

9 Hawthorne Close, Sutton, SM1
Design and Access Statement
Heritage Statement

March 2024



Planning Application for the addition of a single storey side and rear wraparound extension to a semi-detached dwelling.

The property is located within the Sutton Garden Suburb Conservation Area.

Summary

This application is for a single storey side and rear wraparound extension to 9 Hawthorne Close using sensitively chosen materials and appropriate architectural detailing to match and enhance the existing property. In addition, replacement window works including the reinstatement of tile sill details (where lost) will restore the property to its former original glory, in keeping with the Conservation Area in which it is situated. There are no proposed changes to the access of the property from Hawthorne Close however the proposed terrace and increased openings to the rear will improve access onto the garden.

The new owners of the property are a young family with mobility issues. Having fallen in love with the area they are determined to sympathetically update and improve the property to make it suitable for modern day family living. Aesthetically, a modern extension is proposed with high quality traditional detailing and materials.

Context & Existing Dwelling

The existing dwelling is nestled in the corner of one of the set piece 'closes' in the Conservation Area. Built in roughly 1912, the dwellings were designed in the vernacular domestic style associated with the Garden City Movement. The social ethos was shared too, Hawthorne Close benefits from its arrangement around a generous pedestrian green, with all dwellings set far back from the main vehicular route of Aultone Way. Hawthorne Close is arranged into three terraces, broadly at right angles with each other. They are joined at the knuckle with a single storey brick wall. The brick wall screens the entry courtyards into the corner properties and along with the general arrangement of the properties restricts sightlines to side and rear extensions. Designated a Conservation Area in 1989, the Close has remained relatively true to its origins in view of the public. To the rear completed and approved extensions include single storey full width rear extensions and rear and side wraparound extensions, most recently approved at no.5 Hawthorne Close (DM2021/02183). The wraparound extensions do not detract from the rhythm of the terraces due to their arrangement around the green. The proposed single storey rear and side wraparound extension extends no further forward than the current single storey side construction and is set back from the original dwelling to read subserviently to it.

Streetscene Context:



