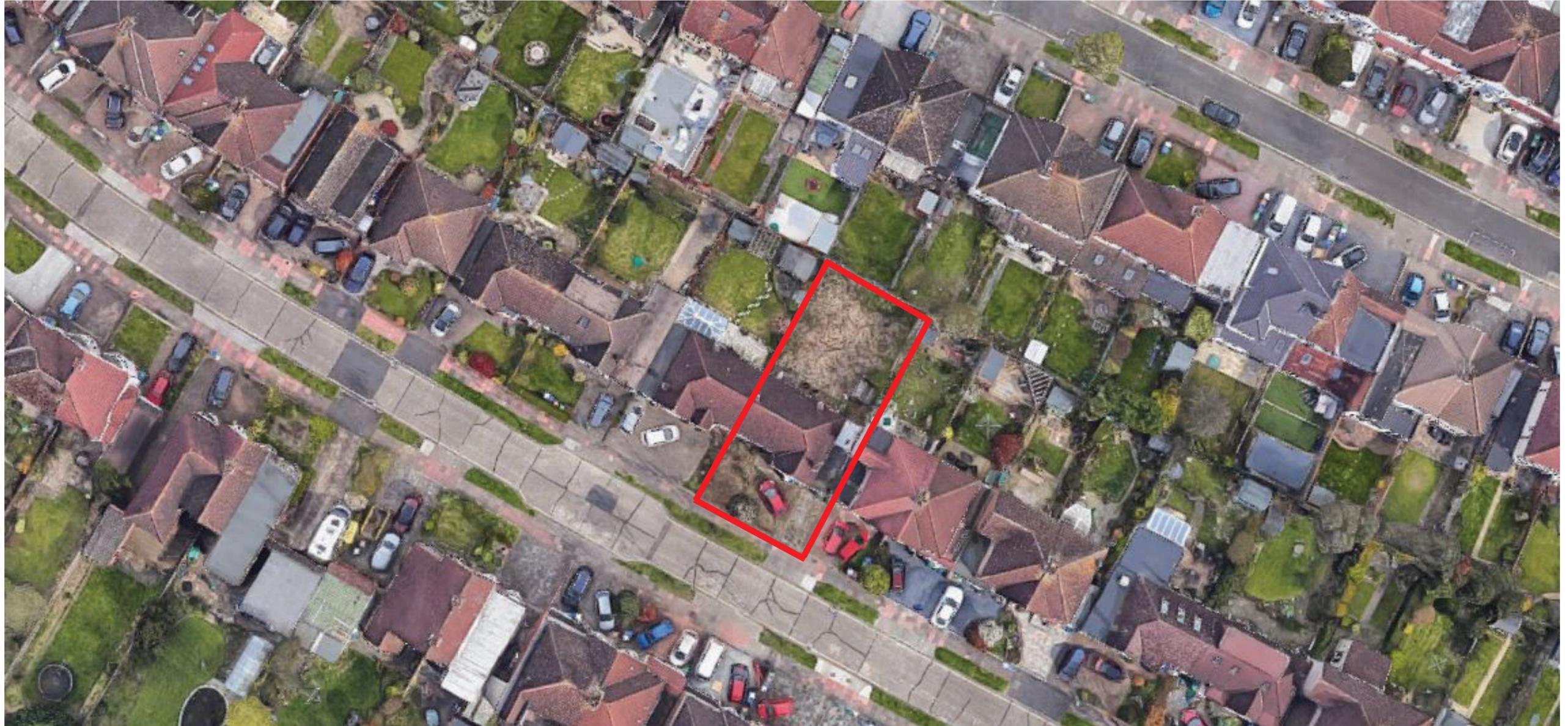


38 Little Birches, Sidcup DA15 7LW
Design & Access Statement - London Borough of Bexley



June 2021

INTRODUCTION

1. Executive Summary

This application is for property 38 Little Birches - a two bedroom bungalow. Permission is sought for the construction of a single storey rear and side extension to accommodate a larger kitchen and living room area with a greater connection to the garden. KHD are proposing a minor design change to a previously approved planning application dated in August 2020. Please see further information on page 5.

