

Design and Access Statement

44 Old London Rd
Kingston upon Thames KT2 6QF

March 2024



Site Boundary

Proposed Development –

Raising roof height and erection of gable to part flat roof extension over existing single storey extension to facilitate loft conversion.

Assessment of the surroundings of the proposed development –

The site is a three storey terraced building, with accommodation in the roof space on the southern side of Old London Road. The ground floor of the building comprises a retail unit with entrances on both Old London Road and Fairfield North. The building is neither listed nor within the boundaries of a conservation area. It is however, opposite a listed building, No 43 Old London Road and falls within the Old London Road Area of Special Character as designated in the K+20 Kingston Town Centre Area Action Plan.

The property forms part of a row of terraces comprising commercial premises on the ground floor and residential over. It forms part of the area of Special Character where a number of shops have a secondary frontage.

The property as a whole is located to the east of the primary shopping area of Kingston.

The ground floor use of the street is a mixture of retail, commerce and food.

The upper floors to the street are predominantly residential.

The ground floor of the building is currently occupied by a shop.

The first and second floors are used for residential purposes.

Proposed Use –

The proposal is to make a better use of the upper part of the shop and convert it to a storage space by increasing the roof height to achieve headroom.

Amount and density of development –

The proposal would raise the rear elevation of the building that fronts Fairfield North by approximate 120mm.

Layout -

No significant change, the proposed development will not have a negative impact upon road safety.

Scale –

Little change is proposed to the external appearance.

Above ground floor level it is proposed to raise the gable roof.

At ground floor level there will be a new spiral staircase to provide access to the enlarged loft area.

Landscaping –

N/A

Appearance –

The front elevation will remain unchanged except for the slight increase of the roof height.

The roof will be heightened to allow good headroom in the loft.

Existing materials will be replaced with high quality materials to match where appropriate i.e. roof covering and windows.

Degree of access –

The proposed storage space is not a public area so there is no provision for enabling access for those with mobility issues.

The site is close to a number of public transport facilities, with regards to the wider surroundings it is in a walking distance of the main shopping area of Kingston.

The development plans to have on street parking via the use of parking permits.