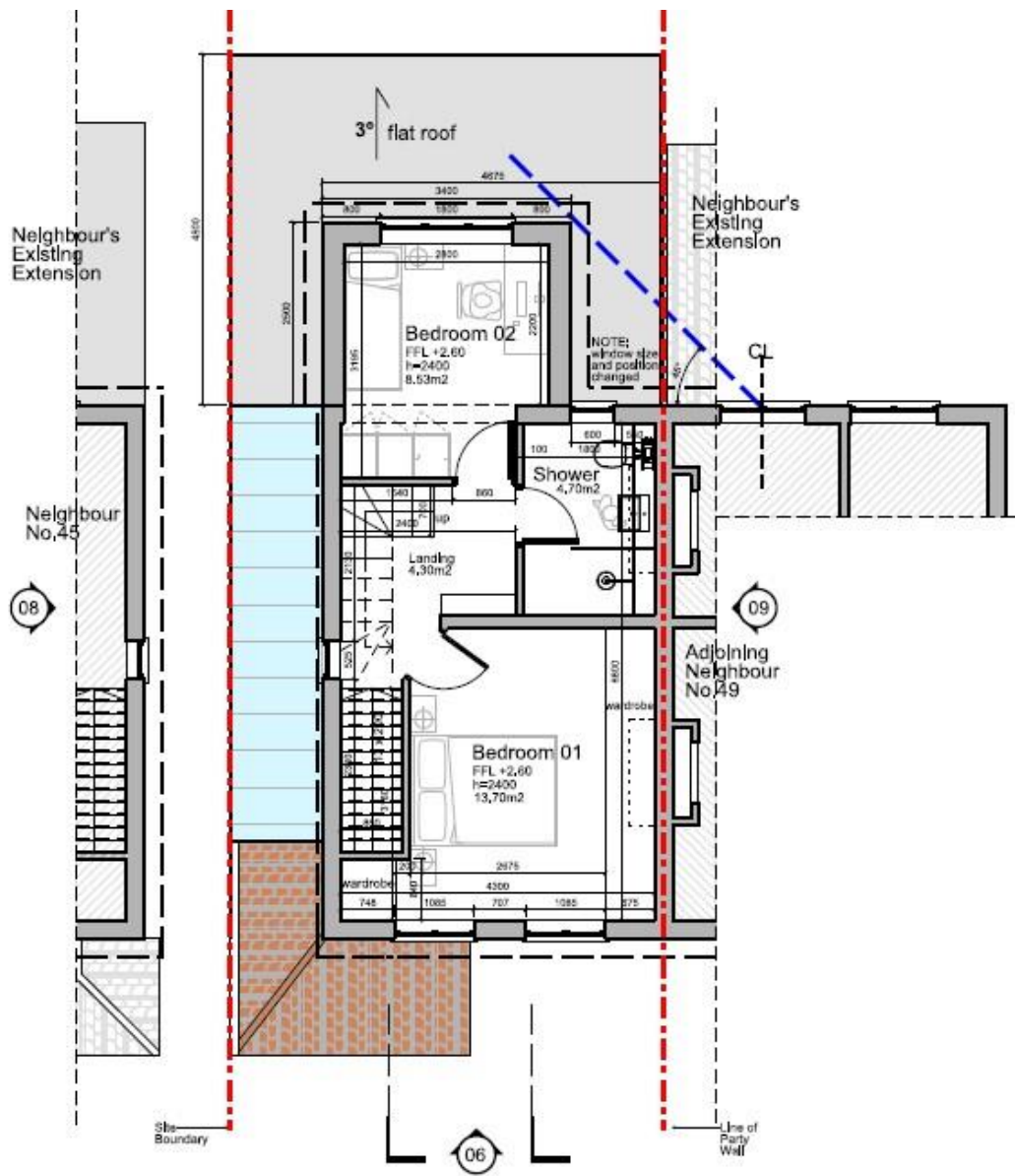
Approved on 03/09/2021

application ref: DM2021/01428

Agent: MGDC Ltd

Erection of a part one, part two storey rear extension and single storey side extension.





01 FIRST FLOOR PLAN
1:100

Example of similar property redevelopment.
166 Ridge Road Sutton SM3 9LZ
Approved on 01/10/2012
application ref: A2012/66294

Erection of a single storey rear extension.

