



Project: 26 Bloom Grove,
London,
SE27 0HZ

Title: Design and Access Statement
Client: Mr Simon Charlton
Issued by: MC
Date: 22/05/2021
Drawing Number: BG_0200
Revision: 01

26 BLOOM GROVE

DESIGN AND ACCESS STATEMENT

Introduction:

The design and access statement is to accompany the householder planning application for a ground floor extension and works to a boundary wall at 26 Bloom Grove, W Norwood.

Site Context

26 Bloom Grove is on a residential street with good southerly orientation, running perpendicular to Norwood High Street.

There is an existing planning application (18/04742/FUL) granted in 2018 to provide commercial and residential units on the site to the north of the property.

This will include demolition of the garage building on the sites west boundary. The resultant effect of this is a much improved aspect to the west from 26 Bloom Grove, as well as increased daylighting levels.

The Site

The site itself is 67m², and is a two-storey, two-bedroom property. It is of attractive London Stock brick, with numerous design features that include detailed brick lintels above elegantly proportioned windows.

The yard to the west of the property receives excellent daylight from mid-morning through to late evening. This is something the proposal seeks to take advantage of.

Proposed Use

The proposal is for a ground floor extension to the property. This will increase the size of the kitchen, giving improved access to the yard.

The quality and logic of the internal space will be greatly improved, with a remodelled downstairs WC and opening up of the ground floor via removal of timber stud walls and existing chimney breast at ground floor.

Scale

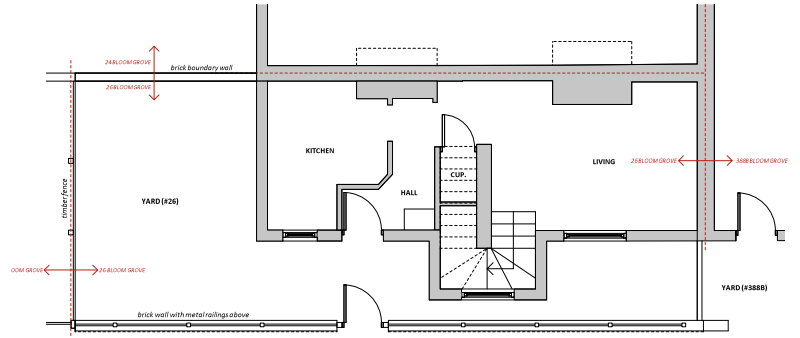
The applicants property, and the adjoining 388B Bloom Grove, form a massing block that is subservient to larger adjoining buildings that front onto Norwood High Street to the east.

The proposed extension will be subservient again, sitting only a single storey high and extending 1.5m into the existing yard.

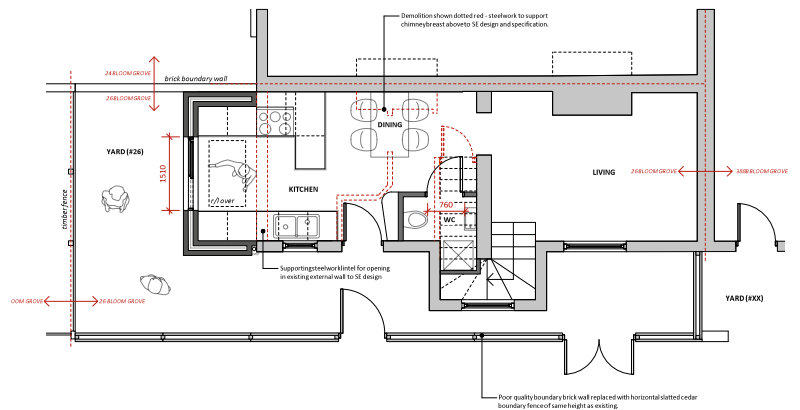
The property benefits from high ceilings internally, and this will be followed through inside the extension.



Location of 26 Bloom Grove in relation to Norwood High Street



26 Bloom Gove Existing L0 Plan



26 Bloom Gove Existing L0 Plan

26 BLOOM GROVE

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Materiality

The extension will be modern in appearance, with a contemporary dark grey brick, which will form a suitable contrast with the existing brickwork.

The brickwork will have elements of relief to avoid large flat planes, with subtle details creating texture and interest. Windows and doors will be of dark grey aluminium, with crisp detailing.

The materials proposed seek to make a clear distinction between old and new, and the use of masonry is a nod back to the buildings original structure.

The low quality existing south boundary wall will also be replaced with a much higher specification of slatted timber fence. This will improve the quality of the streetscape and allow for waste bins and bike storage to be out of view.

Amount

The proposed extension represents 5m² as the applicant wishes the intervention to not impose too much on the existing yard to the west.

The 1.5m extension gives direct access to the property's external space through a set of modern dark-grey framed sliding doors.

Flood Risk

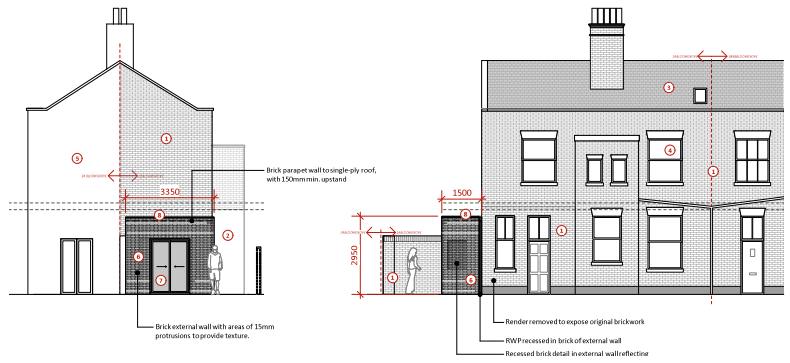
The site is in Flood Risk Zone 1, representing an area of low risk of flooding.

Surface water will be dealt with via new gulleys connecting to existing drainage routes. The extension flat roof will be drained via a single RWP, again discharging via gully to the existing drainage system.

Conclusion

The proposal at 26 Bloom Grove is a modest extension in a suitably complimentary architectural style to an attractive existing building that is in need of some reconfiguration.

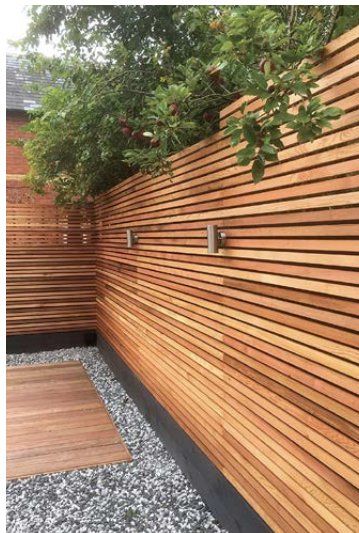
The small scope of the extension will greatly improve the quality of both internal and external spaces at the property, and allow the applicant a much fuller enjoyment of what is a site with excellent solar aspect, though lacking in easy connection between inside and outside.



Proposed elevations



Example of single storey grey brick extension with recessed RWP detail



Slatted timber fence precedent



Dark framed glazing and grey brick