

Design Statement

For the conversion of

5 Benbrick Road

Guildford

Surrey GU2 7UD

Simon King Planning and Design Service

1A, Church Street, Godalming, Surrey GU7 1EQ

01483 423601

Email: simonkingplanninganddesign@outlook.com

1.0 EXISTING SITE DESCRIPTION AND SITE BACKGROUND

- 1.1 The Planning Application relates to the conversion of 5 Benbrick Road Guildford, which has been converted into two separate apartments, for which consent is sought from the Council.
- 1.2 The site comprises an existing semi-detached 3-bedroom dwelling which has been converted to two separate apartments. A previous application for the conversion was refused.
- 1.3 This new application includes the existing conversion which has taken place plus some revisions to accommodate the comments from the case officer.
- 1.4 The locality of the application site is a settlement area characterised by residential dwellings comprising semi-detached units with hipped roofs and half-rendered frontages.
- 1.5 The site has links to the A3 Guildford railway station and local amenities.

2.0 DEVELOPMENT

- 2.1 The applicant seeks consent for the works they have implemented to subdivide the dwelling into two apartments.
- 2.2 Furthermore, the applicant seeks consent to alter some of the works already implemented to accommodate the comments from the case officer.
- 2.3 These include moving the kitchen of the upper flat from the party-wall side of the property to the end wall of the property.
- 2.4 Also, to reduce the single storey extension at the rear of the property in depth.

3.0 DESIGN & EXTERNAL APPEARANCE

- 3.1 Minimal internal changes are required to facilitate the conversion. The external appearance will
- 3.2 The gross internal areas and bedroom sizes comply with the minimum space standards as set out in the DCLG technical housing standards document.
- 3.3 The ground floor dwelling is a two bedroom unit, three person property. Therefore the minimum space required is 50. Sq,m
- 3.4 The upper floor unit is a a two bedroom three person unit over two floors and requires a minimum internal space of 70 spm,

4.0 **NOISE AND DISTURBANCE**

4.1 The amenities of adjoining owners will not be adversely affected by the works. The occupancy level of the two units is equal to being a single dwelling and will not create any undue noise or disturbance.

5.0 **PARKING**

5.1 On-site car parking is provided with a total of two spaces available. Therefore, there will be no pressure on street parking.

5.2 Safe secure cycle storage is provided in the form a lockable shed.

6.0 **ACCESS FOR ALL**

6.1 The units comply with the minimum space standards as well complying with the National Building Regulations Part M and DDA requirements, with regard to access for all. Provision includes level thresholds, firm even surfaces and sockets and switches at appropriate heights, and appropriate door and corridor widths.

7.0 **ENERGY CONSERVATION & SUSTAINABILITY**

7.1 Rainwater collected from roofs is discharged into a soak-away and a 200 litre water butt is provided to store rainwater to be used on the garden.

7.2 Materials used in the works have been sourced from sustainable supplies.

7.3 Provision has been made for the storage of household waste and recycle bins are provided.

7.4 The works complied with the criteria set out in the Policy D2 and the SPD 200-climate change.

8.0 **LANDSCAPING & BIODIVERSITY**

8.1 The car parking area has permeable paving to allow for the natural drainage of surface water. Rainwater will be collected from roofs and discharged into a soak-away.

8.2 The rear garden is landscaped with native border shrub species and new specimen trees to increase biodiversity.

8.3 The applicant is prepared to enter a Section 106 Agreement in respect of the TBHSPA.

9.0 **SUMMARY**

9.1 The converted dwelling is located in a settlement area with close links to amenities, facilities and transport links and fulfils a local demand for small sized dwellings and makes efficient use of existing housing stock.

- 9.2 The site is surrounded by residential development of similar form and pattern and therefore will cause no harm to the visual aspect of the locality.
- 9.3 It is worth to note the government are consulting whether to allow the conversion of existing dwellings into 2 dwellings under permitted development.
- 9.4 The works satisfy the local requirements and therefore, we trust we have the support of the Council.