

DESIGN & ACCESS STATEMENT

110-112 WODDCOTE ROAD, WALLINGTON, SM6 0LY
MAY 2025

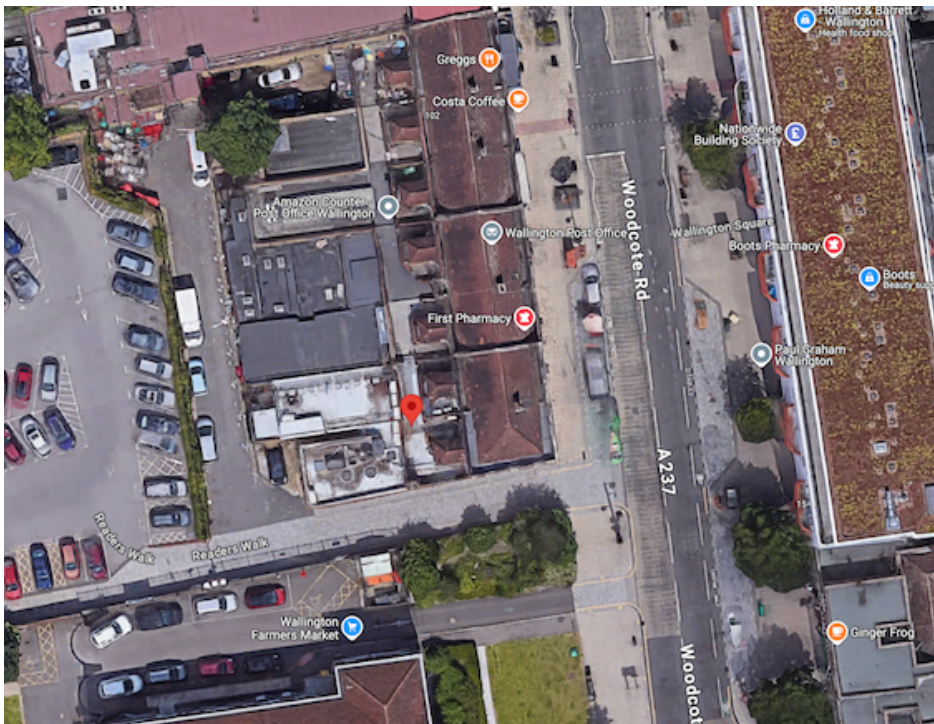
INTRODUCTION

This Design & Access Statement has been prepared in support of a planning application for the residential conversion of the upper floors of an existing commercial unit to create three flats. The proposal also includes a partial attic conversion for the residential works and the construction of a single-storey rear extension to serve the ground-floor commercial unit.

EXISTING SITE

The application site comprises a vacant two-storey end-of-terrace commercial building fronting Woodcote Road. It falls within a designated primary shopping frontage and forms part of the District Centre of Wallington. The surrounding area is mixed-use in character, with ground floor units predominantly occupied by commercial uses, and upper floors consisting of either ancillary or standalone commercial space or residential accommodation.

Immediately to the south of the site is a service/access road, which runs along the rear (western) boundaries of the application site and adjacent properties to the north. Beyond this access road lies the Wallington Library car park.



USE

The site is currently a vacant commercial unit. The proposal is for the ground floor to remain as commercial use with the upper floors being converted into residential use. (3 self contained flats).

SCALE & APPEARANCE

The front elevation of the development site facing Woodcote Road is a two-storey structure featuring a stone finish at ground floor level, with facing brickwork above. A traditional brick and stone parapet detail frames the clay-tiled pitched roof. To the rear, a series of disjointed single-storey extensions—added over time—form an irregular composition. These rear additions are constructed using a mix of facing brick types and cement render, with a parapet detail enclosing a flat roof that varies in height.

Although currently boarded up, the ground floor glazing consists of painted timber-framed windows, while the first floor features single-glazed, painted timber sash windows.



As part of the proposal, the existing cluster of disjointed rear single-storey extensions will be demolished and replaced with a new, cohesive single-storey extension. This will provide the ground floor commercial unit with a more functional and open-plan layout. The new extension will be constructed using facing bricks to match the original two-storey element of the building and will feature a flat roof.

