

93 Epsom Road

Design and Access Statement

by Gouldstone and Co.

February 2024

Gouldstone and Co.

3 Wesleyan Place
London
NW5 1LG


w : www.gouldstoneandco.co.uk



0.0 Introduction :

The project is a fantastic opportunity to add a new home on an under utilised small site, creating a new development that is more in keeping with the surrounding area.

The scheme proposes to extend the existing family house on the site and add a new family dwelling alongside to produce two, semi-detached family homes.

Epsom Road consists of large semi-detached family homes. These were all presumably built at the same time as all the houses are very similar in appearance with the only variety coming from the later additions. The site is currently the only site on the site with a single home on it.

The new homes on the site would enhance the site and the wider area. The new homes would respect the amenity of the existing residents and sit well within the existing types of housing development.

Details are provided on all aspects of the development. This information should be read in conjunction with the architectural drawings and the detailed Planning Statement.

This statement is prepared by Gouldstone and Co Architects for Umer Mansoor.

0.1 Gouldstone and Co :

Gouldstone & Co was established in 2021 by David Gouldstone. We specialise in housing in urban locations. We maximise the potential of awkward, infill and backland sites throughout London and the south-east.

We are a design led practice and take a creative approach to the design of all projects. This enables us to see the potential in sites that other architects may overlook, making previously undevelopable parcels of land into successful housing projects. We will often take sites that have had previous refusals and achieve planning consent by looking at the site in a far more creative way.

Before establishing Gouldstone & Co David worked at Peter Barber Architects for 12 years where he was a Director.

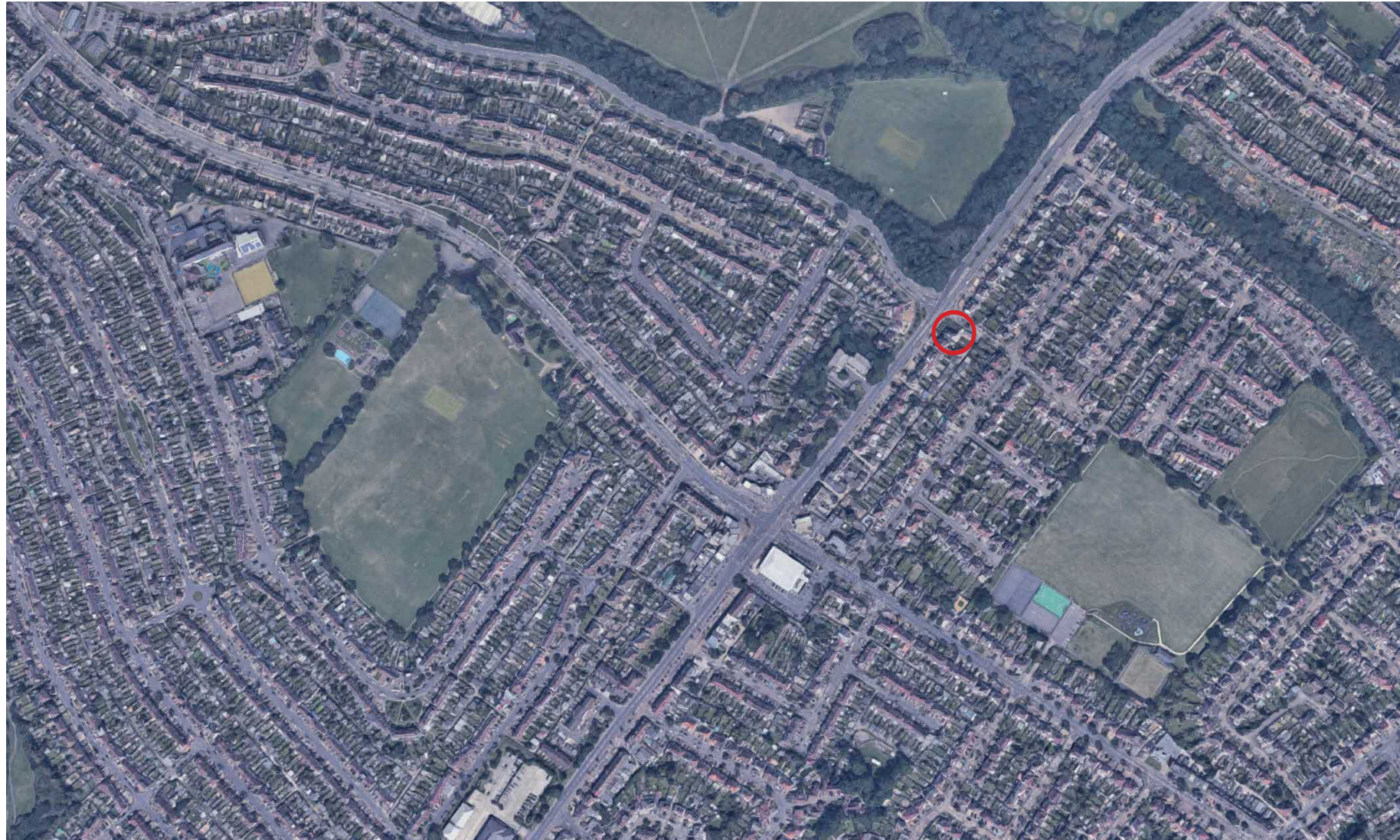
Through the 12 years at Peter Barber Architects David developed a detailed understanding of the typical constraints and opportunities presented by working in tight urban brownfield sites and is able to input early in the design stage to minimise issues later on site. He has delivered projects with a range of construction methodologies and worked as part of large multi-disciplinary design teams.

Gouldstone & Co are currently working on a range of residential projects in London and the South-East. This includes around 150 new dwellings on a variety of sites ranging from a single new home to larger multi dwelling proposals.

- 01. Send Road, 9 New Homes, Reading
- 02. Bramley Road, LB Enfield, 8 New homes
- 03. Portland Mews, LB Croydon, 3 New homes
- 04. Lansdowne Lane, RB Greenwich, 6 Homes
- 05. Fair oak Close, Croydon, 6 new homes
- 06. Pampisford Road, Croydon, 8 new homes



1.0 Existing Site :



Site : location in local area

1.1 Existing Site :

Overview

The site is currently occupied by a single house. This house is smaller than the properties on the road. To the side of the existing house there is a large side garden that is open to Elm Road West.

The site fronts Epsom Road with the average plot width similar to the other plots that run along the street that all accommodate pairs of semi-detached homes.

To the rear of the site there is a small land that provides access to the various garages for the houses that both front Epsom Road and Woodstock Avenue to the south east of our site. There is existing vehicle access onto our site from this lane.

