



# 7 Park Avenue

Design, Access & Heritage Statement

February - 2024

# Project Details



## **Client Property Address:**

7 Park Avenue  
Carshalton  
Sutton  
SM5 3ES

## **Resi Address:**

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# Statement Contents



## 1 Introduction & Context

## 2 Site Analysis

2.1 Designated Areas

2.2 The Existing Property

2.3 Existing Drawings

2.4 Local Precedent

## 3 The Proposal

3.1 Proposed Design

3.2 Proposed Drawings

3.3 Proposed Materials

## 4 Impact on Neighbours

4.1 Impact in Context

## 5 Heritage Statement

5.1 Heritage Statement

## 6 Conclusion

6.1 Conclusion

# Introduction & Context

## Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 7 Park Avenue, SM5 3ES.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

## Description of Development

The suggested description of development is as follows: Proposed part one, part two storey rear extension, floor plan redesign and all associated works at 7 Park Avenue.

## Character and Significance

The application site is located on 7 Park Avenue, SM5 3ES., and is **situated in the edge the Carshalton Park Conservation Area.**

This part of the Conservation Area is characterised by the historic Carshalton Park that forms the centre of this area. The residential area forms the southern boundary and comprises detached and semi-detached housing. The houses in Park Close all have painted rendered finishes, some with timber detailing to the apex of the roofs.

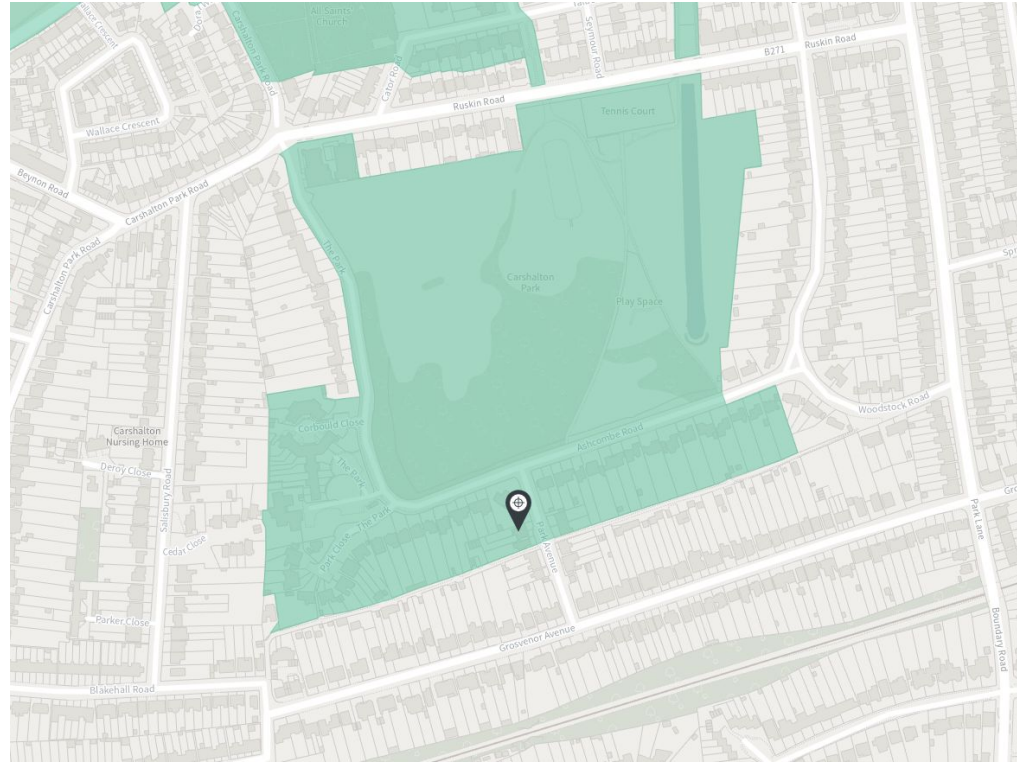
The majority of the houses in Ashcombe Road were built around the 1930s all of which have large sized front gardens used for off-street parking. Mature shrubs give some privacy to the properties. Mature planting within the properties and on broad verges complements and provides unity with the Park

7 Park Avenue is a semi detached property which is not listed.

# Site Analysis

## 2.1 Designated Areas

The site is located within the Carshalton Park Conservation Area



# Site Analysis

## 2.2 The Existing Property

The existing property is semi-detached.

Properties along the street have a varied architectural style.

The adjacent neighbouring property has a pre-existing rear extension and the next door property has a different style and higher eaves than the applicant's.

To the rear there is a good sized garden.