The flat roof will accommodate plant equipment for the commercial unit as well as solar panels. To mitigate any potential noise impact on the residential units, the plant will be housed within an acoustic enclosure.

A second-storey extension is also proposed to provide additional residential space. This extension will be constructed using matching facing brickwork and will feature a flat roof with a parapet detail that reflects the traditional stone and brick coping of the original structure.

The residential works also include a conversion of the existing attic space, which will involve the addition of a dormer window. The dormer will have a pitched roof finished in clay tiles to match the existing roof, with tile-hung cheeks and face.

All first-floor windows are to be replaced with new double-glazed timber sash units, designed to replicate the detailing of the existing windows.

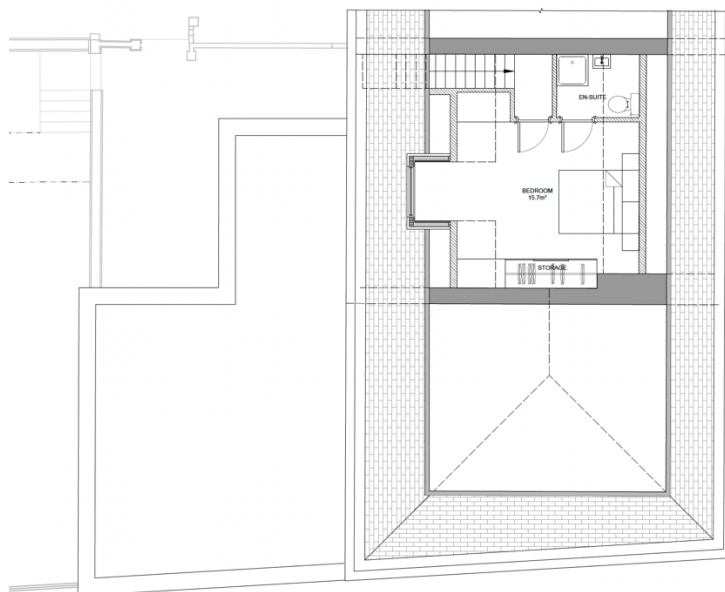
AMOUNT

The proposal involves retaining and extending the ground floor commercial unit, while converting the upper floors to provide three self-contained residential flats.

The proposed residential units comprise:

- 1 no. two-bedroom, four-person flat
- 1 no. one-bedroom, two-person flat
- 1 no. one-bedroom, one-person flat

All three units will benefit from dual aspect and have been designed to comply with the Nationally Described Space Standards (NDSS), meeting requirements for both overall gross internal area and minimum bedroom sizes and dimensions.



ACCESS

The residential units will benefit from a new, self-contained access by way of a new external staircase to the rear of the building.

The access to the commercial unit will remain as existing with the main entrance to the front off Woodcote Road, and rear access from the rear service yard.

LANDSCAPING/AMMENTIY SPACE

The proposed development has no impact on the landscape setting.

It is acknowledged that no private amenity space is provided for the proposed residential units. However, due to the physical constraints of the site and its urban location, it is not feasible to incorporate such space within the development. While the scheme includes a substantial flat roof area at first-floor level to the rear, this space is required for the plant enclosure and the installation of photovoltaic (PV) panels, which are essential to meeting the identified energy reduction targets.

CONCLUSION

The proposed works have designed to ensure the development compliments its surroundings through considered detailing of architectural elements in both finish and form.

The reconstruction of the rear single storey elements of the site can only be seen as an improvement to the existing situation, whilst also providing a much more useable space for the commercial unit.

The 3no flats have been carefully designed to comply with the Nationally Described Space Standards (NDSS), both in terms of the total gross internal areas of those units and the dimensions of all proposed bedrooms. Not only do they meet the required standards, but extra care has been taken to enhance the quality of the spaces by factoring in sustainability and orientation to make the most of the building's existing architecture.

As outlined in this Design and Access Statement and the accompanying documents submitted with the planning application, the proposal aligns with the development plan at the local, regional, and national levels, and can therefore see no reasons why this application should not be approved.