To the west of our site there is a repeated pattern of housing. These are larger 2 or 2.5 storey paired houses. These are typically a combination of white render and brick at lower level, presenting a consistent street frontage along the street.

The site is not in a Conservation Area. There are no listed buildings or trees with tree preservation orders located near the site.

Access

The site has a PTAL rating of 2 indicating a below average level of public transport accessibility.



1.2 Existing Site :



Site Location in the surrounding area

1.3 Existing Site :



Aerial photos of the site from the south east and south west showing the consistent building line along the street with the consistent massing of all the surrounding houses apart from our site.

1.4 Existing Site :





1.5 Existing Site :

As clearly shown in the photo below our site is very much the atypical site on the street.

There is a consistency in the scale and massing of the surrounding housing all along the street. The plot width of our site is similar the rest of the street where each plot has a pair of semi-detached houses.



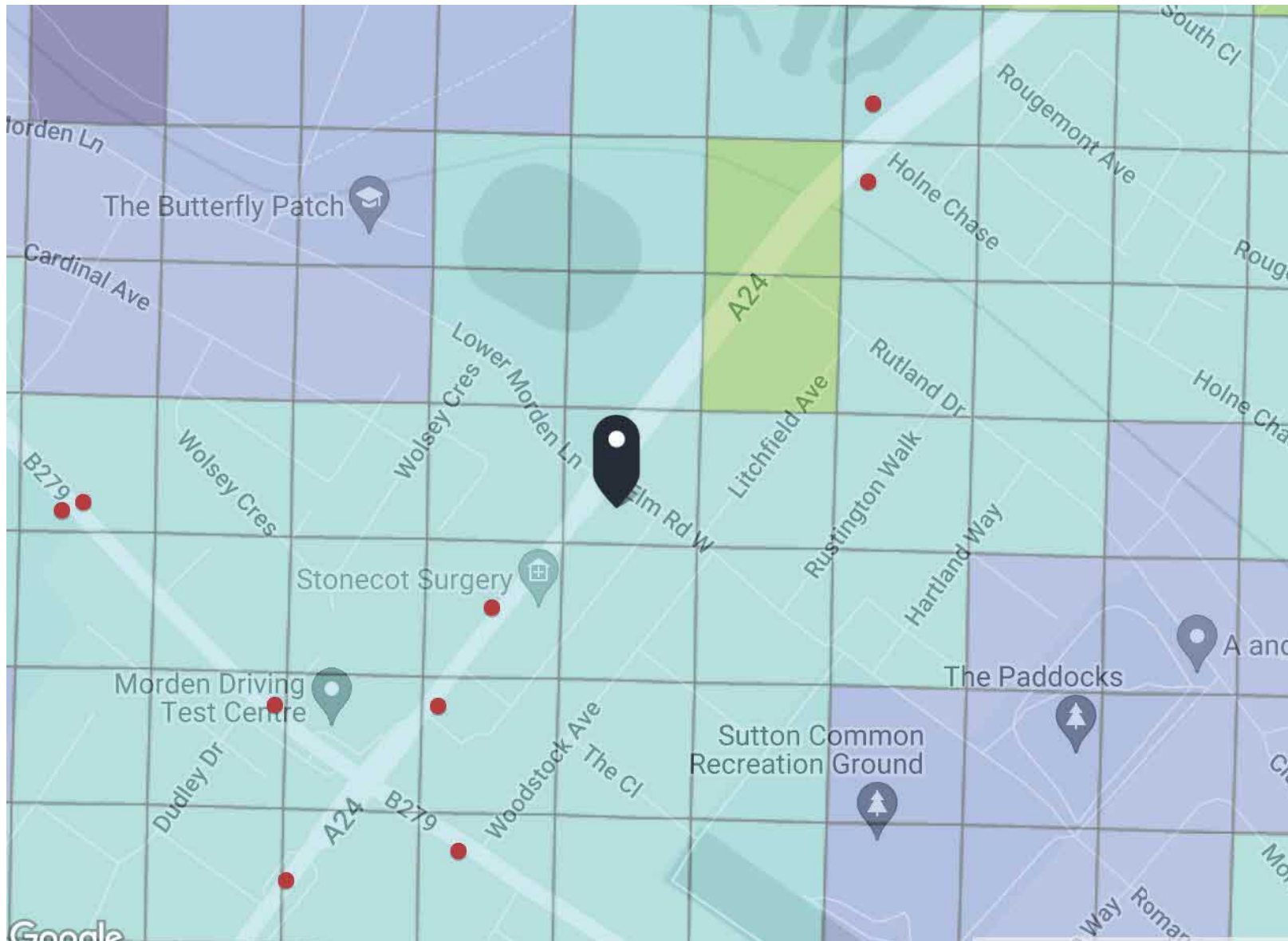
1.6 Existing Site :



The existing site from Elm Park West showing the grass verge to the side of our site on the corner of Elm Park West and Epsom Road.



The rear of the site with the existing rear access and parking arrangements.



1.7 Access :

The site has a PTAL rating of 2, indicating a below average level of public transport accessibility. The PTAL rating is a very consistent level 2 in the wider area.

Various local bus routes run along Epsom Road to the front of our site with the near station being St Helier, around 15 minutes walk away.

The below average PTAL rating means that we would be providing 1:1 parking on site for the new development.

Map key - PTAL



2.0 Local Character :

2.0 Local Character :

History and Urban Design :

The surrounding area is typical of an outer London Borough.

The urban design is a traditional coherent street based neighbourhood. The houses all front the road and are accessed through front gardens that provide defensible space to the houses.

Our site sits in the middle of 28 houses that are all the same. The only variation comes from the later additions and changes. These typical involve the single storey side extensions to extend to the site boundary and one or two storey rear extensions.