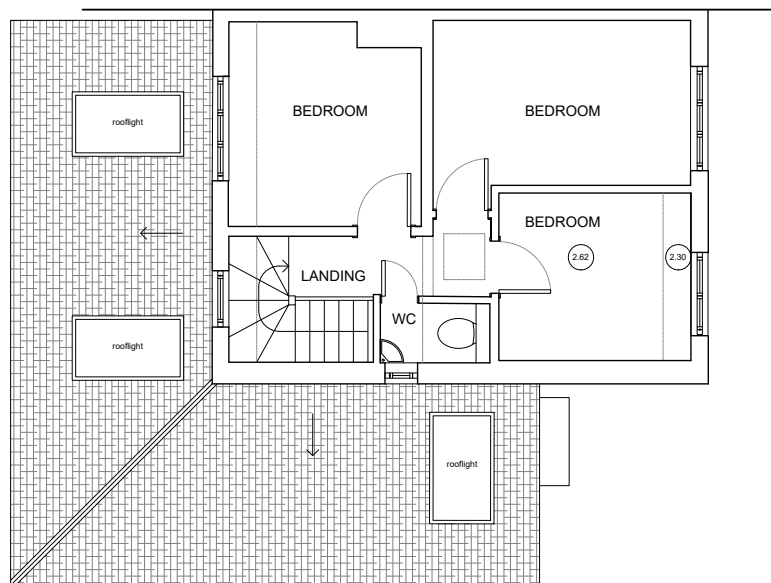
no.9

Proposal

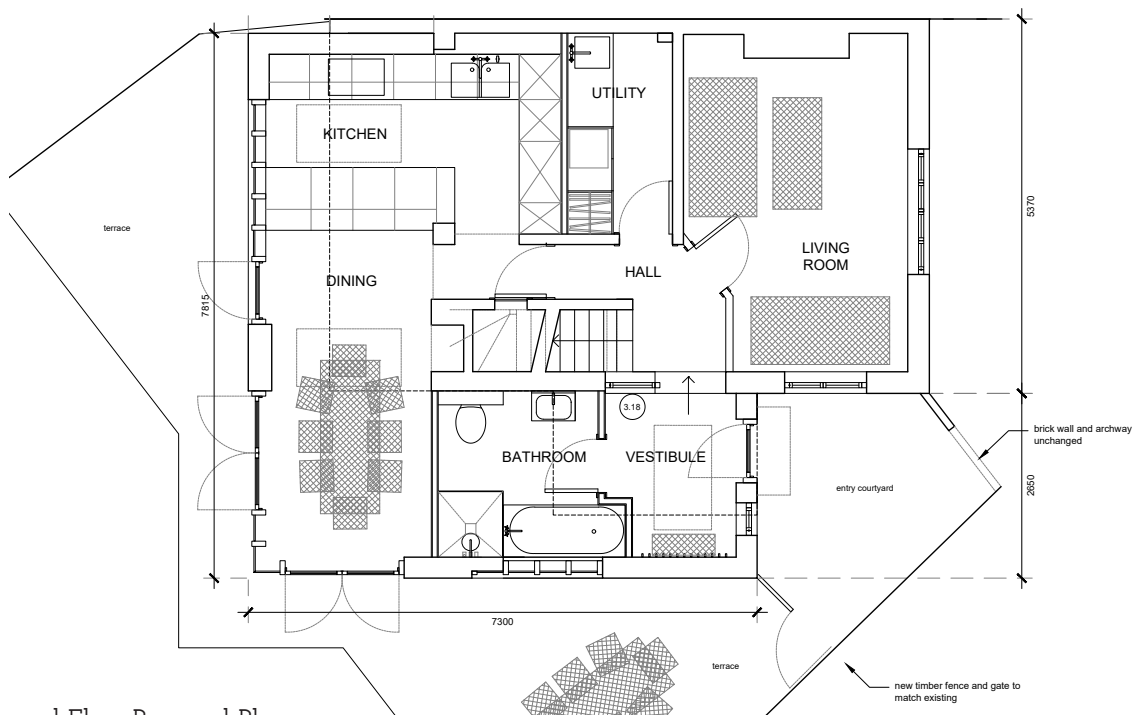
Whilst the bones of the property are befitting of its standing, its internal layout leads to cramped and compromised spaces, most notably in the single storey 'lean-to' areas of the property at the rear. The current bathroom is squeezed and difficult to manoeuvre in whilst the kitchen and circulation areas are dark and tired. Similarly, the existing side porch is uninsulated (being constructed out of single skin brickwork) and leads directly into the main living room, making it a draughty space.

Key improvements proposed include:

- Traditional front door and side window with awning to match others on Conservation Area (currently PVC)
- Create a warm entry vestibule, replacing the cold porch
- Create a usable family bathroom
- Enclose living room
- Create utility room / cloakroom
- Create family room with kitchen and dining areas with improved access onto the garden
- Convert first floor shower room into WC, provide ventilation and natural daylight with new window



First Floor Proposed Plan



Ground Floor Proposed Plan

Materials

The existing building fabric is in need of considerable attention. The roughcast render is cracked, the tile sill and eyebrow window details have been painted / removed and the roof requires rectification work also. The proposed works to the property will include sympathetic restoration, repairing blown plaster, removing unwanted tile paint and replacing PVC windows / doors with timber casements to match the original designs.

Materials to the extension are proposed to match the original dwelling, roughcast render, creasing tiles, plain clay roof tiles and timber windows/doors. The extension form is similar to that of an arts and crafts orangery with tall areas of glazing set in high quality painted timber joinery. The extension has a pitched roof, matching the height of ridge and eaves to the existing single storey elements.



Wall constructed from creasing tiles, chosen to reference the tile detail to existing window openings

With high quality architectural detailing, appropriate materials and massing, the extension seeks to be a sympathetic addition that enables the property to become a fantastic modern family home.



Front, side and rear of property

The connecting entry wall somewhat conceals the view through to the entry courtyard and garden beyond