



**23 Marlborough Road
Design and Access Statement**

April 2021

1. Introduction

1.1 General

This design and access statement has been prepared to support the application for Planning Permission for the following works to 23 Marlborough Road.

This design and access statement should be read in conjunction with the following drawings:

Site Plan:

4000 Location and Site Plan.

As Existing Drawings:

1000 Ground Floor Plan as Existing, 1001 First Floor Plan as Existing, 1002 Roof Plan as Existing, 1100 Section A-A as Existing, 1200 Front Elevation as Existing, 1201 Side Elevation as Existing and 1202 Rear Elevation as Existing.

As Proposed Drawings:

2000 Proposed Ground Floor Plan, 2001 Proposed First Floor Plan, 2002 Proposed Second Floor Plan, 2003 Proposed Roof Plan, 2100 Proposed Section A-A, 2200 Proposed Front Elevation, 2201 Proposed Side Elevation and 2202 Proposed Rear Elevation



Original garage door and front door to be repaired and redecorated

2. Site Details

2.1 Address of Locality:

23 Marlborough Road, Bexleyheath, Kent, DA7 4UP

2.2 Address Details

23 Marlborough Road is a semi-detached, two storey building constructed in the 1930s. The property has a single storey garage running the length of the house and has a front garden accommodating two cars and a large rear garden. The building is used as a single-family residence. The building has been owned by the owners family since its construction and the proposal seeks to provide sufficient accommodation for the single-family home.

The property is not listed or in a conservation area.



Rear elevation in poor condition - Cracked and missing pebbledash

3. Design Process

3.1 Design Objectives

The main design objectives include the following;

- Alterations to roof line, including hip to gable end and rear dormer to form accommodation in the roof space.
- New side extension in the location of the existing garage to provide additional habitable space.
- Part single, part double rear extension to provide a large kitchen/ diner area and a larger master bathroom to the first floor.
- Upgrading the existing services to fulfil the building regulation requirements and provide contemporary levels of comfort.

The proposals, which are shown on the accompanying drawings, seek to celebrate the existing original house as well as extend the existing house to provide a long-term family home for the owners.

3.2 Appearance

The proposed extension will have minimal impact on the appearance from the street as the proposed side extension is pitched and will sit back from the front façade. The changes that are visible will provide a positive contribution to the streetscape through good and thoughtful design.

The existing rear elevation is in poor condition and the proposed extension will improve the appearance of the building to the neighbouring properties. It will also result in the consolidation of the existing above ground drainage pipes, the repair of areas with cracked and missing pebbledash generally, and redecoration to all elevations to match the existing, as well as the repair of the original front door and garage doors to the front elevation.

The extension is predominantly to the rear elevation and the houses to the rear, on Palmeira Road, are approximately 40m away with large trees between, it will therefore have limited impact on the residential area.

Metal cladding has been carefully chosen for the proposed extension to distinguish between the original house and the extension – maintaining the existing character as well as complementing the existing materiality. The material choice was made to minimise the number of materials used to create a simple and uncluttered design. The massing of the proposed rear extension relates to its context, particularly the neighbouring property. The one material choice and building form allows for the proposed extension to 'wrap' the original house seamlessly.

3.3 Access

The proposal will not change the vehicular or pedestrian access to the property and the existing car parking spaces will be retained.

A new staircase is proposed to the second floor above the existing staircase. The proposed rear extension allows for level access to the rear garden.

4. Conclusion

The extension is predominantly to the rear elevation and will therefore have limited impact on the residential area. The building height is in keeping with the existing building heights in the area and is designed in line with existing properties.

The proposal will celebrate the existing original house as well as providing high quality design that will contribute positively to the environment. It will provide a long-term family home for the owners through additional space and the provision of contemporary levels of comfort.