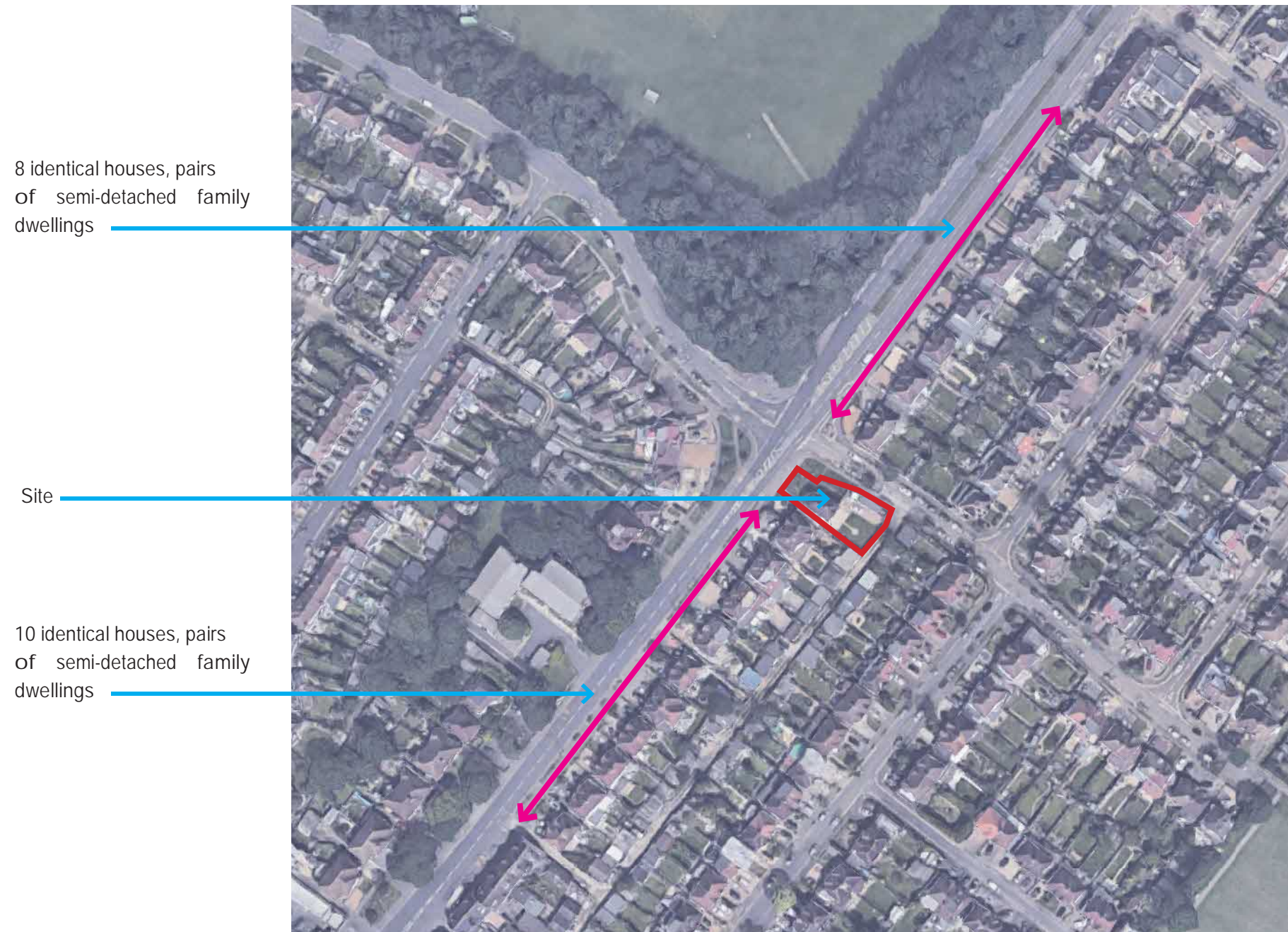
These houses are 2.5 storey with many houses building dormers or adding rooflights to extend into the roof space. They all have two storey projecting bay windows with a gable above. The roofs are all pitched and hipped in the same direction. The main front building line does not vary.

This provides a coherent streetscene, typical of an outer London Borough.

Policy :

Policy 28 of the Sutton's Local Plan 2018 states that planning permission will be granted for new development, provided it is attractive and designed to the highest standard, respects the local context and responds to local character, is of a suitable scale, massing and height, makes a positive contribution to the public realm, and responds to natural features of the site.

In addition, Sutton's Urban Design Guide 'Creating Locally Distinctive Places' SPD (SPD14) seeks to ensure that development respects the positive features that contribute to the character and appearance of an area, which includes, among other features, boundary treatments and materials. As such, development will be expected to respect the local character, by ensuring that the scale of development is appropriate and having regard to the existing characteristics of an area.



2.1 Local Character :

House Design :

The images below are taken from the short stretch of the road with the 28 houses that, when built would have all been the same. Various houses have had a range of extensions and alterations.

These include single storey side extensions, additional dormers to the rear side of the side to allow for room in the roof space and various differing rear extensions into the garden areas.



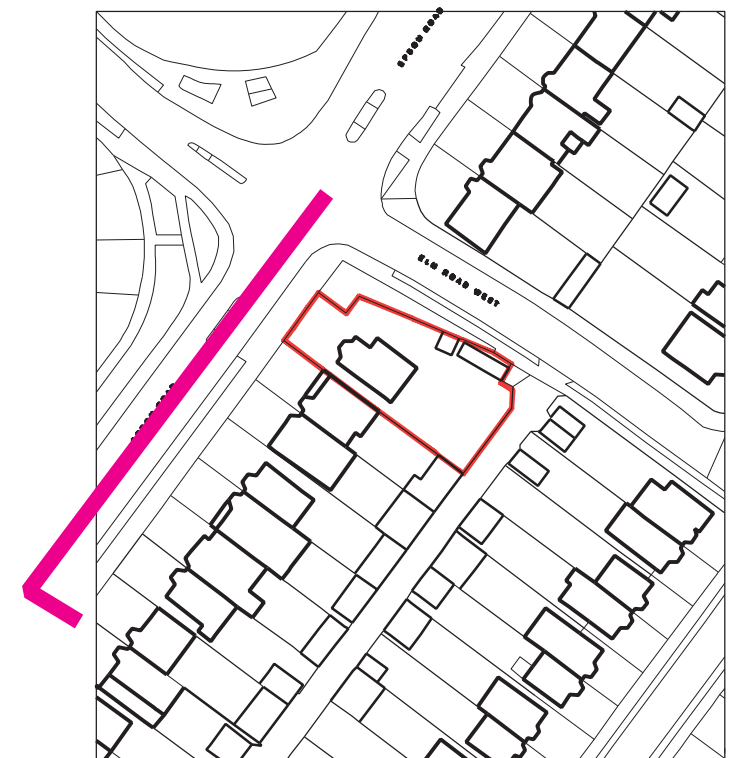
1933 map of the area showing the new houses recently built along Epsom Road.

