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4th April 2023

Our Ref:  
ITE-201028-PS

Project Address:  
21 The Headway  
Ewell  
Surrey  
KT17 1UN

To whom it may concern,

Please find enclosed the Design, Access and Heritage Statement for the development at 21 The Headway, Ewell, Surrey, KT17 1UN in support of the Household Planning Application and Conservation Area for Landscaping alterations to front driveway.

Sincerely,



**Craig Norman**

Founder and Owner (Agent to Mr P. Schmidt)



## Existing Site Features

The existing site of 21 The Headway, consists of a corner position with development space to the right side and rear. The property is positioned within the restricted Conservation Area for development under Article 4. The plot consists of Tree Preservation Orders (TPO), consisting of Horse Chestnuts and Scot Pints dated back to 1972. To the rear of the property a conservatory was built back in 2010 under planning consent, similarly planning was also granted for replacement windows to the front of the property in 2005. It must also be noted that 21B was built in the original grounds of 21 The Headway.

The existing building is a detached corner plot property with a total of 196m<sup>2</sup> of internal floor space having been updated through the life of the building. The building has a mix of styles including hing fascia tiles with tudor style gable end additions to the front and rear of the building.

The rear gardens around the property currently are externally open with mainly to grass lawns as noted above TPO trees within the rear plot. At the rear boundary of the property against 21A The Headway are Conifer Trees to provide privacy. Fencing boundaries provide security to both sides of the property in the rear garden. Some patio areas also feature in the rear of the property but as mentioned mainly garden all laid to grass lawn.

Front driveway consisting of grass landscaped area with borderless boundary providing little or no security to the property. Standard concrete block paving complimenting the colour and style of the over tiled fascia's of the property. As mentioned above the front driveway consists of the six TPO trees facing the road.

## Access Issues

At the front of the building, the proposed design will feature a new porch constructed with an enlarged entrance to the building with a single step onto the ground level of the building as detailed in Planning Application 21/01807/FLH (Decision made Granted). Access from the front drive is all on one level, with no slopes from the road already providing adequate access to the building. It should be noted that there is only one single opening access to the property on the driveway not allowing cars to be able to move and turn round in the large area in front of the property.

The approach to the site is via a private road with the property located in the central corner position of the road. Consideration particularly around the TPO, other trees and scrub areas has been taken into consideration via an Arboricultural Survey Report. The property has some off street parking for while the development is being completed, however note should be made that in order to open up the driveway some street parking will be necessary, utilising the grass verges to ensure no blockage on the main road to other properties while considering the exclusion zones for the TPO trees. Access for material delivery will be clearly defined under the BS5837 Arboricultural Survey Report providing exclusion zones to protect any of the TPO trees.

## **Proposed Development Layout**

The layout of the proposed development at the front of the building is completely in keeping with the existing property. The driveway will be extended so that to allow for a drive in and out reducing any blind spots when reversing out of the current driveway. In doing so a reduction from the first planning application of the existing grass area will be removed to allow for one car passing retaining as much grass area as possible. As mentioned above the parameter of the driveway will no longer feature low shrub trees as stated in the first planning application. Permeable block paving will be used to be in keeping with the existing driveway and ensuring that water run off is limited and will settle within the existing plot. Additional drainage as necessary will be provided. Consideration of loose gravel has been considered by the client but the existing driveway laid to block would be retained.

From the previous planning submission all rear changes of the property have been removed from this application.

## **Scale and Appearance of the proposed development**

The proposed development as noted on the layout and elevation drawings, will ensure an in keeping design to the existing property reducing any impact on the surrounding area. As mentioned above the materials will be in keeping with the existing materials noted within the drawings submitted.

The driveway area will be increased by approx 2m from the existing shortest distance to the front of the building to allow for a car to pass via the drive in and out driveway exit and entrances. The scale of the opening will remain at 3.2m on the existing opening and be replicated in the new opening with a slight corner to the road to allow for turn off from the driveway. The whole front area plot will retain the open corner view in keeping with the area.

## **Proposed Development Landscaping**

At the front and side of the plot, evergreen trees will be planted to provide a softer layer to the boundaries of the property along the roadside's edge, agreed to be acceptable in the first application. There is no intention to plant more large vigorous trees due to the number of TPO's on the plot already. All areas will be laid to grass with some additional topsoil and new turf to improve the aesthetic view of the driveway.

## Heritage Assets

As mentioned about 21 The Headway is positioned in a Conservation and Epsom & Ewell Article 4 area. The design and landscaping of the building will ensure that the conservation of the area is being considered and adhered to. With the approach to matching existing materials of the building and following many of the existing building design lines it will ensure that the impact on the conservation area be as limited as possible. It should be noted that neighbouring properties owners have already been considered and spoken with to ensure there is limited impact in the local area.

There is no listed building in the neighboring properties or within 21 The Headway, nor does the plot have any archaeological historic interest.