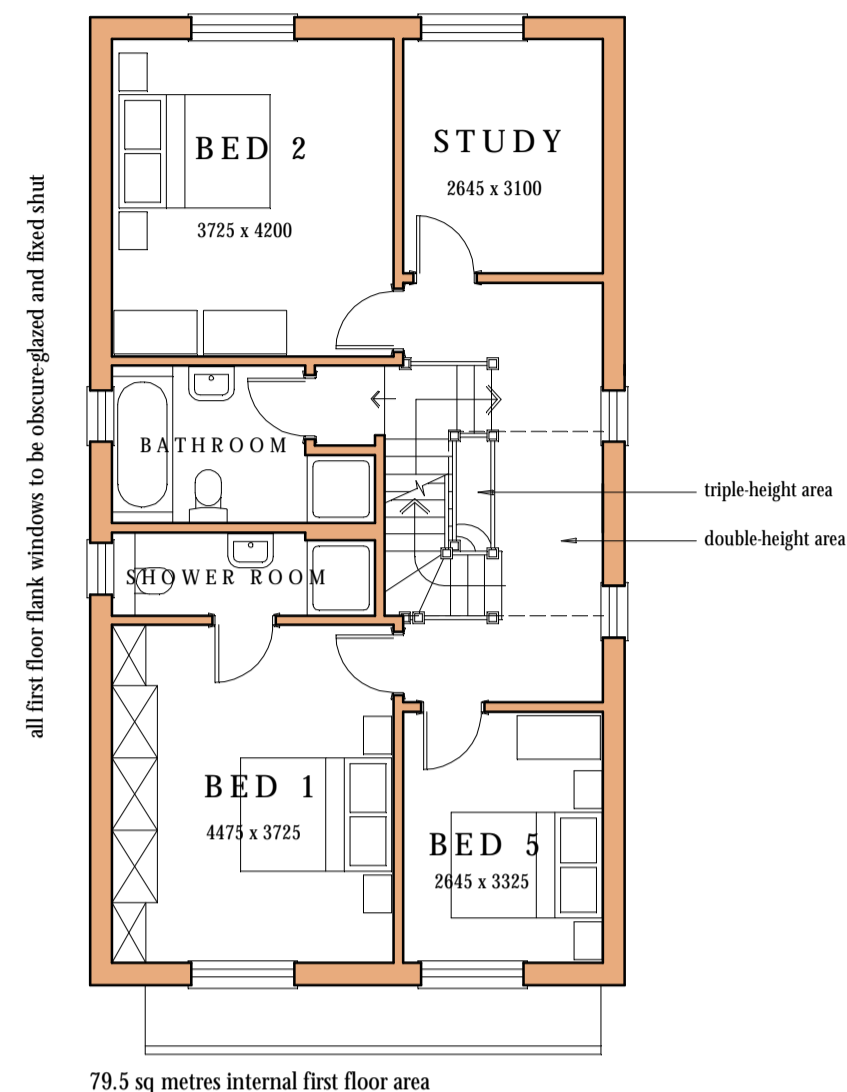
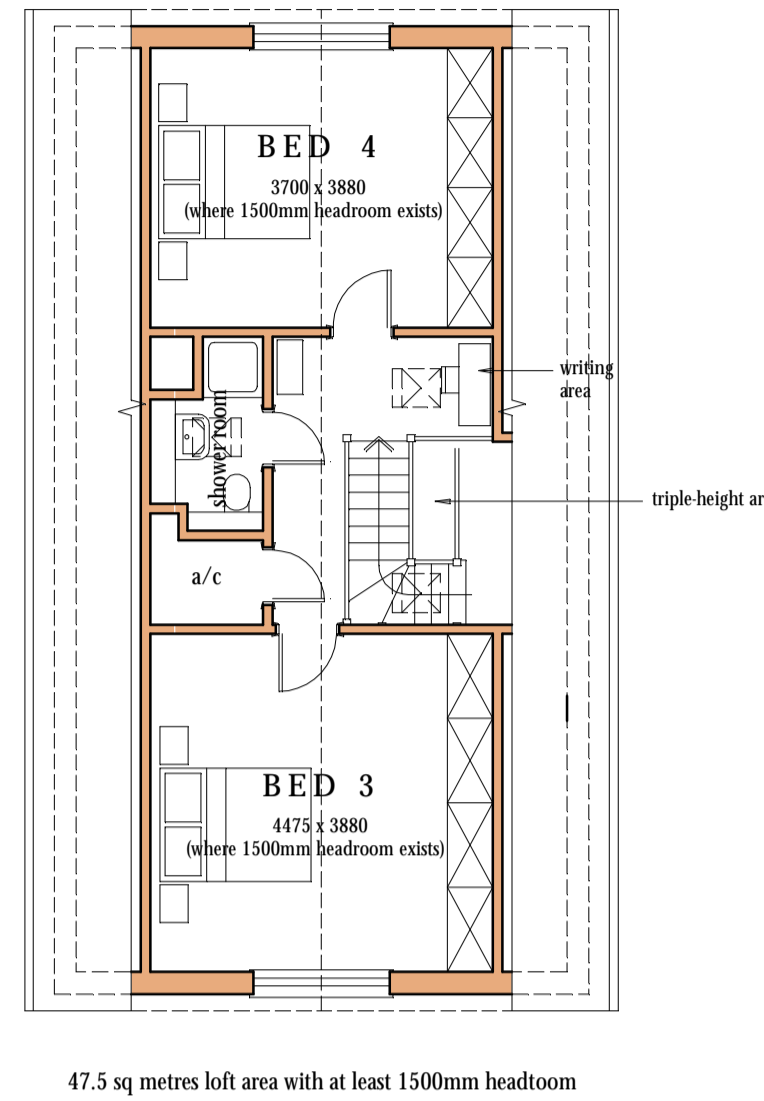