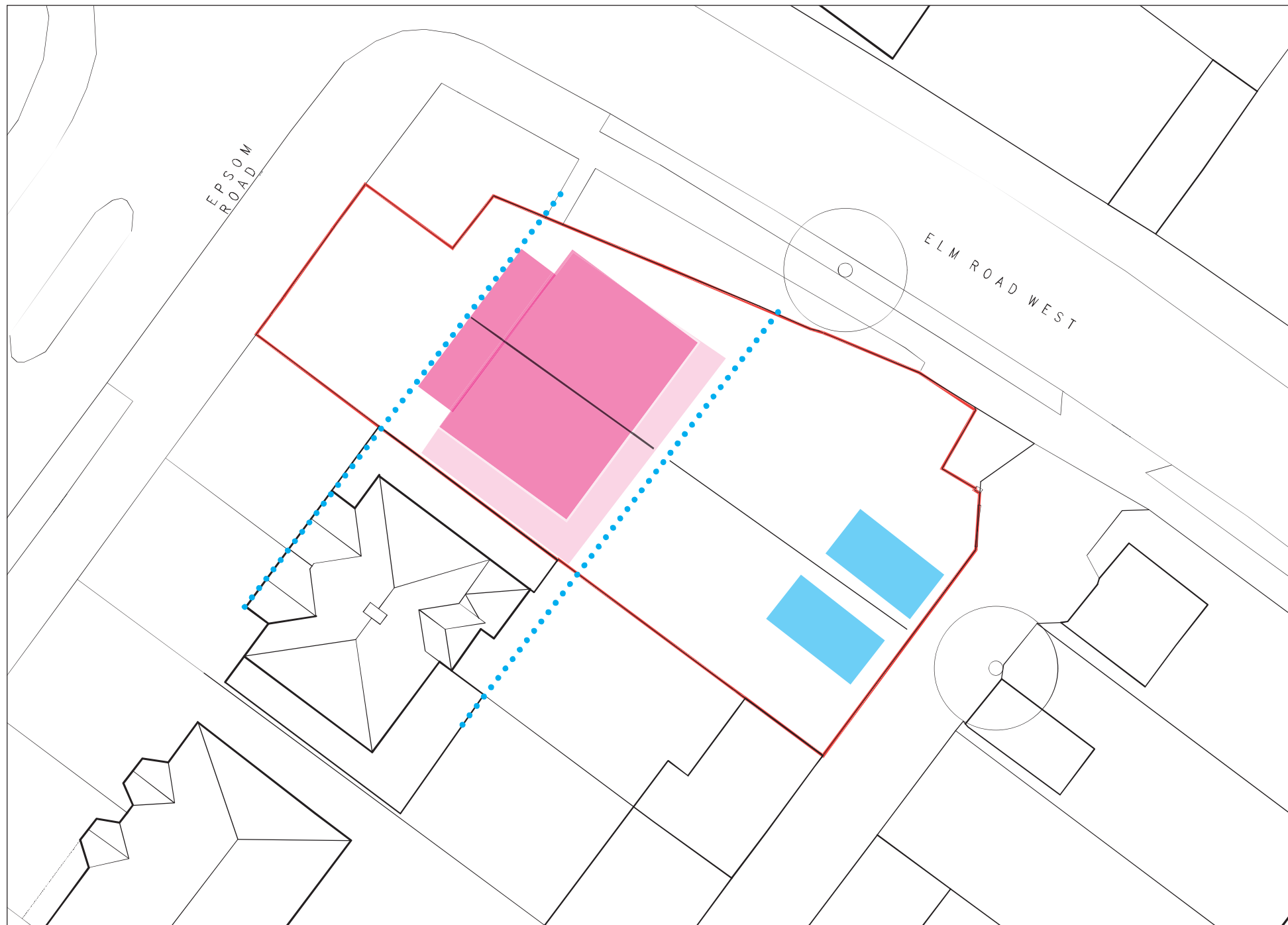


2.1 Local Character :



EXISTING LONG STREET ELEVATION :





- Main 2.5 storey house
- Single storey side / rear extension
- Consistent front / rear building lines
- Parking, 1 space per dwelling

2.2 Project Constraints

The success of the development would be dependent on the strategies to overcome the complex challenges the site presents.

- To enhance what is currently poor quality site.
- Avoid any undue impact on to the amenity of the neighbouring residents. This involves daylight / sunlight, overbearing or loss of privacy.
- Dealing with the existing site constraints
- Providing all the new parking for the development on the site.

Project Opportunities

The brief includes a combination of physical constraints, aspirations and commercial considerations. A summary of the brief requirements / constraints are as follows:

- To maximise the development potential of the site providing a residential development of the highest quality.
- To provide much needed housing on a vacant, under-used site.
- To provide dwellings of a high quality design, and to be bright and spacious.
- To develop a scheme that is considerate to the surrounding area in terms of its impact on amenity and privacy.
- Dwellings to be designed to achieve high level of sustainability, reducing energy costs and achieving good levels of acoustic separation.
- Interior and private amenity spatial requirements to achieve, and exceed where possible, the recommendations set out in the London Plan and Sutton Planning Guidance.
- To design a schemes the existing character and housing types of the surrounding area.

3.0 Proposal :

2.0 Proposal :

The proposal retains the majority of the existing house on site. The side elevation nearest Elm Park West is removed and a new house added to the side of the existing house.

