



# Design and Access Statement

18 Middleton Drive SE16 6RZ

Design and access statement in support of Householder Application, July 21



Upper Image: Aerial Photograph of the site.  
Lower Image: Site Plan



## 1. Introduction

This statement has been prepared by OSM Architects Limited and is intended to support the current Planning Application for the loft extension/conservation and single storey rear/side extension at 18 Middleton Drive.

The property is a 2 storey, semi-detached house occupying the land between Middleton Drive and Brass Talley Alley. It is surrounded on rear and side private amenity space and has off road parking for 1 car.

The application proposes a loft conversion by raising the ridge and a single storey rear/side extension to provide additional residential accommodation.

This document aims to convey how the opportunities presented by the site have been identified and maximised to produce a high quality, site specific design that will contribute positively to the character of the area whilst complying with the Borough's planning policies.

This design and access statement is to be read in conjunction with the planning application drawings.

## 2. The Site

The application site is a 2 storey property with an allocated 1 car parking space to the front. Access to the house is from Middleton Drive

The neighbourhood comprises similar 2—3 storey terrace/detached houses and 4 storey block of flats to the South East.

The property is not within a Conservation Area and is not listed.

## 3. Planning History

There is no previous planning application relating to this or adjoining properties of no's 16 and 20 to 26.



Upper Image: Proposed front elevation

Lower Image: Proposed rear elevation



#### 4. The Proposal

The proposal consist of a loft extension/conversion to provide an additional bedroom, a single storey extension to the rear and side of the property at the ground floor to provide kitchen dining and living room.

The proposed extension of the loft area is achieved by raising the ridge circa 1 metre. It is proposed to fit 3no roof windows to the side and 1 window to the front elevation to provide natural light and ventilation.

It is also proposed to extend the ground floor towards rear and side where currently is not practical to use.

The existing slates will be used for the proposed roof extension and the single storey extension will have a flat roof with single ply roofing system

The extensions will be constructed in facing brick, with contrasting brick detailing and double glazed windows/sliding doors to match the existing

#### 5. Accessibility

The existing access has not been altered with the proposals.

#### 7. Summary of the Proposal

The proposals are consistent with the character of the local area and will not adversely affect the privacy or amenity of the neighbouring properties or their occupants. The proposed extensions are consistent with similar extensions in nearby properties and are sympathetic to the design and character of the existing house and the local area.

We have attempted to ensure that we satisfy the technical requirements and standards set within the Borough, whilst developing a proposal which will provide comfortable, high quality residential accommodation that will contribute positively to preserve, and enhance, the existing character of the locality.