



DESIGN, ACCESS AND HERITAGE STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A HIP TO GABLE ROOF EXTENSION INCORPORATING A REAR DORMER AND FRONT ROOFLIGHTS AT 2A ELM ROAD, EPWOM KT17 2EU

Agent: AA Design+Architecture

Owner: Ms Payne and Ms Wilkinson

Address of property: 2A Elm Road, Epsom KT17 2EU

Introduction

An application for a Householder Planning Permission is being made for the conversion of a loft space into habitable space, inclusive of a hip to gable extension, a rear dormer and front rooflights at 35A Cargate Avenue, Aldershot GU11 3EW.

The proposal site falls within the Epsom and Ewell Borough Council and sits within the Ewell Village Conservation area.

This Design, Access and Heritage Statement is appended to that application to explain the relevant planning considerations in its support.

Site

The application site is a semi-detached property on a street with a mixture of semi-detached and terraced properties. The property enjoys three bedrooms, one bathroom, one WC, kitchen, living and dining room, rear garden and side access/alley.

The surrounding properties present an eclectic mix of sizes and styles with the prevailing housing type in the immediate vicinity terraced and semi-detached cottages.

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The application site is within the Ewell Village Conservation Area. The property is not listed and exempt from Article 4 Direction, unlike other properties on the same street.

The application site sits in close proximity to essential local amenities with supermarkets, schools and shopping outlets in walking or short driving distance.

Transport links in the immediate vicinity are good. The site has easy access to major road ways and public transport facilities.

The site is situated between Stoneleigh and East Ewell train stations both of which offers regular train services to Central London.

The proposal site does not lay within a flood risk zone as illustrated in the adjacent map.

Proposals

The proposals include the conversion of the storage loft space into a habitable space to provide required additional accommodation space for the family. The proposals include a hip to gable extension to the roof with a render to match existing side wall. A vast number of properties on Elm Road have converted lofts in a similar way providing additional accommodation for the families. The proposals also include the addition of a rear dormer clad in vertical clay tiles to match the existing roof and an opening at the back of the dormer with a juliet balcony to bring natural light into the bedroom. Rooflights to the front of the property would also allow natural light into the En-Suite and newly formed staircase both located at the front of the building.

The converted loft space would provide adequate space for a master Bedroom with its own En-suite and dressing area.

All materials proposed are to match existing and seamlessly blending with the host dwelling.

Planning History

14/01380/FLH | Erection of single-storey side and rear extension. – Application Permitted 05 Feb 2015

National Planning Policy Framework(NPPF)

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130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

The proposals have been designed inline with the National Planning Policy recommendations and intend to add architectural interest to the property.

Access

The main pedestrian access to the front of the property is unaffected by the proposals.

Sustainability

The following aspects will be adopted:

The scheme will be designed to exceed the standards set in Approved Document Part L of the Building Regulations (2006).

The use of energy efficient methods will be considered in the design, running and long-term maintenance of the development.

Low energy internal lighting will be used

The sourcing of materials locally where appropriate will minimise pollution generated by the transport of supplies.

Where appropriate recycled materials will be considered for specification in the new development.

Energy efficient external lighting will be used where possible.

Heritage Statement

1. Scheduled Ancient Monument

Do the proposals affect a Scheduled Ancient Monument?

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Not applicable.

2. Archaeologically Sensitive Area

Do the proposals affect an Archaeologically Sensitive Area?

Not applicable.

3. Listed Building (s)

Does the site boundary contain a listed building or does the site form part of the setting of a listed building lying outside the site boundary?

Not applicable.

4. Conservation areas

Does the site/building lie within a designated Conservation Area?

The site is located within the border of the Ewell Village Conservation area, although the proposals are not considered to cause any harm to the significance of the conservation area. The proposed alterations have been designed in a sympathetic manner using materials to match the existing property.

5. Historic Parks and Gardens

Does the site lie within a registered park or garden of special historic interest, or do the proposals for the site affect the setting of such a historic park or garden?

Not applicable.

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Conclusions

It has been demonstrated that the proposal complies with the relevant policies and design guides. The proposed works aim to enhance the appearance of the dwelling using materials sympathetic to the existing building to a scale and mass appropriate to the immediate context and character of the area.

We hope that Epsom and Ewell Council sees merit in our proposal and agrees that the proposed development would in no way be of detriment to the host dwelling, site, or the surrounding context for its proposed use.