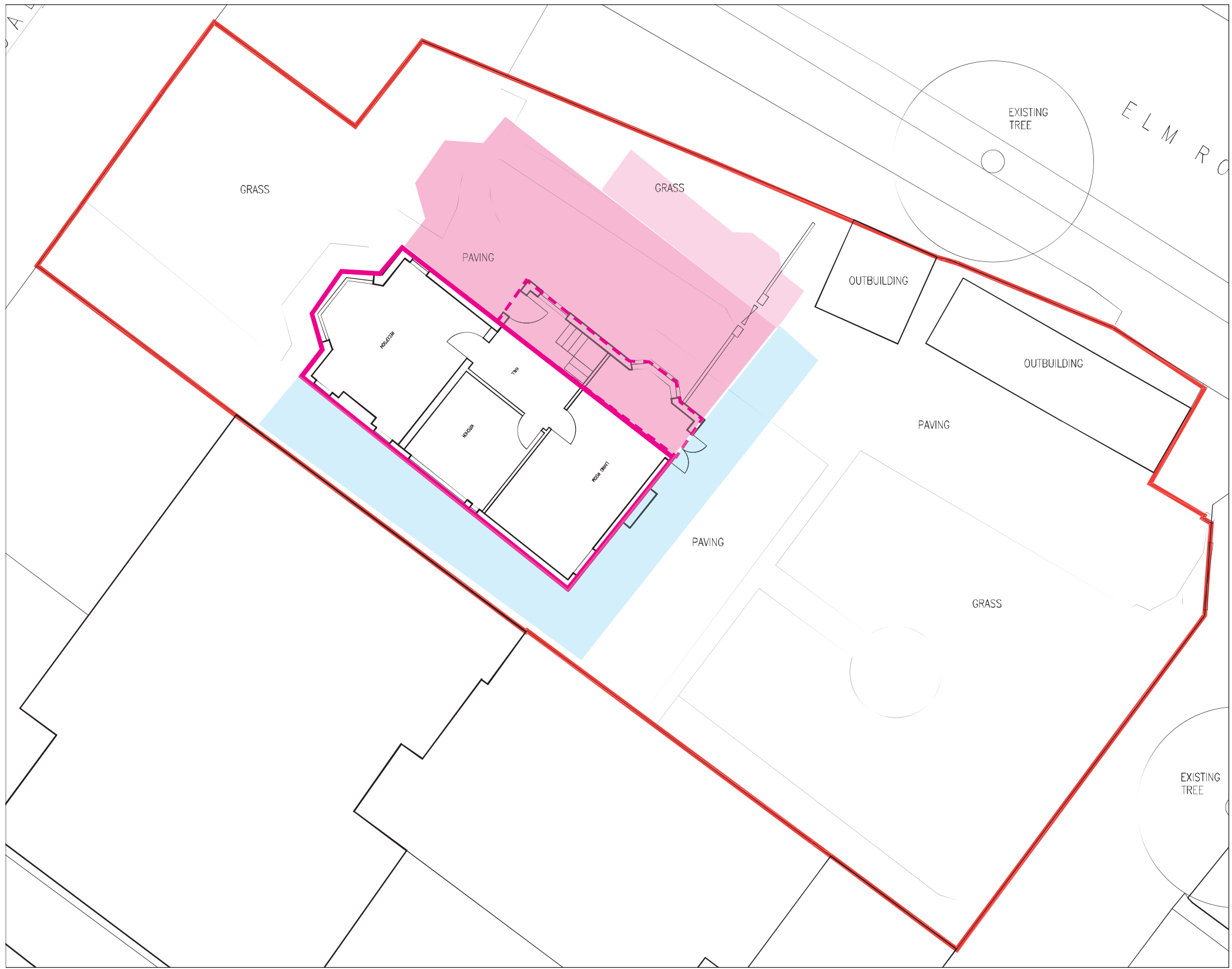
Therefore we are creating a new pair of family houses in keeping with the wider context. A new side extension, matching the existing side extension is then added to the side of the new house.

The roof is removed from the existing house and replaced with a new roof to match the roof height and form of the surrounding, neighbouring dwellings.

As seen from the long context street elevation below our scheme adds a new house to the site while also ensuring that the new development is more in keeping with the wider area than the existing house on the site.



New long street context elevation



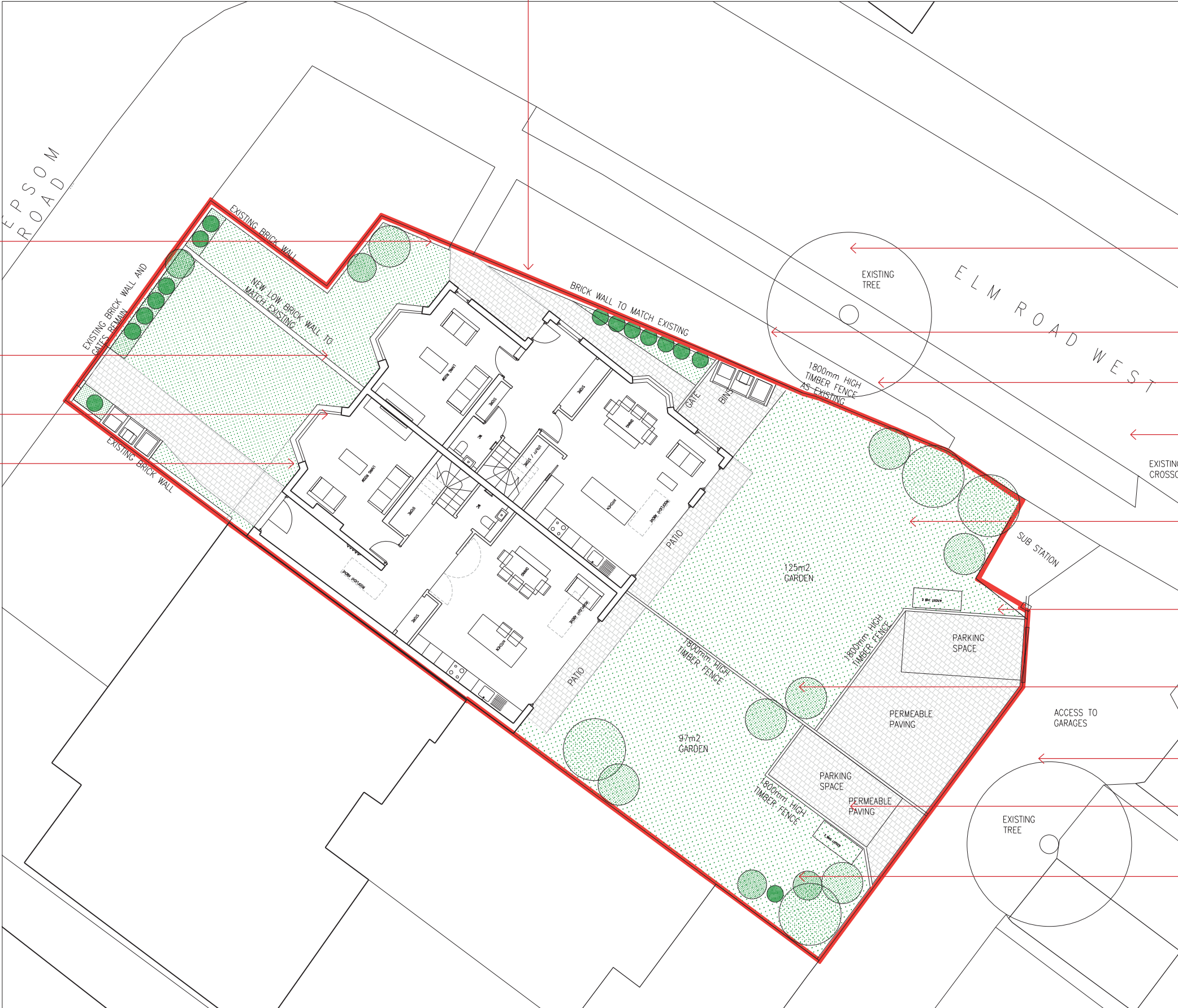
2.1 Site Strategy :

- Existing main part of house retained
- Existing side extension removed
- New house added to match existing
- New side extension to match existing side extension
- New single storey side and rear extension to match various neighbouring properties

2.2 Design Proposal : Site Layout

Front Door

- House 02
4 bed family home
- House 01
4 bed family home
- Front Door
- Side Extension
New single storey side extension



- Trees
Existing trees retained
- Garden
125m2 rear garden
- Planting
New Planting
- Access
Existing crossover access retained as existing
- Cycle Store
Secure, covered cycle store in rear garden for 2 bikes
- Parking
New parking space for new house
- Parking
New parking space for existing house
- Trees
Existing trees retained
- Cycle Store
Secure, covered cycle store in rear garden for 2 bikes
- Garden
97m2 rear garden

2.3 Character and Design :

We have designed the scheme to reflect the key elements of Policy 28 from the Sutton Urban Design Guide.

