

LAND TO REAR OF 145 PURLEY OAKS ROAD

Design & Access Statement

November 2022

Development of two new dwellings, on land to the rear of the garden at no. 145 Purley Oaks Road. With access from Sanderstead Road





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01 Introduction

Executive Summary

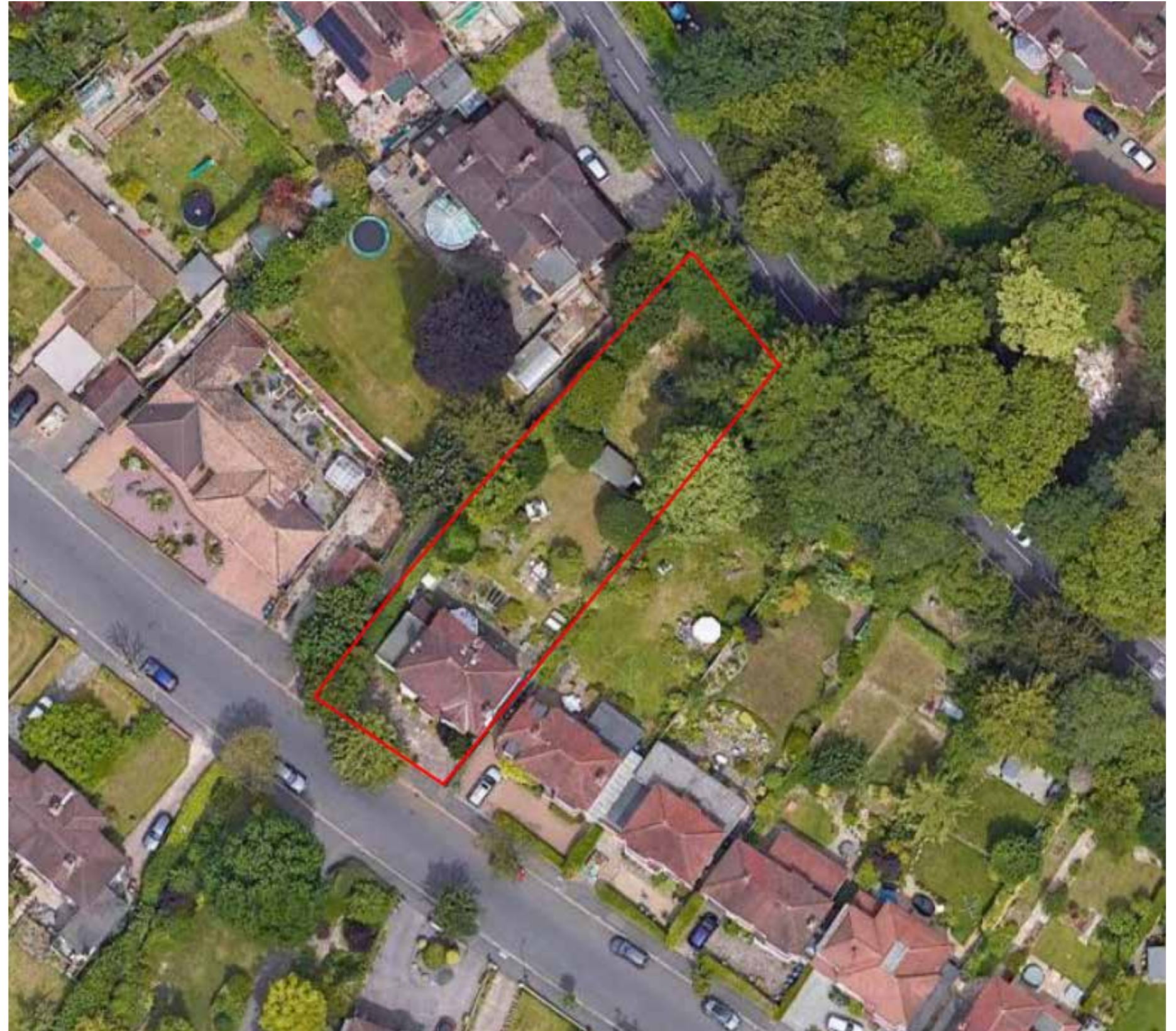
This submission concerns the proposal for the re-development of the land to the rear garden of 145 Purley Oaks Road. The plot has a very large garden with a rear boundary that backs onto Sanderstead Road, and the ambition is therefore to build new dwellings that are accessed from the rear boundary.

