

# Planning Statement

13a Ivydale Road  
London  
SE15 3DR

11th May 2021

## **Site and Surroundings**

No. 13a Ivydale Road is not located within a Conservation Area and is not Listed.

Ivydale Road is a Street of Terraced houses built to the North-East of Nunhead Cemetery in the 1900's.

The property was Converted into two self contained flats in the 1980's.

The subject of this application is the one bedroom Ground Floor Flat.

General outlook consists of terrace houses separated from the street by small front gardens and walls.

The properties along the west side of Ivydale Road have rear gardens which back onto Nunhead Cemetery and neighboring streets. The properties on the East side have gardens backing onto the local sports facility ground and other neighboring streets.

## **Proposals**

The proposals submitted for the planning application are for a Single storey side/rear extension.

The proposed extension will be adjacent to the rear extension of number 15 Ivydale Road which has a pitched roof 2.9m at the eaves and 3.4 at its highest point.

The proposed new Extension to number 13 will measure 2.4m in depth to the rear and 5.9m to the side leaving an open lightwell of 1.5 Square metres.

The side Extension roof would be pitched and measure 2.4m at the eaves and 3.5m at its highest point with three Velux windows.

The rear Extension roof would be flat and measure 2.8m to the eaves.

It will feature one Velux window.

The proposed extension will be built in Yellow London Stock Brickwork to match existing.

The rear wall will be provided with bi-fold doors.

There is currently a balcony serving the first floor flat 1.5 x 1m in area. This will be retained on the new flat roof.

## **Reasons for Approval**

The proposed ground floor, single storey rear extension by reason of its scale, siting and design would be a subordinate addition to the host building and would not detract from the original architectural integrity of the building and the terrace row within which the property is located as it projects only 0.8m further out than the neighbour one side and is only 2.4m long on the other side. As such it would not cause harm to the character and appearance of Ivydale Road.

For that reason it is generally proposed that all new work will be of more conservative in nature.

Authentic designs, materials and techniques, where possible will be provided.

The proposed single storey extension aims to significantly improve the functionality of this property and will increase the overall area of internal usable space enabling enough space to accommodate two double bedrooms.

## **Design & Materials**

The proposed materials will match in style that of the host property where possible and will respect, in general, the character of the area. All work of making good will be finished to match the existing original work in respect of material, colour and texture.

The proposals would not have any detrimental impact on the external appearance of the building as seen from the street or the rear of the property.

## **Access**

No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required.