This policy seeks to create new developments that are designed to the highest standard, especially with regard to architectural detailing and the use of high quality materials while respecting the local context and responds to the local character.

We have taken an area of poor character, a derelict under utilised site and created a development where the scale, massing and height reflect the setting and wider area.

The height and massing of the housing is directly reflective of the consistent two storey pitched roof housing that characterises the wider area.

The layout of the development has clearly identifiable entrances, each dwelling has their own private front door directly from the front gardens.

The form of the development with repeated pitched roof forms reflects the typical suburban housing types found in the wider area. The facade design takes direct reference from a variety of suburban house types.

The parking and cycle storage are located to the rear of the site to prevent the streetscene becoming cluttered with various stores and allows more room in the front of the proposal for planting.



Existing Long Street Context Elevation :



Proposed Long Street Context Elevation :

2.4 House Design :

Each house is arranged as a traditional four bedroom family dwelling.

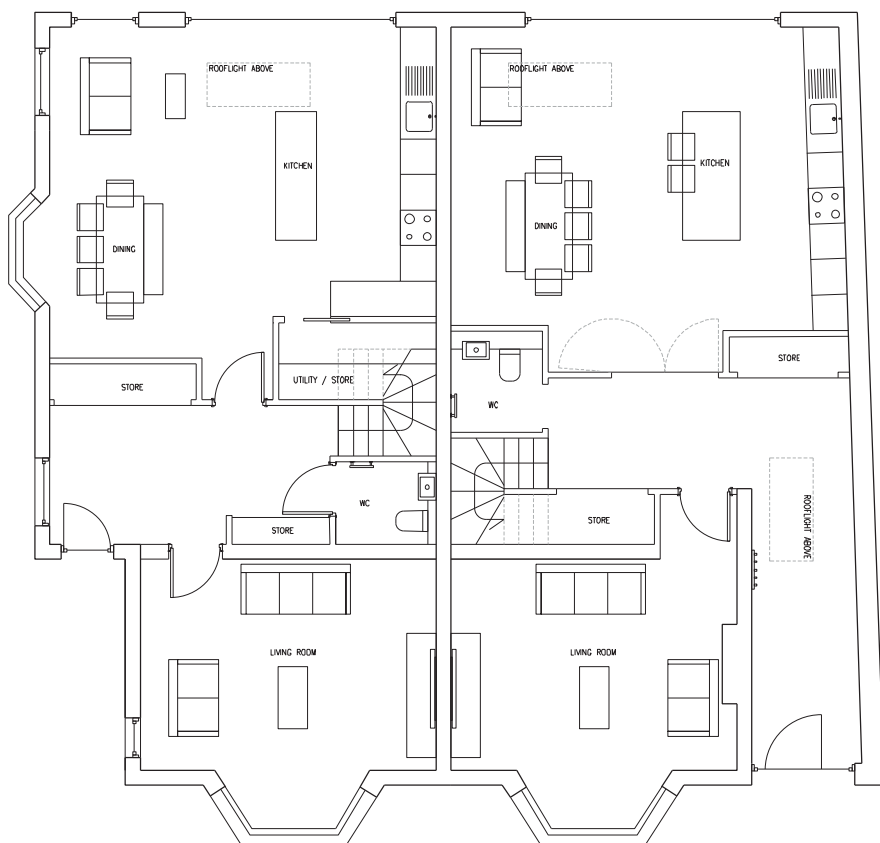
The main living spaces are all located on the ground floor. To the rear of the houses the large open plan kitchen / dining spaces lead directly out to the large rear gardens.

The gardens are 125m² and 97m², well in excess of the LB Sutton minimum area sizes of private amenity spaces.

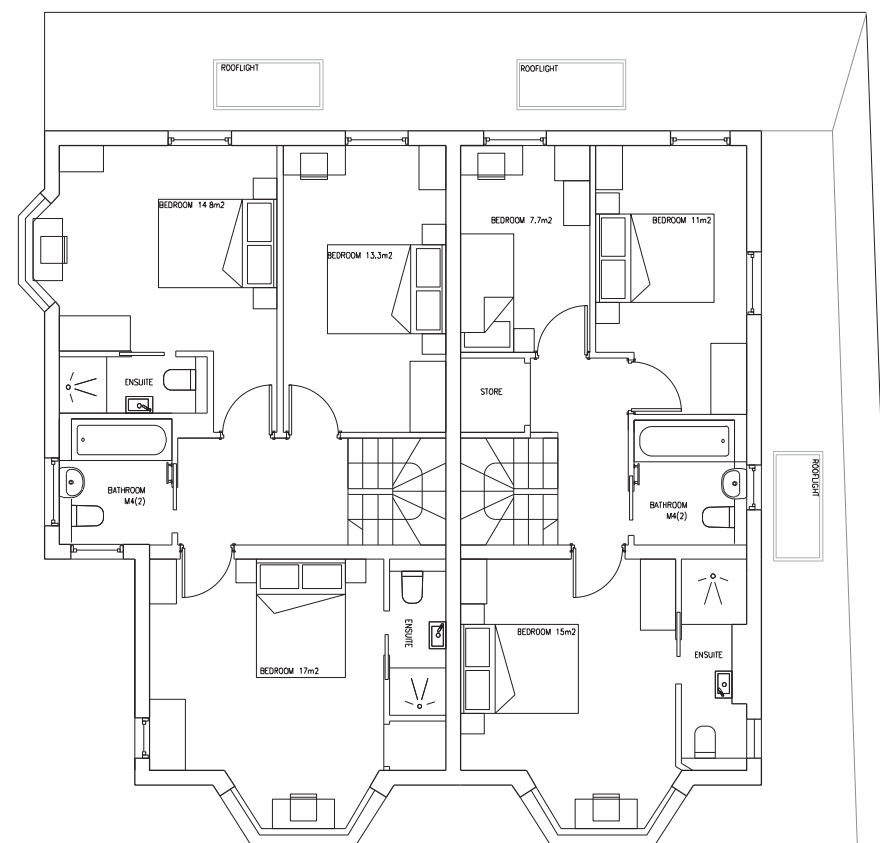
On the first floor there are three bedrooms per house with the main family bathroom and an ensuite.

