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A R C H I T E C T

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PLANNING DESIGN & ACCESS STATEMENT
40 IRIS AVENUE BEXLEY DA5 1HH

This detached family house is in that part of Iris Avenue facing Bexleyheath Golf Course and is next to Upton Primary School. The appearance is suburban with mature tree screening and grass verges.

The house was built in the 1980s and is on a trapezoidal shaped plot on its own until the road bends and contains a residential street of detached, semi-detached and terraced houses.

The house contains 4 double bedrooms, 2 bathrooms, WC, living room, dining room, kitchen, day room, study and a basement garage.

The basement garage is accessed from the road into the front of the house and steps rise to the front entrance from the lower level. On the North East side of the plot are laid out terraces and steps rising to a higher level. The rear of the garden has a single storey conservatory addition. The South West side of the plot adjoins the school. The sides and rear of the garden are bounded by a mixture of masonry walls and close boarded fencing. The front boundary has formal brick piers and full height brick walls with metal gates for the garage entrance patio and pedestrian gate.

The house is built of red/brown facing bricks and part rendered in places and clay bold roll tiles on the roof that is half-hipped. The windows are white PVC. There is a dormer window in the roof space and 4 rooflights. The living room has full height glazed doors over the garage.

The family has 3 cars and the existing garage accommodates one car. The other 2 cars are parked in the street. Thus, it would be preferable if all 3 cars were housed offstreet. The sightlines of a car exiting and entering the front patio are good.

The house has the appearance of being 1 and ½ storeys high and the surrounding garden terraces are at different levels. It is evident that the space adjoining the existing basement garage could be utilised to widen the garage itself inside and provide a gym and clothes storage area.

It is proposed to insert 2 clerestorey PVC windows the same size as the existing on the north east side elevation to provide daylight to the gym and clothes store.

Thus these proposals in terms of spatial design do not materially affect the external appearance of the house and should be welcomed.

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