



75 Totnes Road

Design & Access Statement
May 2021

Project Details



Client property address:

75 Totnes Road
London
DA16 1BU

Council: London Borough of Bexley

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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Introduction & Context

Description of proposed works

This Design & Access Statement is written on behalf of the applicant, Billy Tran, in support of a Householder application for a Proposed part single, part two storey rear extension, new outbuilding at lower ground level, solar panels to rear roof, floor plan/ landscape reconfiguration and all associated works at 75 Totnes road

Character of the area

The property is a two-storey semi-detached mid to late 20th century house located on the Cul de Sac end of Totnes Road.

The property already features numerous facade changes and a two storey side extension.

The surrounding vernacular is continuous all along Totnes Road. Featuring the same dual semi detached houses which also feature many external and cosmetic alterations.

Site Analysis

2.1 Site Location Map



Site Analysis

2.2 Street View



Street view

Site Analysis

2.3 Existing Photographs



Front view

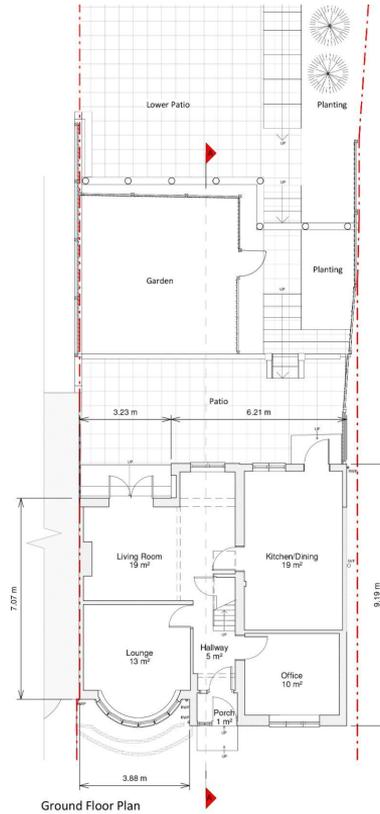


Rear view

Site Analysis

2.4 Existing Plans

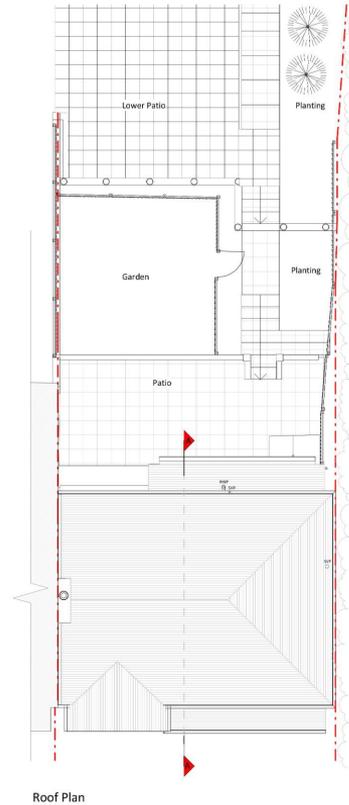
The house as existing is described by the client as something that is 'beginning to feel a little tired and in need of a refurbishment and reconfiguration'. The site benefits from a great amount of amenity space to extend into and make better use of for a growing family.



Site Analysis

2.5 Existing Plans

The roof is a typical hipped concrete tile roof with a small gable to the front of the property and one brick chimney.



Site Analysis

2.6 Existing 3D View

Existing Materials:

Brickwork/Walls - Beige / white painted render and London stock brick garden walls