2. Existing Site & Context Appraisal

The site is in the London Borough of Bexley and is not in a conservation area, nor is it locally listed.

The house has a large garden to the rear of the property but with no access route to the side. The property has a driveway and a garage accessed from the front, off Little Birches. The front elevation is clad in red brick and pebble dash on the upper area of the elevation. The roof is clad with red/brown clay tiles. Windows to all elevations are white PVC.



View of front elevation - porch to be added



View of rear elevation - to be extended to the rear



View from the rear garden - removal of conservatory to create a side access to garden

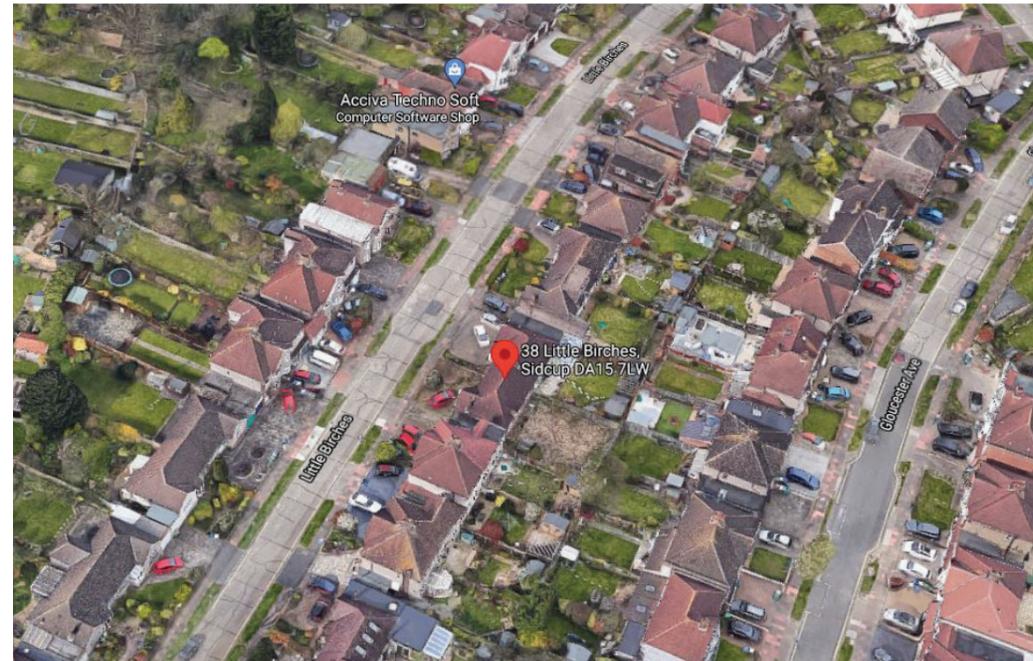


