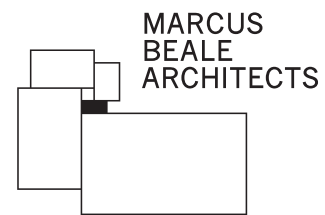


660/CL



Front (South) elevation to Dunstall Road 2015

**10 Dunstall Road, SW20 0HR**  
**Design & Access Statement**

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- A . Architectural Drawings

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## 1. Introduction and Summary

1.1. This report describes the thinking behind the design for the two storey extension to an existing detached house at 10 Dunstall Road, SW20 0HR. It describes the site, setting and the design response.

1.2. It should be read in conjunction with the architectural drawings at appendix A.

1.3. The existing house was constructed in the 1930s, on a sloping site on the north side of Dunstall Road, with ground floor raised approximately 3m above road level, over two storeys, with a garage at lower ground (road) level and steeply sloping front garden. A ground floor rear extension was added in 2005, and a loft extension in 2009.

1.4. The proposal is to remove the existing single storey rear extension and provide a new part two storey part single storey extension. The new building will extend 3m at first floor level and 5m at ground floor level behind the line of the original building.

1.5. The form of the building is in line with the acceptable limits of permitted development. However the single storey element of the extension is proposed to have a zinc roof, which is not similar in appearance to the materials of the existing house.

## 2. The Site and Setting

2.1. The property is at the east of Dunstall Road, where Dunstall Road meets Woodhayes Road. The site is within the Wool Road Conservation Area. Characteristics of this area include early 20th Century architecture, diverse styling of the large “ornate” detached houses, the uniform street design including grass verges, and natural landscaping of the surrounding area. To the north of the site is Lady Jane’s Wood, now part of Cannizaro Park, a Grade II\* Listed historic landscape. (Fig.2).

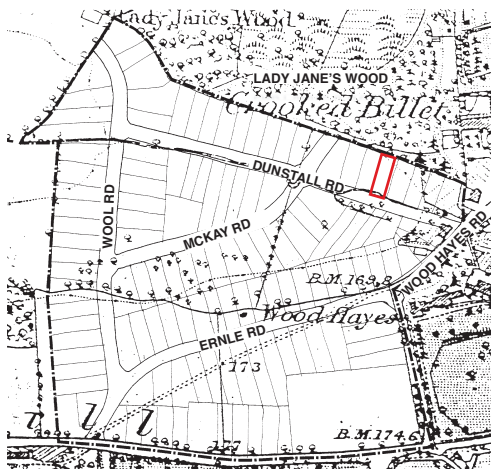


Fig. 1 1865 OS Map with building plot boundaries and the 1939 Estate Roads overlaid

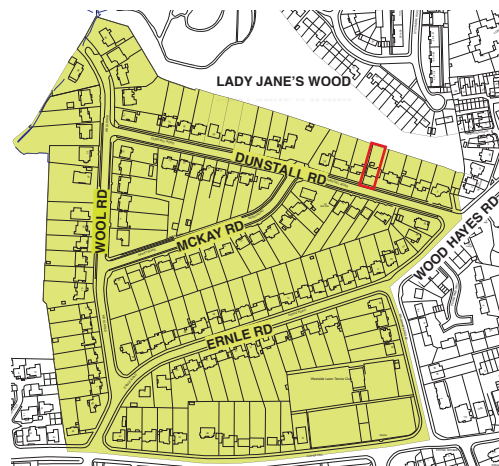


Fig. 2 Map showing the location of property within the Wool Road Conservation Area

2.2. Initially agricultural fields, the Wool Road Conservation Area was divided up into building plots during the 1920s to form what was then called the “Barnes Field Estate”. The building plot boundaries have remained for the most part unaltered since the completion of the Estate in 1939 (Fig.1).

2.3. The original house has stepped frontage with a 1.5m projection and a two storey bay window at the front with brick walls at ground floor and hung tiles above. The rear of the house has a ground floor bay with balcony above, and a single oriel window above the 2005 extension. The rear elevation is brick at ground floor with white render above. The house has a hipped tiled roof with a tile hung flat roofed loft extension overlooking the garden which terraces up towards the rear boundary with Lady Jane’s Wood. (Fig.3).