81.2 sq metres ground floor internal area
GROUND FLOOR PLAN

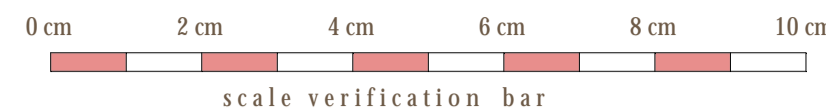


79.5 sq metres internal first floor area
FIRST FLOOR PLAN

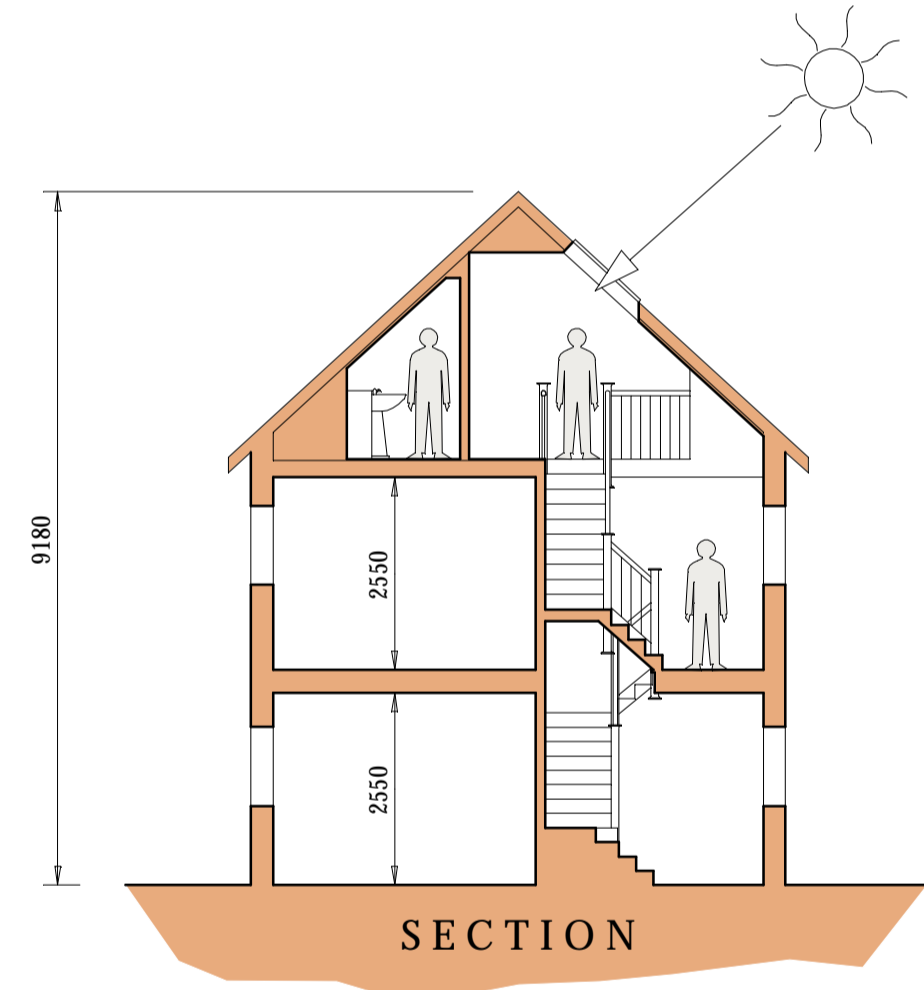


47.5 sq metres loft area with at least 1500mm headroom
ROOF PLAN

208.2 sq metres internal floor area (2240 sq ft)