KHD Architecture have developed proposals for a two semi-detached homes to the rear of the site, fronting Sanderstead Road, that respect local character, neighbouring amenity and arboricultural constraints. The proposal consists of two spacious homes with private outdoor amenity space and high quality planting to replace what has been removed.

The site is not in a conservation area, nor is it locally listed. Residential buildings in the area are typically semi-detached or detached. The majority of houses have been constructed since the 1930's and there are a number of new builds in the local vicinity including apartment blocks along Sanderstead Road.

This area is in the London travel to work area, offering good transport links from two train stations - Sanderstead and Purley Oaks railway stations.

The existing property - 145 Purley Oaks - has recently had an application granted for the extension and conversion of the detached house into two semi-detached homes.



Existing Aerial with site boundary

02 The Site and Context

Aerial Views of the Site



Aerial Viewing North



Aerial Viewing East



Aerial Viewing South



Aerial Viewing West

02 The Site and Context

Connectivity

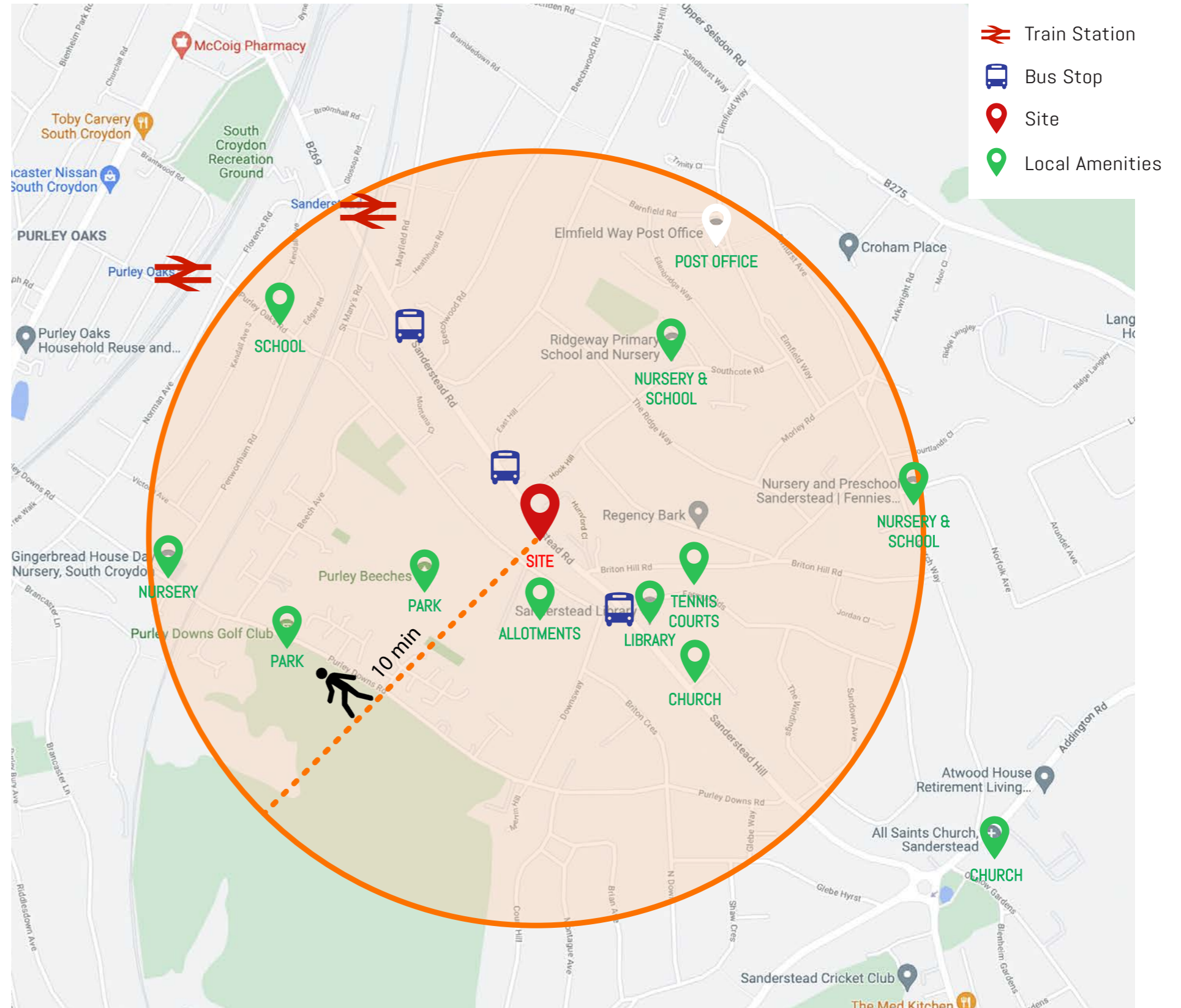
The site is well connected to local amenities and transport links, demonstrated by its PTAL rating of 2.