Pitched Roof - Concrete tiles

Windows - White uPVC

Doors - White uPVC

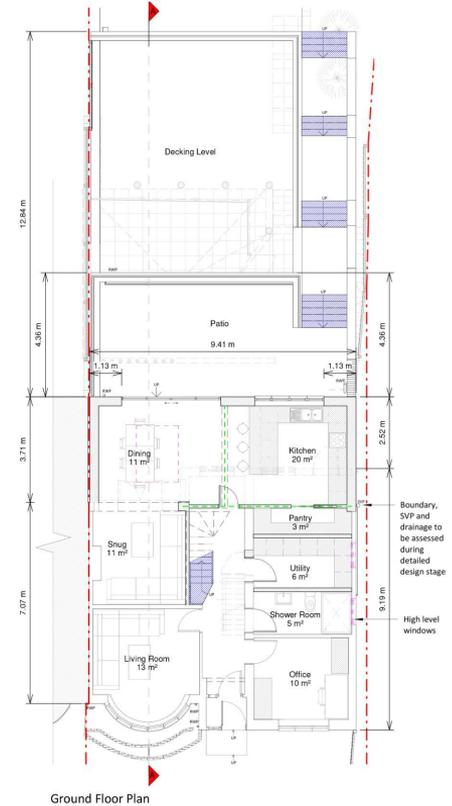
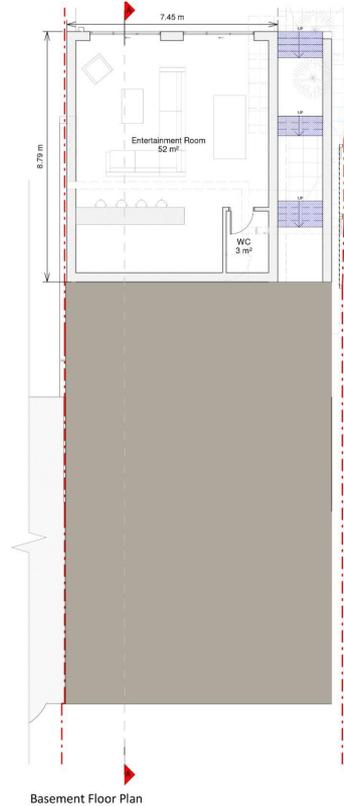
RWP / Gutter / Fascia - White / black uPVC downpipes, gutterings and white uPVC fascias



Site Analysis

2.7 Proposed Plans

These are the proposed ground and first floor plans, firstly featuring a lower level annex space providing an entertainment room. The ground floor then features a much more efficient use of space, providing plenty of room for everyday living and entertaining whilst allocating space for the essential utility / storage rooms.

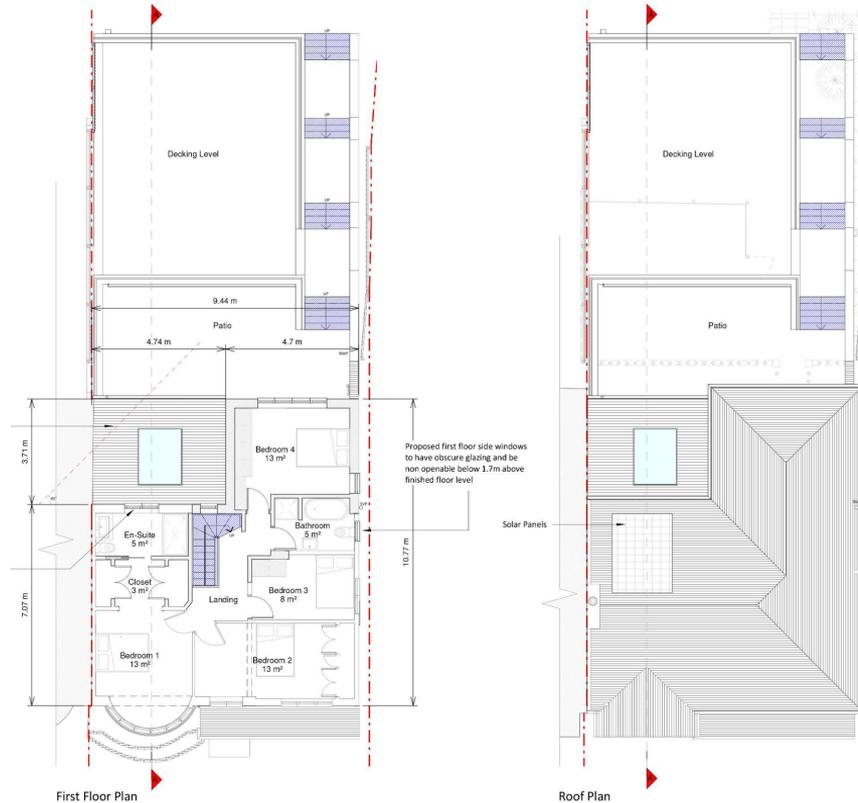


Site Analysis

2.8 Proposed Plans

The proposed works on the first floor aim to build out from existing two storey side extension and provide an additional bedroom and bathroom.

A Solar panel has also been proposed as part of the clients wishes to transform the property into a more sustainable one.



Site Analysis

2.9 Proposed 3D View

Proposed Materials:

Brickwork/Walls - White painted rendered walls to match existing

Pitched Roof - Concrete tiles to match existing

Windows - Aluminium framed windows and rooflight

Doors - Aluminium framed glazed sliding doors

RWP / Gutter / Fascia - White / black uPVC downpipes, gutterings and white uPVC fascias to match existing



Site Analysis

2.10 Planning History & Precedents

03/00992/FUL - Granted with Conditions - 23rd May 2003

65 Totnes Road, Wellington, Kent, DA16 1BU

Part one/part two storey front/side/rear extension incorporating porch. Conservatory.