LOCATION PLAN
SCALE 1:1000



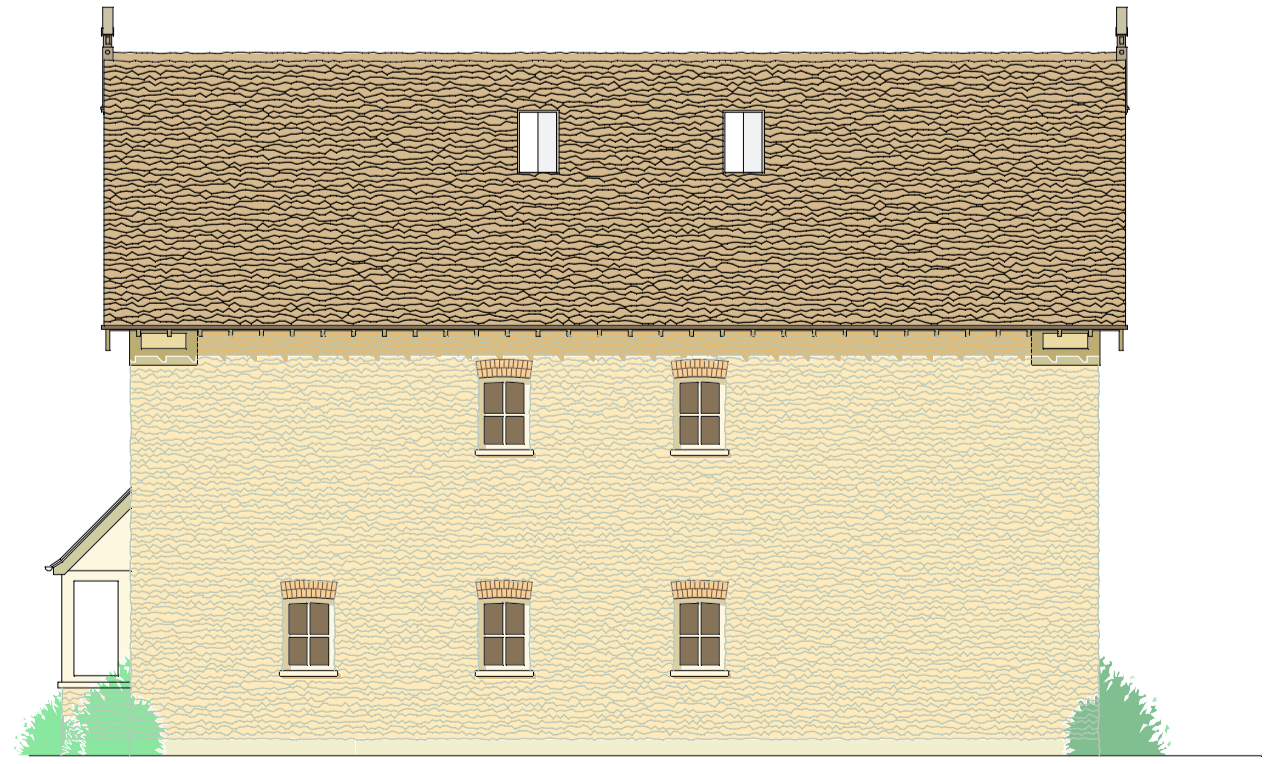
SECTION



FRONT ELEVATION



REAR ELEVATION



FLANK ELEVATION



FLANK ELEVATION

DESIGN STATEMENT

THE PROPOSAL
The proposal is for the erection of house adjacent to 51 Foxley Lane, Purley. The proposal involves the demolition of a substantial wing of the host property.

In August 2011 Planning Approval was issued for a block of two flats (LBC ref 11/01854/P). However the applicant has decided he would prefer just one house, and this house reflects exactly the footprint, size and position of the approved flats. Only the internal layout and fenestration has changed.

THE LOCALITY
Foxley Lane was once an attractive road of Edwardian houses, but recent events haven't been kind to the road. A recent block of flats at 'Wakeling Manor' (allowed at appeal) doesn't complement the character of the road, and several nearby hedges have been removed to be replaced by close-boarded fences, hard brick walls and wrought iron black & gold gates and railings.

THE PLOT
The overall (undivided) plot has an area of 0.17 hectares, being approximately 23 metres wide at the front and 53 metres deep. The plot rises to the rear.

