

Design + Access Statement

Date: 03 April 2024
Applicant: Mrs. Kayleigh Damen
Application Site: Whiteoaks, Heathfield Close, Woking GU22 7JQ



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1.0 ASSESSMENT

1.1 INTRODUCTION

This Design and Access statement has been prepared by MB Architecture on behalf of the Applicant, in support of an Application for Planning Permission and for the proposed works to Whiteoaks, Heathfield Close, Woking. GU22 7JQ.

The proposal is comprised of associated internal alterations alongside the erection of both a single and a two-storey rear extension and a loft conversion. The proposal also includes the redesign of the front porch and a change of external material to render.

1.2 SITE DESCRIPTION

The application site is situated on Heathfield Close in Woking. The site is bound by Heathfield Close to the South, private detached houses to the West, North and East. The site is accessed by vehicles from Heathfield Close connected to Heathfield Road. The dwelling is not visible both from the main road (Heathfield Road) and the access road (Heathfield Close). The existing access to the site is from a gate about 35m away from the front the house.

The site sits in a residential context. Properties in the area are predominantly good size detached dwellings.

The site is connected within a walking distance to only one bus stop in Coley Venue. The Woking Railway Station is 0.6 miles to the North-West with direct links to Central London. The site 0.6 miles to Woking town centre.



Figure 1 – Site Location



Figure 2 – View of the access to Heathfield Close from Heathfield Road (West)

1.3 EXISTING CONDITIONS

The building itself is comprised of bricks, red tile roof with white fascia, and white windows. The front porch is white rendered with pitched roof. A brick wall extends on the side connecting the house to the detached garage and crating the gated access to the rear garden.

The existing ground floor is composed of 4 rooms, a utility room, and a Toilet. The first floor has 5 bedrooms and 2 bathrooms. The loft currently is used as storage space.



Figure 3 – View of Whiteoaks from the front (South)



Figure 4 – View of Whiteoaks from the rear garden (North)

2.0 PLANNING CONTEXT

2.1 PLANNING HISTORY

The existing dwelling has not been involved in any modification over time. The scale, massing and material has not been changed from the original house.

Planning applications of the neighbour properties similar to the proposed.

- **PLAN/2024/0165:** Magnolia House: "Erection of two storey front, side and rear extensions, two storey side extension following demolition of existing garage and existing conservatory along with single storey front and rear extensions".
- **PLAN/2015/1204:** Henley House: "Proposed side and rear extension with roof alterations."
- **PLAN/2005/1010:** Southwinds: "Demolition of existing detached bungalow, and erection of new detached six bedroom house. (Amended plans showing second access and first floor rear terrace removed)."

2.2 RELEVANT POLICY

- **SPD Woking Design 2015, Section 9D:** 'the additional mass should respect the existing building proportion, symmetry and balance'.
- **SPD Outlook, Amenity, Privacy and Daylight 2022:** 'all dwellings designed for family accommodation need to provide a suitable sunlight area of predominantly soft landscaped private amenity space appropriate in size and shape...'
- **Policy CS21 of the Core Strategy 2012:** Proposal for new development should... respect and make positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land

3.0 DESIGN + ACCESS

3.1 DESCRIPTION

The proposals consist of both single and two-storey rear extension and a loft conversion to the existing building. The aim is to create a bigger kitchen/dining room on the ground floor and increase the size of the bedrooms on the upper floors and the number of bathrooms. A double height fixed window is proposed on the front elevation to allow good lighting in the landings on the first floor and in the loft.