On the top floor there is the master bedroom.

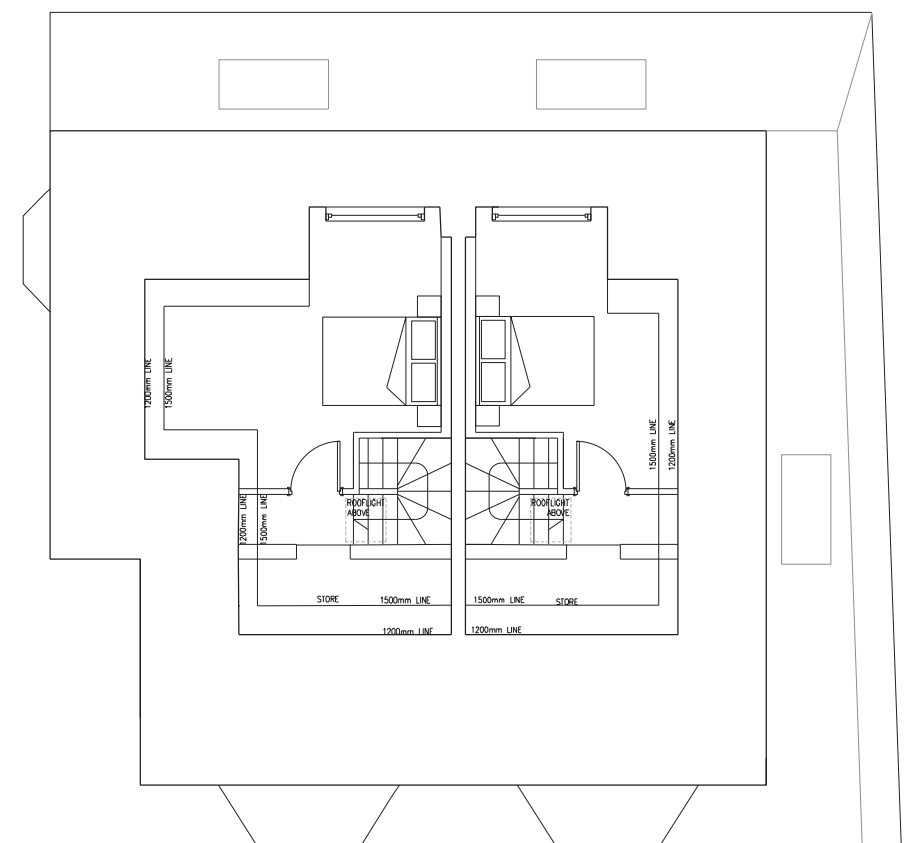
Both houses are designed to Building Regulations Part M4(2) standards.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

2.5 Neighbouring amenity :

The scheme has been designed to respect the amenity of the existing surrounding dwellings. On the first floor flank elevation facing the existing neighbouring house both side facing windows would be opaque to prevent any overlooking of the neighbouring properties.

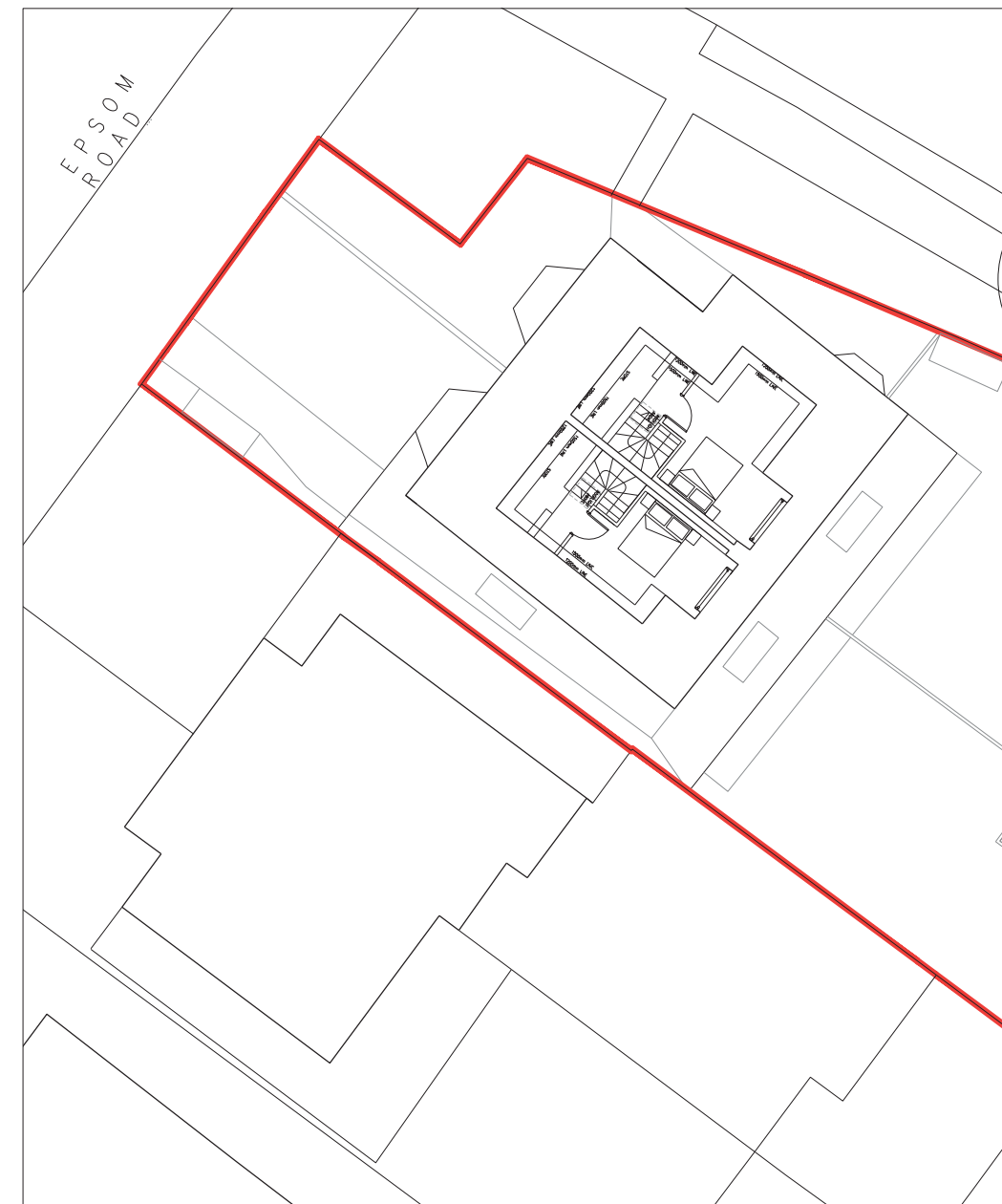
At the second floor / roof space there are no side facing windows.