There are a number of trees in and around the site, which are noted on this survey but are of no great value, and were not 'protected' even after the submission of the 2009 Planning Submission.

To the left of the plot is the host property: a semi-detached Edwardian villa, and to the right is a more recent detached house erected in 2004.

LAYOUT & SCALE
The proposed building has been designed to reflect the street scene and complement its neighbours. In scale it is similar to the many new houses erected in similar plots in Foxley Lane and Smitham Bottom Lane.

The scale is based on the guidelines that have evolved for the many infill houses in Foxley Lane. Those guidelines are for the proposed house to be four metres from the host property (measured at first floor level), and around two metres from the existing boundary at the front.

The existing driveway is retained for the proposed house, and a new access is proposed for the host property.

APPEARANCE
This is a traditional design with plain clay tiled roof and brick and rendered elevations to reflect the character of most houses in the area. The windows and doors will be painted timber. External details and materials to be approved by the LPA before commencement of work.

LANDSCAPING
Most of the existing landscaping is to be retained. Additional shrubs are to be planted around the house. Approval of details would ideally be a condition of any approval.

ACCESS
Access to the plot is from the existing gates and crossover. The host property is to have a new access as illustrated.

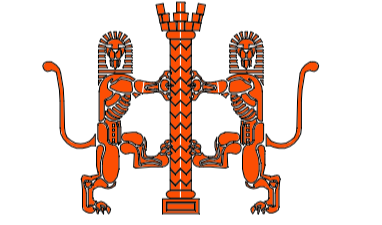
Access to the new dwelling for disabled people will, of course, need to comply with Part M of the Building Regulations; and so the front doors would have level thresholds, and be around 900mm wide. Internally all ground floor doors would be 838mm wide. All electrical sockets would be between 450mm and 1100mm from the floor; and there would be an accessible lavatory on the ground floor.

Furthermore the design complies with Lifetime Homes Standards are noted right.

SUMMARY
This proposal would provide an attractive building, in an under-used plot, in much the same manner as many other infill houses erected in the last twenty years.

GRAHAM RIX 7th October 2011

- LIFETIME HOME STANDARDS
- CAR PARKING WIDTH. The car parking is adjacent to the house, and is 3.3m in width.
 - ACCESS FROM CAR PARKING. The distance from the car parking space to the house is kept to a minimum and is level or gently sloping. (3) slopes are less than 1:20.)
 - APPROACH GRADIENTS. The approach to all entrances is level or gently sloping.
 - EXTERNAL ENTRANCES. All entrances are to be timbered, have level access over the threshold and have a covered main entrance.
 - COMMUNAL STAIRS AND LIFTS. N/A.
 - DOORWAYS AND HALLWAYS. The width of internal doorways and hallways conforms to Part M, and there are no hallways less than 1000mm wide. There should be a 500mm rib or wall space to the side of the leading edge of the doors on entrance level.
 - WHEELCHAIR ACCESSIBILITY. There is space for turning a wheelchair in entry areas and living rooms and adequate circulation space for wheelchairs elsewhere.
 - LIVING ROOM. The living room is at entrance level.
 - ENTRANCE LEVEL BED SPACE. There is adequate space for a bed on the ground floor.
 - ENTRANCE LEVEL WC AND SHOWER DRAINAGE. As the house has three or more bedrooms, there is a wheelchair accessible toilet on entrance level with drainage provision enabling a shower to be fitted in the future.
 - BATHROOM AND WC WALLS. Walls in the bathroom and WC are 1000mm thick and so are capable of taking adaptations such as handrails.
 - STAIR LIFT AND THROUGH-FLOOR LIFT. The design of the upper floor incorporates provision for a through the floor lift from the ground floor to the first floor, to a bedroom next to the bathroom. There is shown a 1000mm clear distance between the stair wall (on which the stair lift would normally be fixed) and the edge of the opposite handrail/balustrade, hand-rerailled 'landing' and grilles on the top and bottom of the stairs.
 - TRACKING HOIST ROUTE. The design and specification provides a reasonable route for a general hoist from a main bedroom to the bathroom.
 - BATHROOM LAYOUT. At least one bathroom is designed for ease of access to the left, WC and toilet basin.
 - WINDOW SPECIFICATION. Living room window glazing height no higher than 800mm from the floor level and windows are to be easy to open/clean.
 - CONTROLS, FIXTURES AND FITTINGS. Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 400mm and 1000mm from the floor).



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for
Harry Veitch

PLANS AND
ELEVATIONS

scales 1:100 5/10/2011

51FL P3