# Site analysis

## 2.2 The Existing Property



Existing Front facade



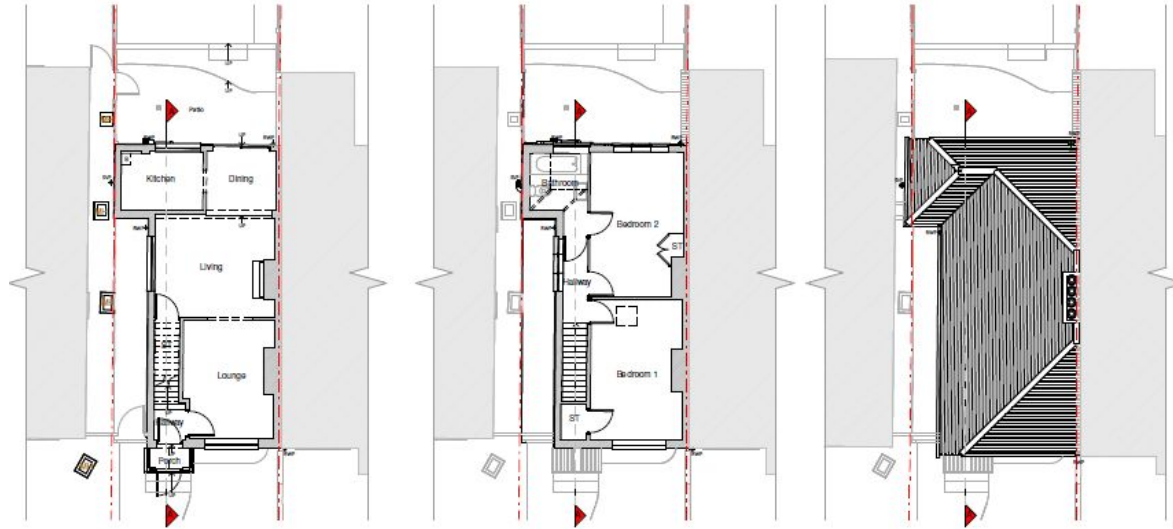
Existing Rear facade



Existing Rear facade and neighbouring context

# Site analysis

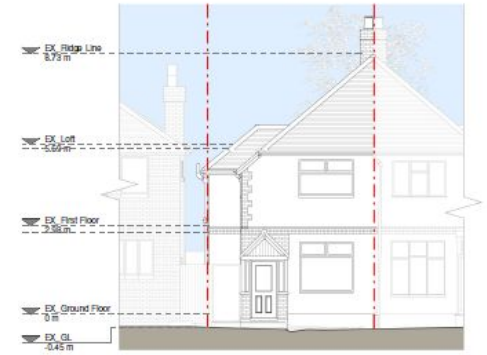
## 2.3 Existing drawings



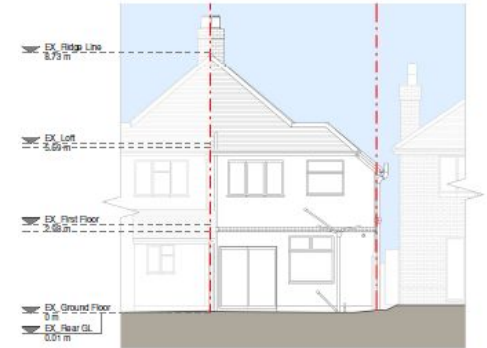
Ground Floor Plan

First Floor Plan

Roof Plan



Front Elevation



Rear Elevation



# Site analysis

## 2.4 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

### **37 Ashcombe Road**

#### **C2011/64124 - Granted - 2011**

Retrospective application to retain and complete detached garage approved under previous App Ref No. C2010/62465/HHA involving increase in height of roof and alteration to elevations.

#### **C2017/77242 - Granted - 2017**

Erection of a single storey rear extension and extension of existing loft space.

#### **DM2019/00795 - Granted - 2019**

Demolition of existing single storey side extension and the erection of a replacement single storey side extension.



# Site analysis

## 2.4 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

### 27 Ashcombe Road

#### **C2014/68723 - Granted - 2014**

Erection of a part one part two storey side and rear extension following removal of existing conservatory and conversion of loft space involving existing roofline three rooflights at front and one window at side.



# Site analysis

## 2.4 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

### **55 Grosvenor Avenue**

#### **DM2023/00072 - Granted - 2023**

Erection of a part one, part two storey side and rear extension and a single storey side extension.

### **21 Waverley Way**

#### **DM2023/01640 - Granted - 2023**

Erection of a two storey side extension and a single storey rear extension.

### **33 Ashcombe Road**

#### **DM2021/00577 - Granted - 2021**

Erection of a single storey rear extension and conversion of loft space involving dormer extensions at rear and side and rooflights to front roofslope.

# The Proposal

## 3.1 Proposed Design

The Proposal comprises a part one, part two storey rear extension, floor plan redesign and all associated works at 7 Park Avenue.