View of front garage access - to be demolished

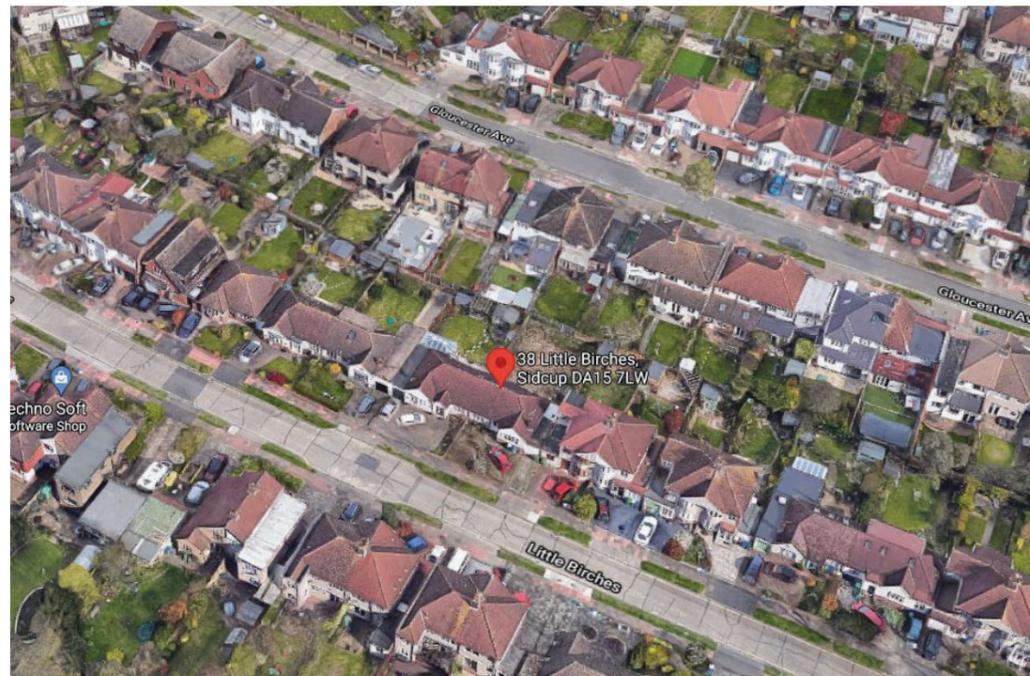
AERIAL IMAGES



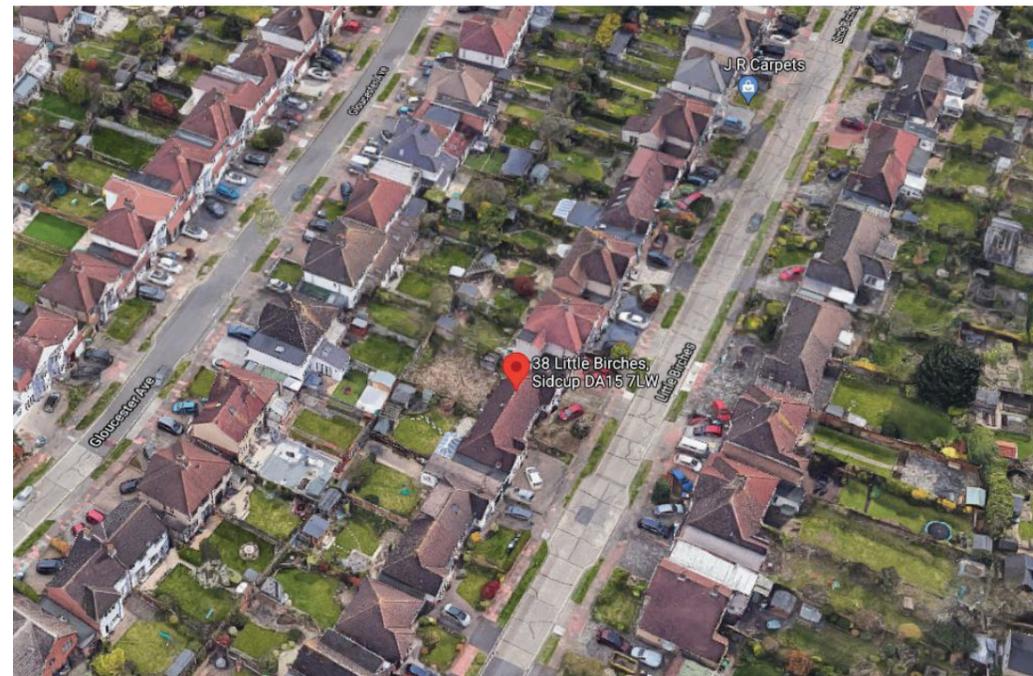
Aerial view looking South



Aerial view looking West



Aerial view looking North



Aerial view looking East

PROPOSAL

3. Scope of Proposed Works

KHD Architecture are proposing a single storey rear and side extensions for property 38 Little Birches. We are keen to deliver a project of a high quality that will make a positive contribution to the appearance and function of the building. The following materials have been chosen for their performance and sensitivity to the aesthetics of the site context. Materials chosen are in accordance with planning policy guidance.