Proposed front elevation.



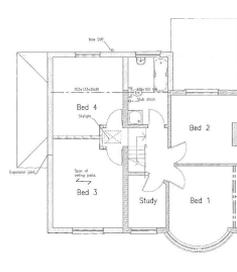
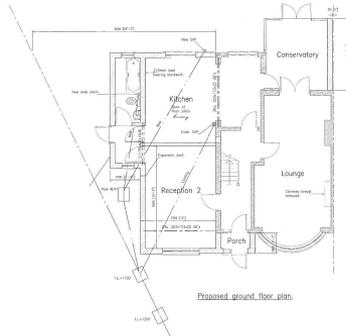
Proposed side elevation.



Proposed rear elevation.



Proposed side elevation.



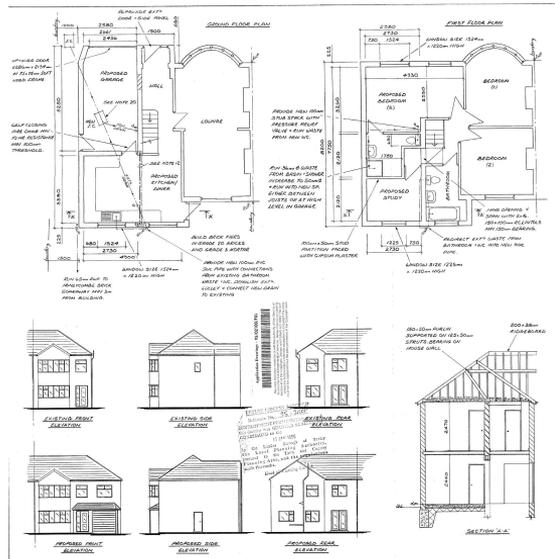
Site Analysis

2.11 Planning History

95/02100/FUL - Granted with Conditions - 15th January 1996

63 Totnes Road, Wellington, Kent, DA16 1BU

Two storey extension to side.

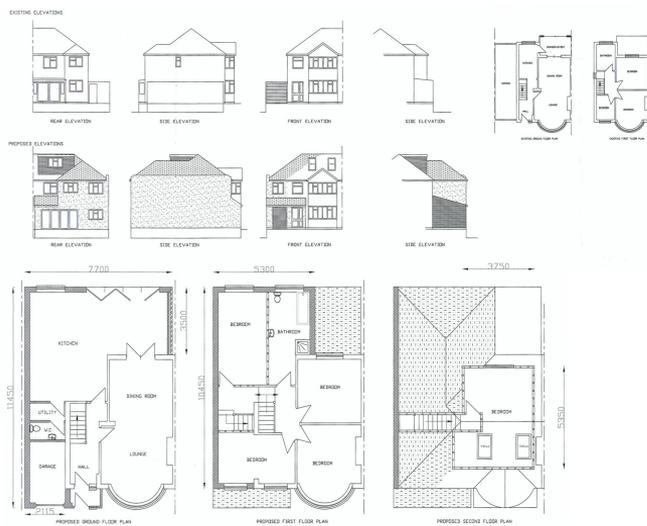


Site Analysis

2.12 Planning History

10/00588/FUL - Granted with Conditions - 22nd June 2010
42 Totnes Road, Wellington, Kent, DA16 1BU

Part one/part two storey front/side and rear extension incorporating a garage and a porch.



General Arrangement Drawings

3.1 Plans, Notes & Considerations

Plans

The Proposed development has been designed to provide the best home development for the client whilst maintaining a level of respect and homage to the original aesthetic of the property. As stated, materials will be carefully selected to emulate the existing style found on site.

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

The garden space will feature a renovation however there will be no impact on any large trees or shrubs found in site.

Our Conclusion

We hope the Bexley Council sees merit in our proposals and agrees that the proposed development would in no way be of detriment to the host dwelling, site, or the surrounding context for its proposed use. The intended development has been not only designed to provide a more dynamic and efficient use of space for a growing family but designed with integrity to heighten the architectural character features and details of the building and the character and appearance of the area.

It is also noted that to along Totnes Road are buildings that have considerably been altered and constructed over the years. We take precedence from these developments and hope our proposal will be given similar consideration for approval.