There are two prominent train stations to the north of the site. Sanderstead station is within a 10 minute walk from the site, and Purley Oaks station is approximately a 12-15 minute walk.

This makes the site a convenient location for people who work in the city of London or in Croydon Centre.

Public buses also serve Sanderstead Road: the no. 403 travels between West Croydon and Warlingham every 15 minutes, providing an alternative option to travel to Croydon.

The area has a high level of pedestrian accessibility: many services and amenities are a short walk from the site, as illustrated by the diagram adjacent which shows a 10 minute walk radius around the site. The area highlighted encapsulates a number of essential amenities such as schools, parks and a church.



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Site Specifics

The existing house at no. 145 Purley Oaks Road is a detached two storey house. There is a front driveway with two separate cross-overs and access around both sides of the property to a rear patio.

The property has been extended in the past and features a two storey side extension comprising a garage and living accommodation above.

The property features a long garden that stretches up to Sanderstead Road. The topography of the land has a steep incline up to the rear of the garden. Much of this area of the garden is unusable as outdoor amenity due to the steep gradient.

The plot is bounded by a 1.8m tall timber fence. To the south east the fence defines the boundary with the neighbouring property no. 143 and to the north west is a public footpath connecting Purley Oaks Road and Sanderstead Road.

A pavement runs to the south of Sanderstead Road and defines this edge of the site.