The extension is proposed to seamlessly integrate with the original house and replace an old, uninsulated conservatory and garage. The property is clad in red brick and render/pebbledash. The proposed extension will match the brick, style and character of the house.

The front elevation of the building will be retained but with an addition of an entrance porch. This porch has been designed as per householder permitted development rights - not exceed 3 meters in height and 3sqm externally.

The proposed rear and side extension will facilitate a well lit and spacious open plan living room and a kitchen with access to a utility room. The extension provides a greater relationship with the rear garden, allowing immediate access from the living room/kitchen. The large glazed doors allow for wide and unobstructed views to the garden from the living space. At the rear end of the extension, we have proposed roof lights to increase internal natural day light all year round.

The roof of the extension is a pitched roof that is well integrated with the host building. Materials chosen are to match the existing.

4. Design Appraisal

The proposed development has been designed in accordance with current Greater London and Bexley planning policy documents.

The following points set out how these principles have been applied to the proposal:

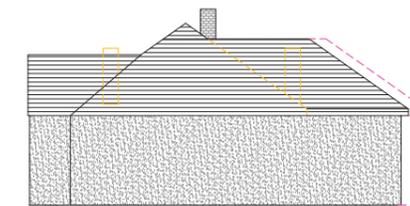
- The single storey rear and side extension is modest in scale and in keeping with the character of Little Birches.
- A porch is added to the front elevation which is designed to fall under householder permitted development rights.
- The rear extension will not adversely affect the privacy, day lighting or visual amenity of surrounding property.
- The proposed materials to the extension is in keeping with the existing building.
- We believe that appropriate measures have been taken to ensure that the impact on the existing building, neighbouring properties and the wider area is acceptable.



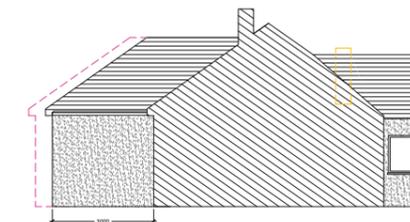
Proposed Front Elevation Scale 1:200 @ A3