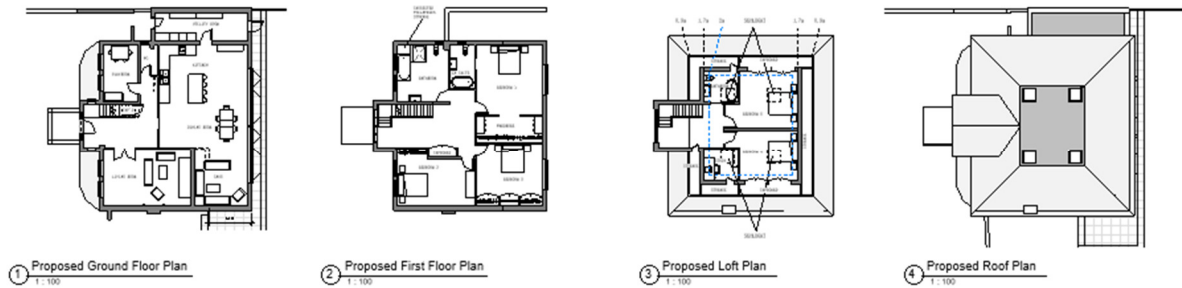


Figure 5 – Proposed floor plans

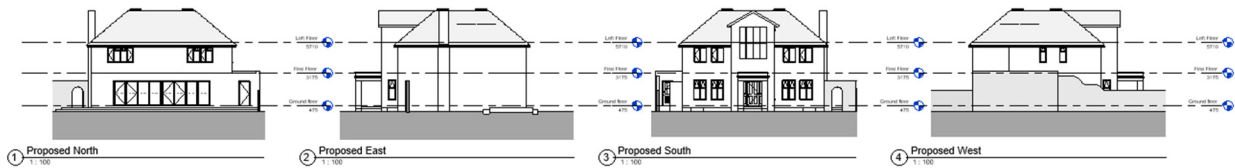


Figure 6 – Proposed elevations

3.2 SCALE AND MASSING

The single storey rear extension has a flat roof keeping the same height as the existing. The two-storey extension is extended for the full of the main house. A hip roof with a flat area in the center is proposed. The ridge height has been raised from the existing by about 400mm to allow the minimum internal height required in the loft of 2.2m. The massing of the proposed buildings reflects the scale of surrounding properties and is considered to be of an acceptable scale and massing for the area.

3.3 MATERIALS AND APPEARANCE

The design has been developed to use high quality materials and high level of detailing. The development proposes to use three principal materials externally: white render for all the elevations, close match to the existing tiles on the pitched roof and grey GRP for flat roof area.

The elevations of the proposed building are articulated to reflect the proportions established in the immediate area maintaining the character of the surrounding.

On the front elevation, the proposals consist of the extension of the existing front step of the house up the loft plan to allow the positioning of the new stairs from the first floor to the loft floor. The existing window on the first floor has

been replaced by a double height fixed window. A flat roof porch has been designed on the main entrance. The elevation has been designed to be well balanced and symmetrical.

On the rear elevation, the extension is a flush wall for the full height of the dwelling. Bifold doors have been designed for the ground floor and symmetric windows for the first floor.

3.4 ACCESS

Pedestrian and vehicular access to the site is retained as existing, from Heathfield Close on the South-West side of the Site, to grant access to both residents, visitors, and delivery. Private parking areas are to remain as existing. The access to the rear garden is retained as existing, from the side gate on the East.

3.5 AMENITY AND PRIVACY

The existing depth of the garden is about 33.5m for an area in the garden (including the patio) of about 750 m². The proposed rear extension depth is 3m reducing the garden area to about 710 m², which translates into a reduction in amenity space of only approximately 5%.

The proposed extension is designed to avoid overlooking, ensure privacy, and provide adequate levels of sunlight and daylight to all the spaces. Particular consideration has been given to the property on the West, which is the closest one, and there is no impact on it. The relationship of the proposals to surrounding buildings has been carefully considered, to ensure privacy is maintained.

3.6 CONTEXT REFERENCES

The proposed has been designed to keep the character of the area in terms of external look and massing as shown in the following reference images of some of the neighbouring properties.



Figure 7 – View of Butterflied from the front (North)



Figure 8 – View of Southwinds in Heathfield close from the front (North)



Figure 9 – View of Hentley House in Heathfield close from the front (South)



Figure10 – View of Langley in Hockering road from the rear (South)

4.0 SUMMARY

This document, alongside supporting documents and associated drawings demonstrate that the proposed design has taken due consideration of the key points throughout the planning process. The proposal can be summarised, with the following conclusions drawn:

The proposed extension to the existing building has been designed to respond to the site constraints and surrounding context. Detailed attention has been given to the buildings design, scale and massing, particularly with respect to responding to neighbouring amenity.

There will be no impact on the neighbour property in terms of daylight and sunlight.

The dwelling is not visible from the main road so there will be no changes to the streetview.