Existing location plan



1. Front Elevation fronting Purley Oaks Road



2. View from the rear garden to rear elevation



3. View from the rear garden to the back of 145 Purley Oaks Rd



4. View from garden to the rear boundary

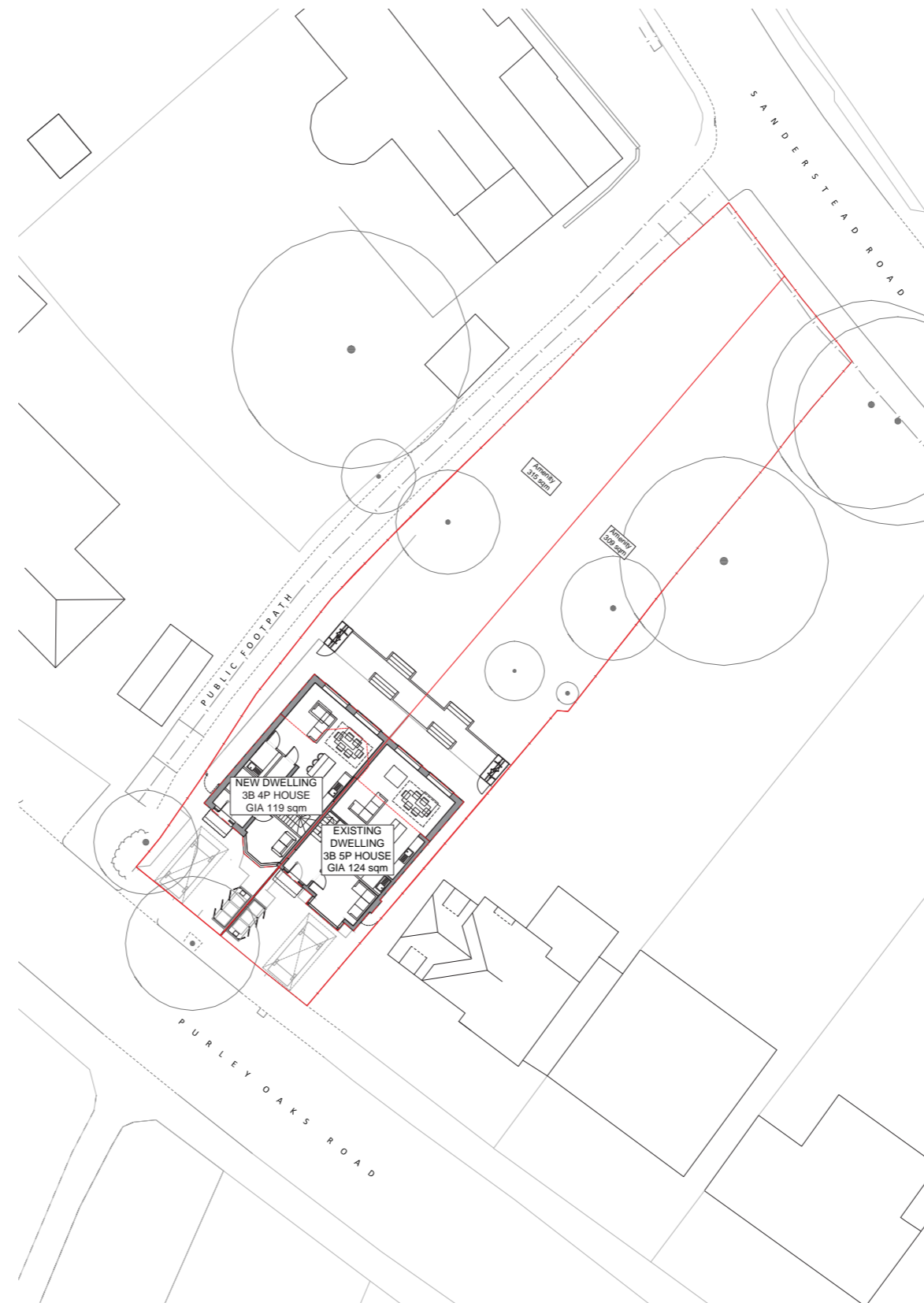
02 The Site and Context

Planning Applications for the Site

Planning Application 21/04731/FUL and 21/04732/FUL

Submissions were made in 2021 to sub-divide and extend the original house at 145 Purley Oaks Road to create a pair of semi-detached dwellings. The proposed works includes a two storey side extension, erection of roof canopies at the front, dormer extensions to the rear roof slope and the erection of a single storey rear extension.

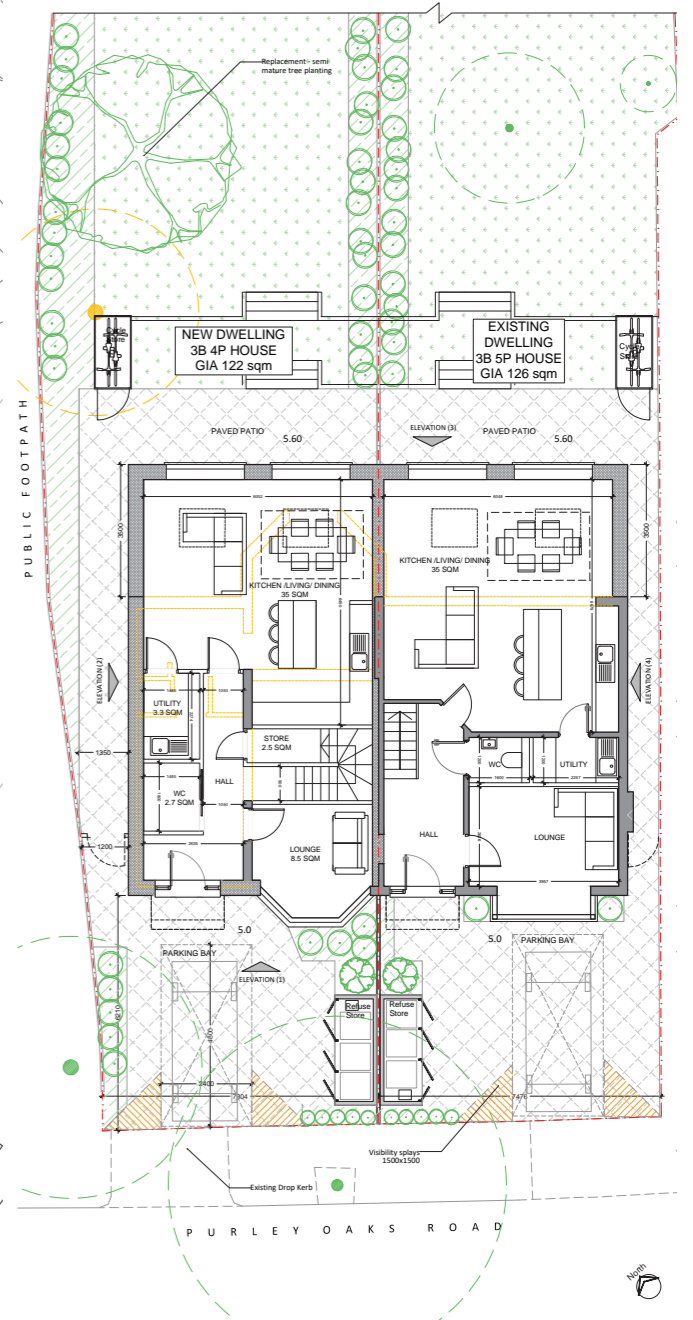
Planning Status: Permission Granted 10/03/2022