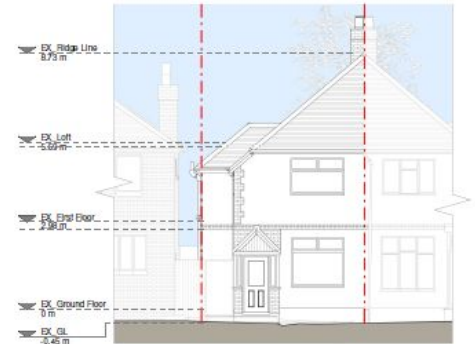
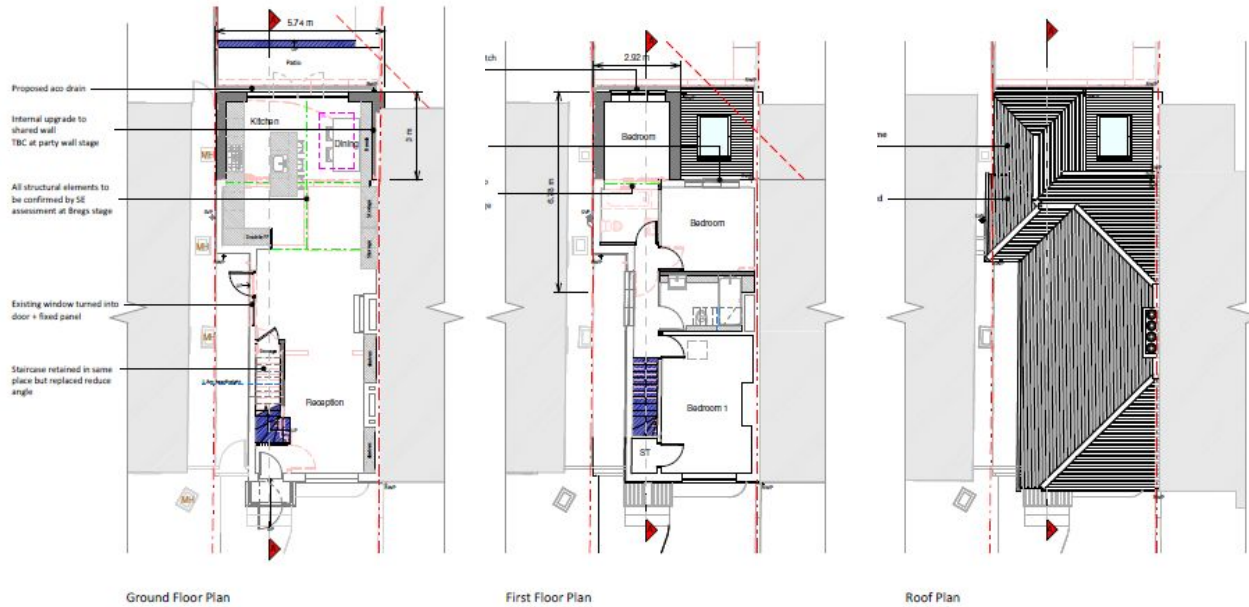
The Proposal has been carefully designed to be subservient to the overall mass and volume of the house. The development is proposed so that it can meet the requirements of the applicant's growing family.

The eaves are going to be maintained as existing. There is an existing volume to the side/rear of the property and our intention is to extend it to the rear. Making the development seamless to the existing dwelling.

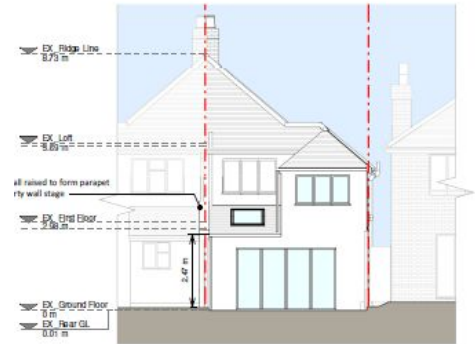
Materials will be complementary and inkeeping with the existing dwelling.

# Site analysis

## 3.2 Proposed drawings



Front Elevation



Rear Elevation

# Impact on Neighbours

## 4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no negative impact to neighbouring properties:

- We are following the 45 degree rule at First floor and therefore not causing impact on the neighbouring properties
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact in minimal.
- The neighbouring property has a pre-existing extension and therefore our proposal is not out-of character to the surrounding context.

# Heritage

## 5.1 Heritage Statement

The proposed loft development has been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and differing architectural styles of the area.

Although the dwelling is situated within the Carshalton Park Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. The development will not be visible from the streetscape.

The proposal is a addition that clearly evidences the areas development over time and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

# Conclusion

Our proposal at 7 Park Avenue is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposal would not affect the streetscape negatively. Due to the different styles of dwellings and pre-existing extensions in the area (as shown in the precedents provided) we believe the development will not affect the conservation area character.

As highlighted the development should not cause significant impact to the neighbouring properties.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would not affect the character and appearance of the conservation area.