The new single storey rear extension is now only extended beyond the main building line by the same distance as the neighbouring extension. The roof of the existing is pitched so the lowest point, the eaves, sits next to the neighbouring dwelling. Therefore there is no overbearing of the neighbouring property of its amenity space.

 = Opaque side facing windows



Proposed first floor GA



Proposed second floor GA

2.6 Previous Refused Application :

In 2023 there was an application refused on this site for the construction of two new dwellings on the site. These were two new dwellings that involved the demolition of the existing house on site.

We have reviewed the reasons for refusal and have used these to inform our design proposal. Below are the previous reasons for refusal and our explanation of how we have addressed these reasons in the current scheme.

Reason 01 :

“The proposed development, by reasons of its massing and design would appear as an incompatible and incongruous addition to the wider surrounding street scene. As such, the proposal would fail to respect the context of the housing in this area and would have a significant harmful effect on the appearance of the surrounding area and the streetscene.”

The previously refused elevation is shown below. The scheme proposed paired dwellings but in a different form and massing from the wider streetscene. The roof form did not match any of the wider context and the bays to the front again were not in keeping with the surrounding area.

We have also shown our front elevation that retains and repeats the front elevation of the existing house, therefore is totally in keeping with the wider surrounding street scene and would also therefore respect the context of housing in the area.

Reason 02 :

“Without evidence to the contrary, the application has failed to demonstrate that the proposal will provide a satisfactory reduction in carbon emissions and water efficiency measures.”

We have included an energy and water efficiency report as part of this full application that demonstrates the proposal will provide a satisfactory reduction in carbon emissions and water efficiency.



Current Proposal :



Previously refused proposal :

2.6 Previous refused application :

Reason 03 :

“The proposed development, by reason of the height, depth and proximity of the proposed dwelling to the shared boundary with 95 Epsom Road would result in a detrimental impact on the outlook to the detriment of the neighbouring occupiers and create a sense of enclosure.”

The previous proposal extended the full two and a half storey building line to the rear beyond the building line of the existing neighbouring house. This would have created a sense of enclosure for the neighbouring residents.

Our main building line is the existing house rear elevation line as we are keeping the existing house. We are extending beyond this but only at a single storey. This single storey extension matches with the surrounding properties where numerous houses have extended to the side and the rear at a single storey.

The roof of the single storey rear extension is also pitched down so that the eaves of the roof are nearest the neighbouring property.

The relationship between the new single storey rear extension is similar to the relationship between the neighbouring properties rear extension and 97 Epsom Road as they extensions are in a very similar building line and both extend to the side boundary of the plots.

Reason 04 :

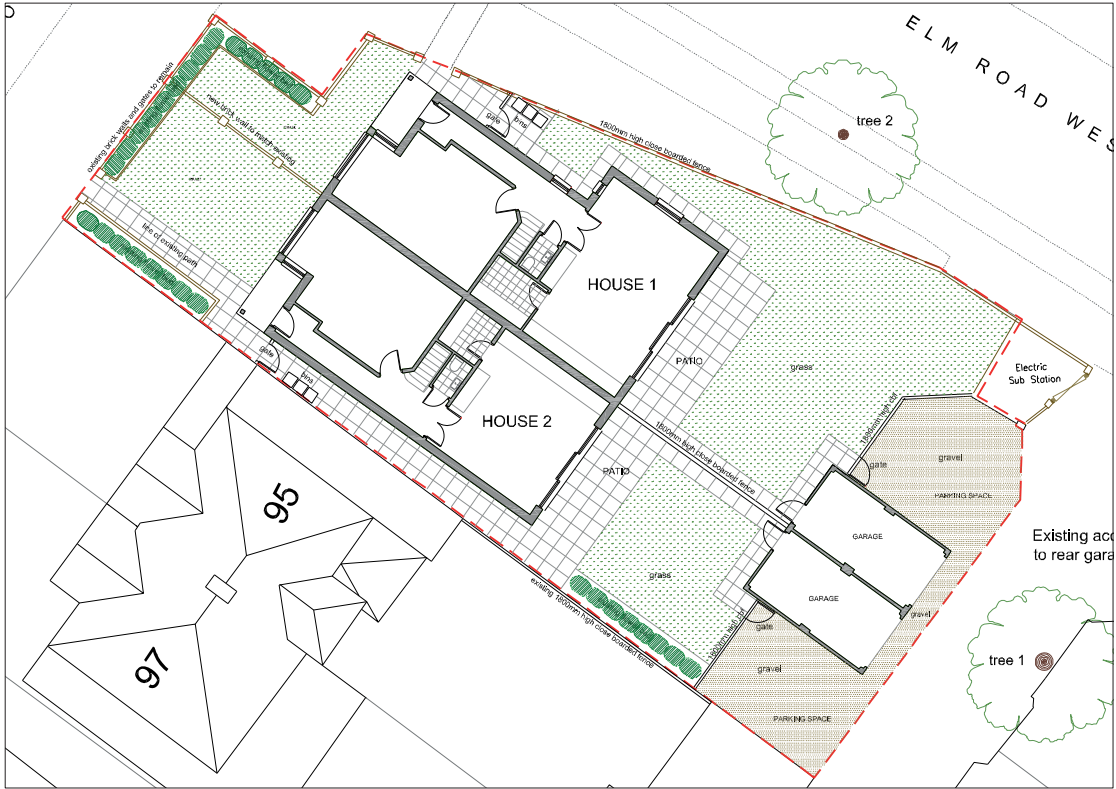
“The proposal would fail to provide an acceptable level of private external amenity space for future occupiers of House 2.”

The LB Sutton policy states that the private amenity spaces for each house should be 70m².

We have one garden of 97m² and the other garden at 125m². These both exceed the minimum standards. This is achieved by removing the previously proposed rear garages and reducing the parking areas.



Current Proposal :



Previously refused proposal :



2.7 Amenity Space :

The existing, extended house has a private rear garden of 97m². This is well in excess of the 70m² required by LB Sutton Standards. The new house has a private rear garden of 125m².

2.8 Cycle Storage :

In accordance with LB Sutton and GLA standards we have provided safe, secure cycle stores for two cycles per house. These are located in the rear gardens. The rear gardens have direct access to the rear pathway to allow access without going through the house.

Gouldstone and Co.

3 Wesleyan Place
London
NW5 1LG


w : www.gouldstoneandco.co.uk