Proposed site plan - Planning ref 21/04732/FUL

PLAN LEGEND

- Site Boundary Line
- Defensive Planting / Vegetation
- Grass
- Porous Paving
- Existing Walls Demolished
- 1.5M Visibility Splays
- New Trees / Shrubs / Hedge
- Existing Trees - Canopy Spread



Proposed ground floor plan - Planning ref 21/04732/FUL

02 The Site and Context

The Vicinity

Purley Oaks Road

Many of the houses on Purley Oaks Road are of similar size and style, in particularly numbers 165 to 145. However, they are no longer original. They were constructed in the 1930's, and since have had numerous alterations and extensions. Some characteristics remain prominent which are bay windows, hipped roofs and porches.


From the junction of the two roads to the east of the site Purley Oaks Road and Sanderstead Road run at a roughly 45 degree angle to each other. Properties to the east of the site feature shorter gardens as you move towards the junction. The land to the west is split with a plot facing each of the roads.

The plot of 145 Purley Oaks is unusually long, providing a lot of garden space that is unused by the residents.

Sanderstead Road

Sanderstead Road (B269) is a designated B-road although it is constructed to A-road standard for much of its length. The road carries quite a heavy traffic load, especially on the section between South Croydon and Warlingham.

A large section of this road is bounded by private rear gardens on either side. This creates an in-active street - it lacks a community unlike more traditional streets where houses sit opposite each other.

-  Site Boundary
-  Neighbouring Plots
-  Active Street Fronts
-  Non-Active Street Fronts



Aerial view and diagram of the vicinity

02 The Site and Context

Sanderstead Road: Architectural Character

The images show the buildings directly neighbouring the site on Sanderstead road.

The houses are very large, detached buildings with 2.5 storeys.

This residential area is characterised by gables forms, a mixture of render, red brick and tile hanging cladding. Other features include bay windows and spacious driveways that set the property back from the street.

Roof cladding materials vary - a mix of brown/red clay tiles.

Houses on the southern side of Sanderstead Road are sunken into the topography. Stairs and ramps are often incorporated to access the ground floor of the property.

These older developments have been subject to a lot of change over the years. Common additions are side, rear and loft extensions.



Extensions highlighted on properties along Sanderstead



1. 236 Sanderstead Road



2. 240 Sanderstead Road



3. 234 Sanderstead Road



4. 238 Sanderstead Road

02 The Site and Context

Sanderstead Road: Plot Widths and Intensification

There are many examples of dwellings on narrow plot widths along Sanderstead Road, which are of a very similar character to what is proposed development. Many of the larger plots have also been subject to intensification. The diagram adjacent highlights these plots and illustrates the variety of plot widths and building typology in the local area.

Relative to the plots either side, nos. 232, 234 and 236A Sanderstead Road are narrow width. Plot widths to nos. 232 and 234 appear to date to the age of the houses, whereas no. 236A, in an example of plot intensification, is a more recent dwelling that was built on land originally owned by no. 236, .

Merriments and Belhaven Sanderstead Rd are further examples of historic housing with a plot width similar to the proposed development site. The housing to Hurnford Close is another example of intensification. Nos. 1, 3, 5, 17 and 19 have frontage to Sanderstead Road and are built on relatively narrow plots.

The flats at Wettren Close and the Red House flats at no. 281 also have frontage to Sanderstead Road and are examples of more recent apartment blocks built on large plots.



02 The Site and Context

Local Character - Plot Intensification

The local area is currently undergoing a lot of change. Former houses have been replaced with denser forms of development such as flats and terraced housing. Larger developments have recently been constructed along Sanderstead road and West Hill. Commonly the developments have 3 to 4 storeys and are comprised of denser apartment blocks.

121 Purley Oaks road - a detached house, has been replaced with two semi-detached, three storey houses providing 4 new dwellings. Similarly, 87 Purley Oaks Road was once a bungalow that has now been transformed into a site of 4 new dwelling.

1 West Hill, 205 and 281 Sanderstead road are new flatted developments that are much larger in scale but are designed to continue the more traditional architectural language of brick cladding, gables and hipped roofs.



