



STRUCTURAL • ARCHITECTURAL

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Design & Access & Heritage Statement

38 CORKRAN ROAD

SURBITON

KT6 6PN

25th March 2024

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Introduction



This document details the proposal for a 1st floor side extension over an existing garage and existing garage conversion at no 38 Corkran Road, Surbiton, KT6 6PN. The proposed garage conversion will not increase the footprint of the property and will be used to accommodate a new and enlarged kitchen in proportion to the possible residents at the property. The 1st Floor Extension over the garage with Part Pitch/Part Flat Roof will be used to accommodate a larger bedroom with ensuite facilities and allow for a previous smaller bedroom to be used as a study.

The front façades are to change with the removal of the garage door on the ground floor front and replaced with windows in keeping with the current property and row of properties along this road. The first floor will have a new window opening to the ensuite which will be opaque in style. There will also be a new window on the first floor to the rear which will be in keeping with the current property.

This scheme is sensitive to the existing house, its neighbouring properties and the wider area. The proposed works will provide a positive addition to the existing home and the street.

Context

The house sits within the Royal Borough of Kingston Upon Thames. The house is not a Grade Listed Building and is not within a Conservation Area.

The property is a two-storey semi-detached house dating from the late 1950's. The existing house includes the following:

- Ground Floor – Garage to the front
 - Kitchen leading out to rear garden via doorway
 - Study Room
 - Lounge/Dining Room with double doors leading out to the rear garden.
- First Floor
 - One Double Bedroom
 - Two Smaller Double Bedrooms
 - Family Bathroom

The house was constructed approximately in the late 1950's using Brick as the primary material and finished in white render. The property to the left is near identical.

Existing Photos



Front Elevations of 38 Corkran Road





Front Elevation Street Scene/Neighbouring Properties

Planning Precedents

22/00280/HOU

22 Corkran Road – Two Storey Side Extension, Part Single/Part Two Storey Rear Extension – Approved – 30/03/22

18/16823/HOU

13 Corkran Road – Single Storey Side & Rear Extension – Approved – 23/01/19

2022/5106

32 Corkran Road – Single Storey Side Extension following demolition of existing garage – Approved – 26/01/18

Brief

The client's desire is to improve their home to incorporate a more user-friendly, practical kitchen/living space. Currently their kitchen is small and does not flow well with the remaining ground floor rooms. The new design will allow a natural flow through the property, bringing in natural light and use in connection with the garden/outside space. To accommodate a new bedroom on the first floor with ensuite and reuse an existing bedroom as a study instead of being on the ground floor. This will serve the property well and the creation of a new study area also, is a must for future living with many people working from home as the norm.

Key Requirements

- Reconfigure the ground floor so garden access is incorporated into a kitchen/living area.
- Open plan effect creating a natural flow on the ground floor increasing more usable/practical space.
- Increase of more natural light into the property.
- Additional bathroom/WC facilities to serve the number of occupants.
- New Study for facilities to work from home.

Design Summary

The scheme proposes to remove the existing garage door and replace with a new window to match existing on this property and those in the vicinity. The re use of space on the ground floor (Garage Conversion), creating an internal open plan effect, will be used as a family kitchen/dining/living area and will have a more natural flow to the property and additional user-friendly space for the occupants. The insertion of bifold doors to the rear will allow more natural light to flow through the property. The first-floor side extension will be brick built and finished in render to match existing and will house a more accommodating size bedroom with generous storage and an ensuite. The new first floor layout will rehouse the study room from downstairs to upstairs. Allowing the property to flow better and have a more practical use of the space given. The new front dormer window on the first floor will match the property to the right and the street scene with pitch roofs.

The new pitch roof will be covered with tiles to match existing and the flat roof will be EPDM or GRP.

The scheme has been designed with the view to create a high-quality modern finish with additional family space following the internal reconfiguration of the ground floor area. It is sympathetic to and respects the surrounding properties and promotes a positive connection within the street scene.

Access

Access to the property will remain unchanged as a result of the proposal.

Planning Summary

Overlooking

There is no additional overlooking of adjacent properties as a result of the proposal.

Traffic & Parking

Removal of the garage parking space is not an issue as there is room to park a minimum of three vehicles on the drive.

Trees

There are no significant trees likely to be affected by the proposed works.

Garden Amenity

There is a no change to garden amenity space from this proposal and the garden itself is of a good size and proportionate to the house and its occupants.

Sustainability

The new proposed garage conversion will be built to meet current Building Regulation Standards (Part L- equivalent to code for sustainable homes level 3) which will significantly improve the overall environmental performance of the building.

Flooding

The property is not within a flood protection zone.