Proposed Rear Elevation Scale 1:200 @ A3



Proposed Side Elevation Scale 1:200 @ A3



Proposed Side Elevation Scale 1:200 @ A3

PRECEDENT

6. Planning Precedent

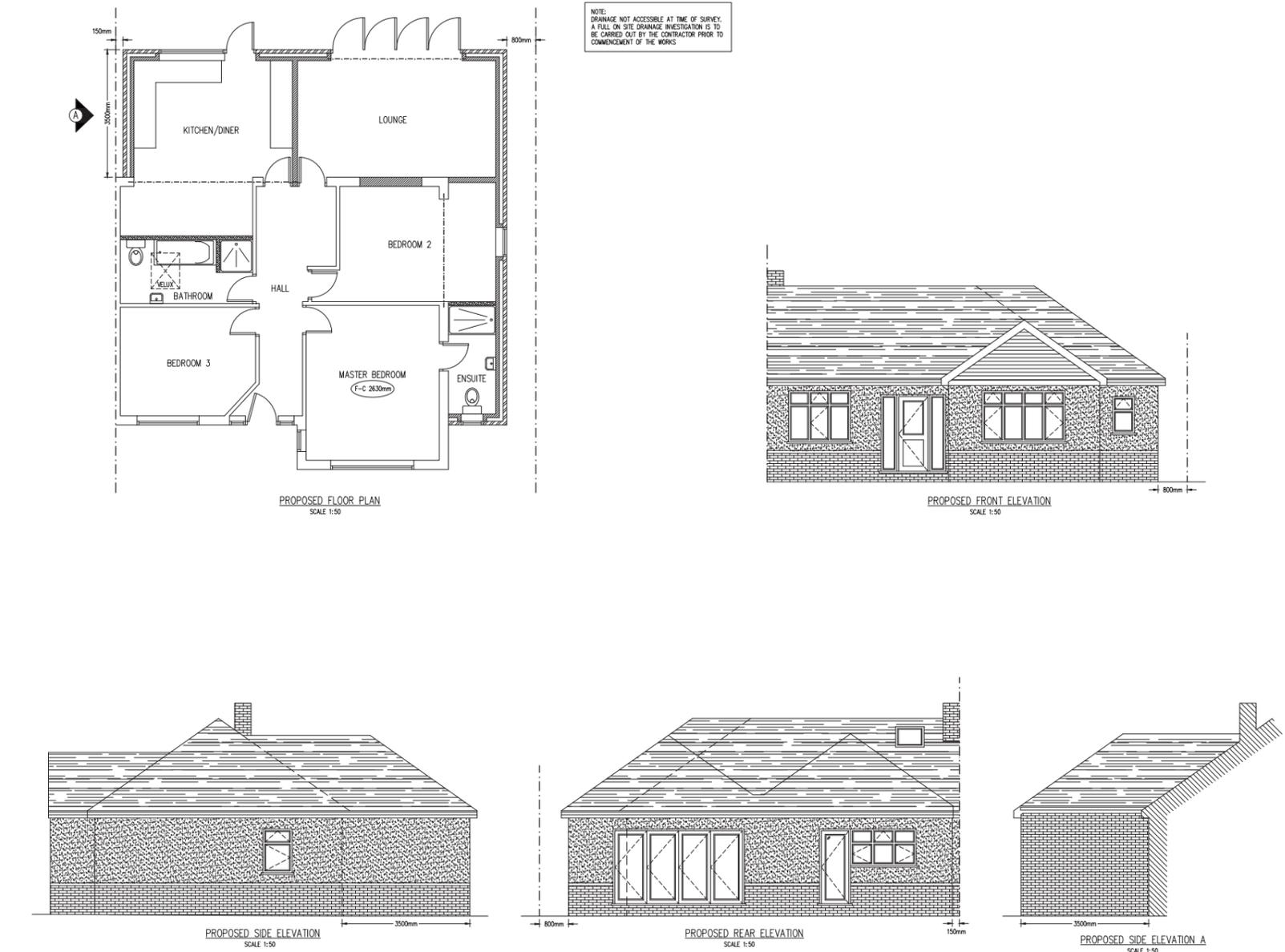
Planning approval for a rear and side extension to 38 Little Birches has been previously accepted in August 2020. The client wishes to make some minor amendments to the design. Similarly, we have proposed a single storey rear and side extension with a continuous sloping roof and glazed doors to the garden. In addition we have proposed an entrance porch which matches the neighbouring property (no. 40 and 44 Little Birches). The proposed roof additions to the property are seamlessly integrated with the host building.

7. Access & Parking

- There are no proposed changes in pedestrian access to the property.
- There is no additional parking proposed or required.

8. Conclusion

Overall, the proposed development demonstrates minor amendments to a previous planning approval. The extensions will provide for much needed additional living and kitchen space to suit the owners needs. The rear extension is proposed to be well lit with natural light. It facilitates a greater relationship to the garden resulting in improved health and wellbeing benefits. Respecting relevant Greater London and Bexley planning policy, the proposed development is sensitive and considerate to the host building, maintains the privacy and amenity of neighbours, and upholds the architectural character of the local area.



38 Little Birches, Sidcup Ref 20/01422/FUL
Proposal of a single storey rear and side extension. Pitched roofs, render and large glazed garden doors