



## **Planning Additions Ltd**

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# **DESIGN AND ACCESS STATEMENT**

GROUND FLOOR REAR EXTENSION

113 WELBECK ROAD, CARSHALTON, SM5 1TB

## **INTRODUCTION**

This statement has been prepared on behalf of our clients to support their application for planning permission to make alterations to their commercial property. The proposal is for ground floor rear extension.

The relevant policies have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

## **SITE LOCATION AND BACKGROUND**

Welbeck Road is predominantly a residential area, located in the London Borough of Sutton.

On either side of Welbeck Road, there are similar buildings for residential use. The site is close to good transport links, shops, and amenities, and located within an established residential area.

Sutton is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

## **PROPOSED DEVELOPMENT**

The proposal is to extend the ground floor towards the rear by 4m to create additional space for the kitchen and dining area. The study room is to be removed with part of it accommodating a family bath and the rest will make up the open plan kitchen/dining. The existing kitchen area is to be removed with the whole space to be made as a living space. A rear UPVC bi-fold door will give access to the rear garden and will also be a means to allow the necessary daylight/sunlight into the interiors along with a roof lantern.

All materiality is to match the existing building.

The massing and positioning of the extension were carefully designed to ensure no overlooking occurs to existing windows of neighbouring properties. The extension is subservient to the overall mass and volume of the house.

The design ensures that facing materials in colour and form support local character and distinctiveness, using brickwork, with new roof covering and new glazing to match the existing property. The design will employ similar design motives for window frames. All architectural elements are to be restored and repainted to original form to council's recommendations.

In designing the building, we have been mindful of the need to respect the living conditions of neighbours. The proposal is considered to be an acceptable addition when viewed from the street. The design and layout is considered to complement the character of the area.

We do not believe that the proposal would result in any material loss of sunlight or daylight to neighbouring properties, and we believe that its modelling would avoid any sense of enclosure for those neighbours.

## **ACCESS**

The proposed property is situated near the main roads, so easy access to bus stops, local shops and other facilities.

The proposal shall not affect the off-road parking facility. No trees will be affected, and the extension will be constructed to modern standards. Throughout the floor, power sockets, light switches and other controls, such as for central heating, will be placed at a convenient height (between 450 and 1200mm from floor level). Door handles too will be set at a convenient height. Walls and ceilings will be reinforced, as appropriate and necessary, so that grab rails and hoists could be installed if required.

The proposal has been designed to conform to part M of the building regulations such as ensuring that all the people who will be living in the property will have equal access to local buildings and spaces and the public transport system through the doors from the ground floor.

The proposal has been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the property.

## **FIRE STRATEGY**

- 1) The property is a proposed 2 storey family dwelling built of 225mm thick solid brickwork with render finish in places, tiled roof, suspended timber floors, timber, UPVC and aluminium doors and windows.
- 2) The habitable rooms are all situated from the staircase and separated by (non-fire) doors which are to be replaced by FD30 doors.
- 3) There will be self-contained mains operated smoke detectors and fire alarm system in use.
- 4) Fire appliances can gain access to the building from the road.
- 5) The proposed works do not compromise the existing Means of Escape from the building.
- 6) Any new external materials will be to requirement B4 of the current building regulations B with Class B-S3, D2 or better, spread of flame.
- 7) Fire resistant cavity barriers to be inserted at eaves level to proposed works.
- 8) The proposals have no lift.
- 9) Occupants should evacuate using the stair leading to the front door of the house, except occupants of the extended kitchen/ dining room, for whom exit via the

garden door may be utilised whilst maintaining a greater distance from kitchen hob and white goods.

## **CONCLUSION**

The proposed extension would preserve the character and appearance of the local area and would not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties. The scale and design of the proposed extensions are subservient to the original dwelling.