1. 121, 121A, 121B, 121C Purley Oaks Road



2. 205 Sanderstead Road



3. 281 Sanderstead Road



4. 1 West Hill



5. 87 Purley Oaks Road (06/01223/P)

02 The Site and Context

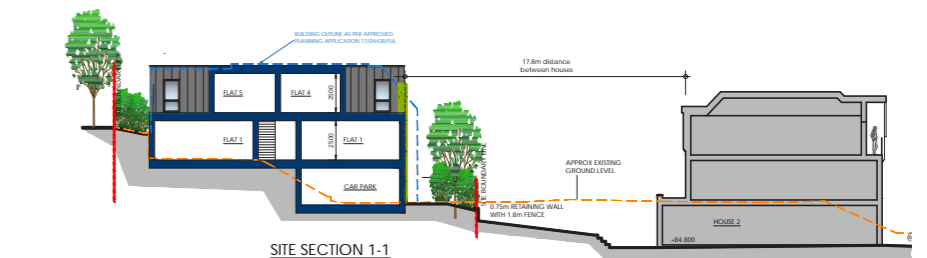
Local Character - Plot Intensification

One of the newest built development, and most contemporary in design has recently been completed at 238 Sanderstead Road. The flat roof design is clad in a modern yellow/beige stock brick with black metal and glass detailing.

- Yew Bank development is located very close to the application site. This scheme replaces an existing detached building with a block of 9 flats.
- 119 Purley Oaks replaces a house with 2 semi-detached houses and a block of 5 flats to the rear.
- 3 west hill involved the demolition of a house and garage for a four storey block of flats with 9 apartments.
- 2 west hill involves alterations to the existing house to convert it into 7 new flats.
- 1a West Hill 18/01005/CONR attached to 17/05708/FUL is for the demolition of existing dwelling to erect a two storey building to accommodate 9 new flats.



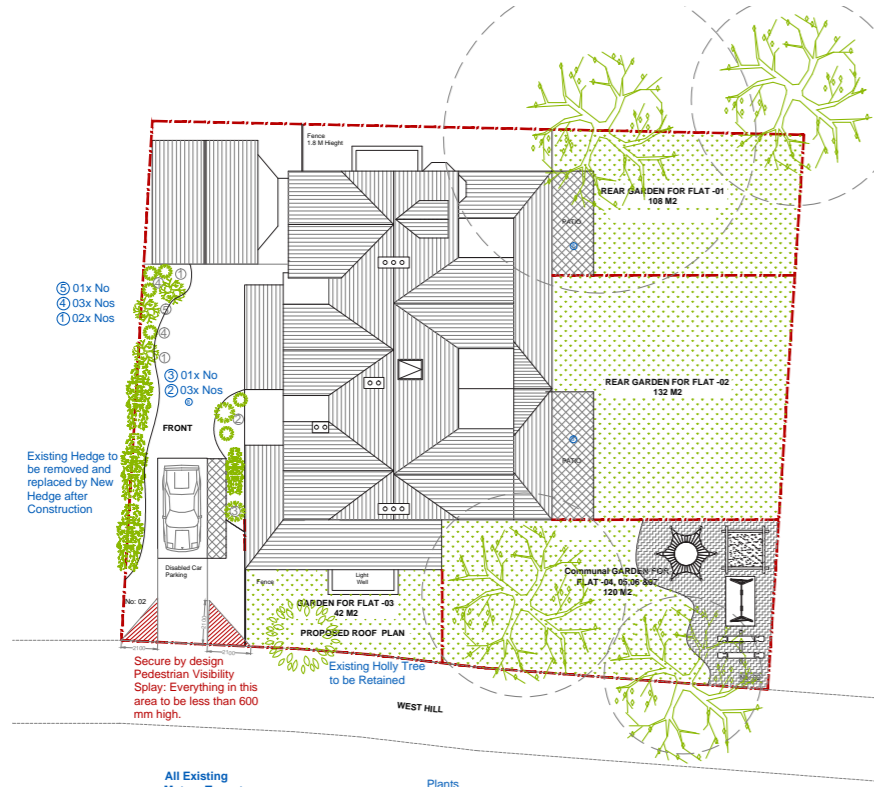
6. Yew Bank (20/00064/FUL).



7. 119 Purley Oaks (19/00732/FUL)



10. 238 Sanderstead Road



8. 2 West Hill



9. No. 1a & 3 West Hill

02 The Site and Context

New developments in the Vicinity



Proximity of larger developments to the proposed site - The numbers correspond with the precedent images on the previous page.