Fig. 3 Rear Elevation

### 3. The Design

#### 3.1. Use

The existing use is a single private dwelling (class C3), which is being retained.

#### 3.2. Amount

The existing property has an approximate GIA of 305m<sup>2</sup> over 3 floors.

The proposed extension has an approximate GIA of 73m<sup>2</sup>.

This gives a combined approximate GIA of 378m<sup>2</sup>.

#### 3.3. Layout

The existing house is retained at the front and alterations will be to the rear of the building. The ground floor extension will increase the size of the existing kitchen/dining room and library. The proposal will allow interconnecting spaces to be created within the new extension between the kitchen and library. Book shelves and sliding doors are introduced to provide the option to separate the two rooms. (Fig.4).

The first floor extension is essentially three rooms: master bedroom, bathroom and the gym each with a rear facing window set in a gable. The existing ceiling in the master bedroom will be retained. New inward opening windows provide daylight into the master bedroom giving the feel of an internal balcony.

The master bedroom connects to a dressing area linking to the bathroom and gym. All rooms have good levels of daylight.

#### 3.4. Appearance

The form and materials are designed to provide a high quality extension which complements the existing building. (Fig.5).

The external materials will be:

- Brickwork at ground level and white render at first floor level to match existing, with a tiled roof for the upper storey.
- Standing seam zinc roof for the single storey element. Zinc has been selected because it can work at a lower pitch than tiles, is durable and visually discreet.
- Windows and sliding-folding doors will be grey metal to match roof colour.
- Rainwater goods etc. painted black to match existing.

#### 3.5. Scale

The proposed ground floor extension is 5m beyond the original building, with eaves height of approximately 2.81m. The first floor will extend beyond the original building by 3m with eaves height at approximately 5.36m and ridge height at approximately 7.4m above finished ground floor level, which is lower than the existing roof.

#### 3.6. Landscaping

The front landscape and driveway remain unchanged. The timber decking at the rear garden will be removed. A new paved perimeter path of 1m wide connects the two passage ways at the side of the house.

#### 3.7. Environmental sustainability

The new extension will be constructed to the current requirements of the Building Regulations and will therefore improve on the energy efficiency and use of the existing building.

#### 3.8. Social Sustainability

The layout of the extension allows flexible use of the space created over the lifetime of the building.

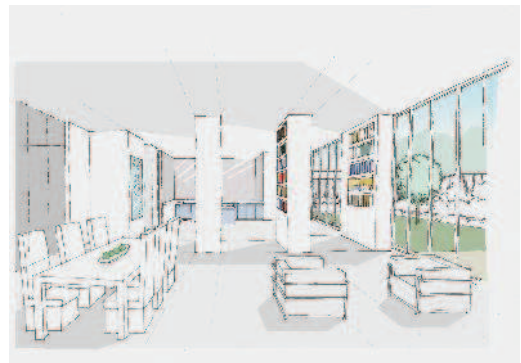


Fig. 4 Proposed Interior View from the Library

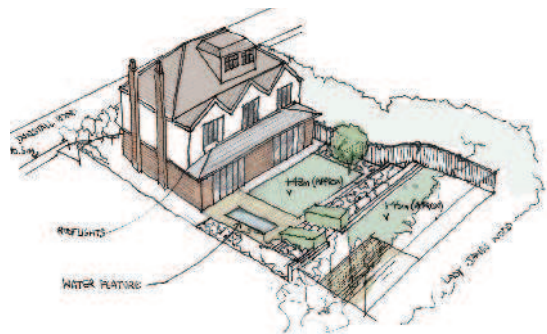


Fig. 5 Proposed Aerial View of Rear Elevation

#### **4. Access**

4.1. There are no proposed changes to the access to the property.

4.2. The site is about 300m from Ridgway and Copse Hill which are served by bus route 200 from Raynes Park to Mitcham. Direct access to the site is therefore by car, cycle, or walking. The PTAL rating is 1b, taken from the Transport for London Planning Information Database.

#### **5. Conclusion**

5.1. The proposal provides good quality residential accommodation that complements the existing property.

5.2. The zinc roof is visually discreet, and whilst not characteristic of the existing building, is an appropriate material for its intended use at the rear of a private dwelling.

5.3. The development is not visible from the public domain, and is sympathetic to the original building. It preserves the character of the Conservation Area.

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