Accessibility

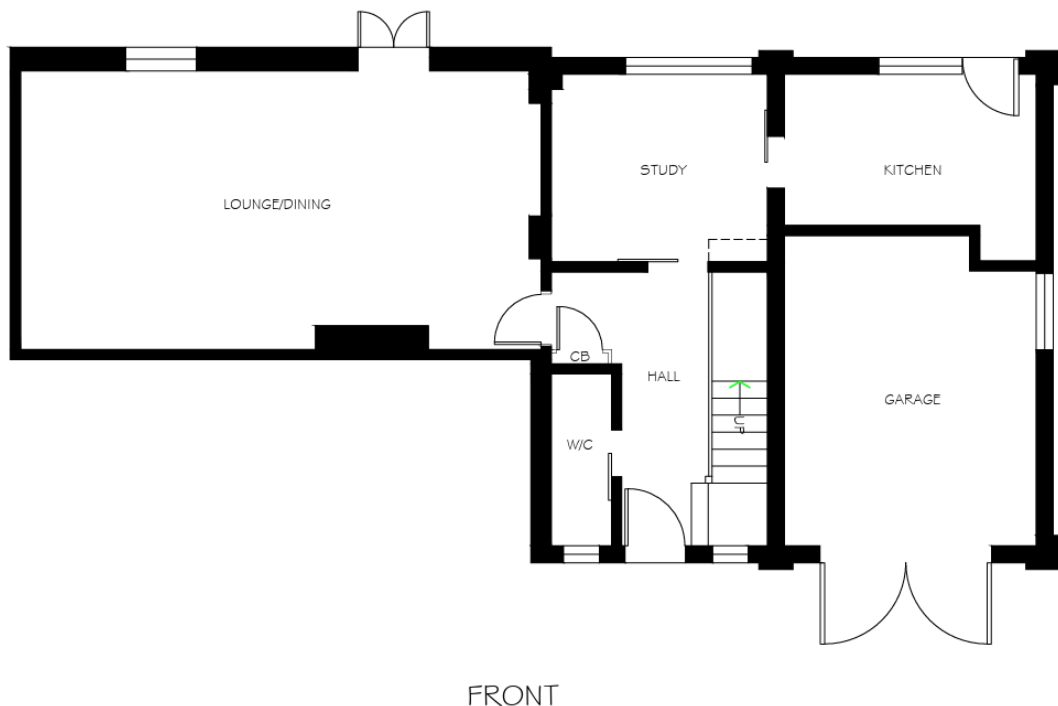
The proposals meet all the requirements of Part M of Building Regulations.

Design Development

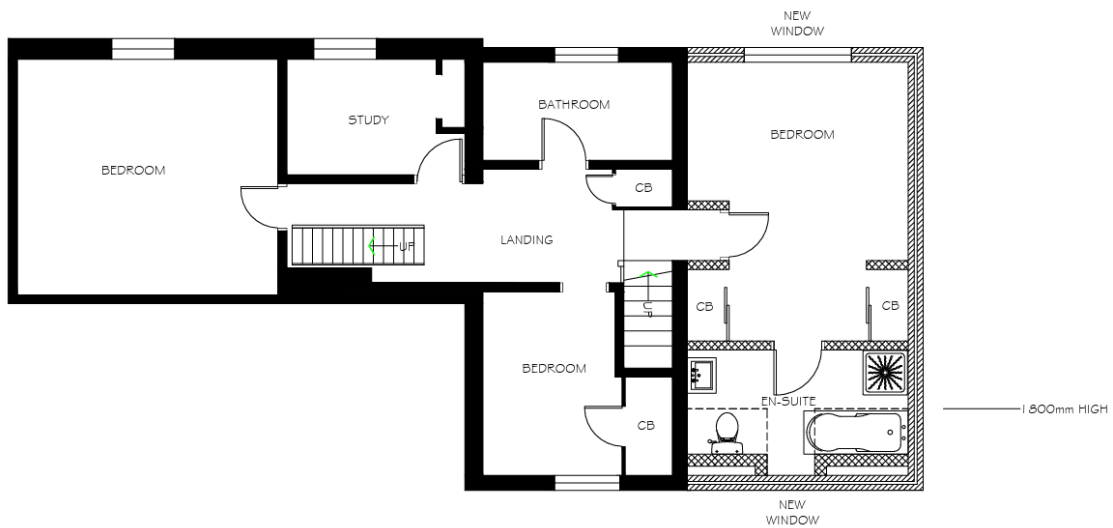
The proposed plans have been developed in accordance with the clients brief and requirements.

Scale drawings have been designed to meet the requirements of the brief but have taken into account the existing street scene and been steered with this in mind to be sensitive to the amenity of neighbours and the existing house.

The final design proposes a garage conversion into habitable space with a first-floor side extension on top allowing a new ground floor internal layout encompassing a user-friendly, practical, family space and is a sensitive addition to the existing house.



Existing Floorplans



FRONT

Proposed Ground Floor layout

Summary

The proposed Garage Conversion and First Floor Side Extension of existing garage described within this document and the associated drawings is compliant with the relevant Local and National Planning Policy.

It is sympathetic and respectful to the neighbouring properties, existing house and local area.

The design has been developed with care and attention to detail. It is well-considered, and we believe will provide a positive addition to the existing house and local area.