DESIGN & ACCESS STATEMENT

2A Victoria Road, Erith, London, DA8 3AN

25th June 2021

Figure 1: Satellite view of site and context

Proposal Description for Full Planning Application

The demolition of the existing garage and the proposal of a ground floor side to rear extension with minor internal alterations, replacement of the pebbledash external finish around the first floor to a rendered white finish and an additional outbuilding towards the rear garden.

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Contents

1.0 Introduction
2.0 Lesney Park Road Conservation Area
3.0 The Site
4.0 Site Photographs
5.0 Planning History
6.0 Existing Drawings
7.0 Proposal/Design
8.0 Proposed Drawings
9.0 Conclusion

1.0 Introduction

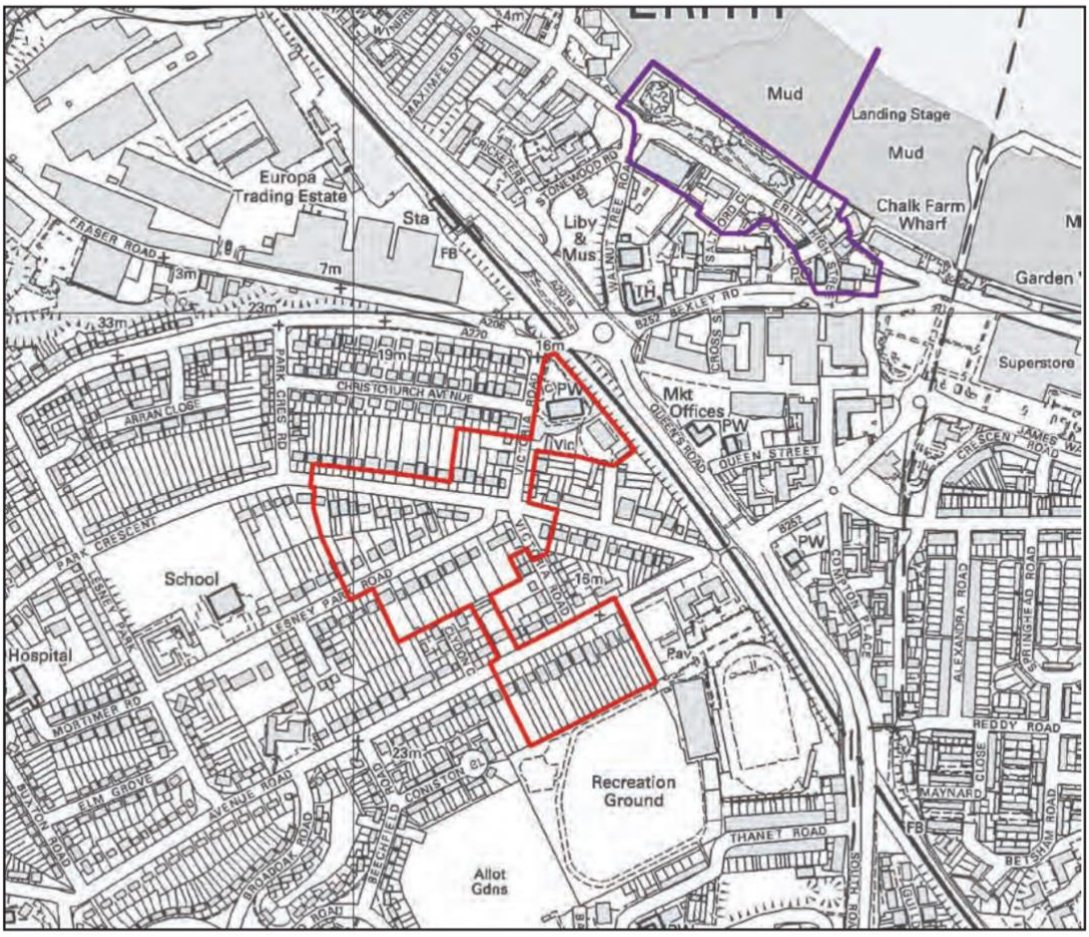
This Design and Access Statement has been prepared to accompany the full planning application for 2A Victoria Road, Erith, DA8 3AN for the proposed works: The demolition of the existing garage and the proposal of a ground floor side to rear extension with minor internal alterations, replacement of the pebbledash external finish around the first floor to a rendered white finish and an additional outbuilding towards the rear garden. The site is located with a Lesney Park Road conservation area (Designated 19th February 1992) and is not a listed building.

Reference should be made to drawings that are accompanied to this planning application.

2.0 Lesney Park Road Conservation Area (Designated 19th February 1992)

This area is characterised by large, detached and semi-detached villas built at the turn-of-the-century and enriched by elegant detailing and a mature landscape of trees. A major landmark in the area is Christ Church and its imposing spire. Broad highways with grass verges convey a spacious character to the area.

Location of Conservation Area



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Lesney Park Road Conservation Area
Erith Riverside Conservation Area

Figure 2: Lesney Park Road Conservation Area (red)

3.0 The Site

Figure 3: 2A Victoria Road - street view

The application property is a two-storey, detached house on the western side of Victoria road, situated in a densely populated residential area. The single-family dwelling comprises of the living, dining and kitchen on the ground floor together with a side garage with access through the kitchen as well as the garden and front entrance/private car park. The site has a large rear garden with a single tree towards the rear left corner (as located on the plans). The first floor consists of 2 bedrooms and a study room alongside a bathroom where no proposed works interfere.

The current garage is of a poor quality and is not used effectively. The property has a wide enough space in front to park a minimum of 3 cars in which the garage is not in use. The client wishes to include this space into the proposed side to rear extension and to involve the area into the internal dwelling space.

There are a number of examples found within the nearby proximity including extensions and new builds, the closest being number 2B Victoria Road, which is currently built, for the proposal of the *demolition of existing detached bungalow and erection of three x 3 bed two storey terraced houses. Each property will have a brick finish and tiled hipped roof with five pane bay window features at ground and first floor with a mock Tudor front gable feature. Access to private amenity space to the rear, and one parking space and refuse storage to the front will also be provided.* There are also a number of outbuildings located nearby and the closest being the direct neighbour towards the rear of the garden (82 Park Crescent).

Our scheme aims to enlarge the house and to increase the quality of the space with all rooms complying with the minimum room standards and regulations. The proposed scheme will give the best potential usage. The application building is not listed however, lies within a conservation area.

4.0 Site Photographs

Figure 4: Garage to be demolished

Figure 5: Garage and front elevation of property from car park

Figure 6: Rear view from garden

Figure 7: Rear view from garden

Figure 8: Rear garden and tree location

Figure 9: Boundary wall and neighbour's outbuilding (82 Park Crescent)

Figure 10: Inside of garage (looking towards rear garden)

Figure 11: Door into kitchen through garage

Figure 12: Inside of garage (looking towards Victoria Road)

5.0 Planning History

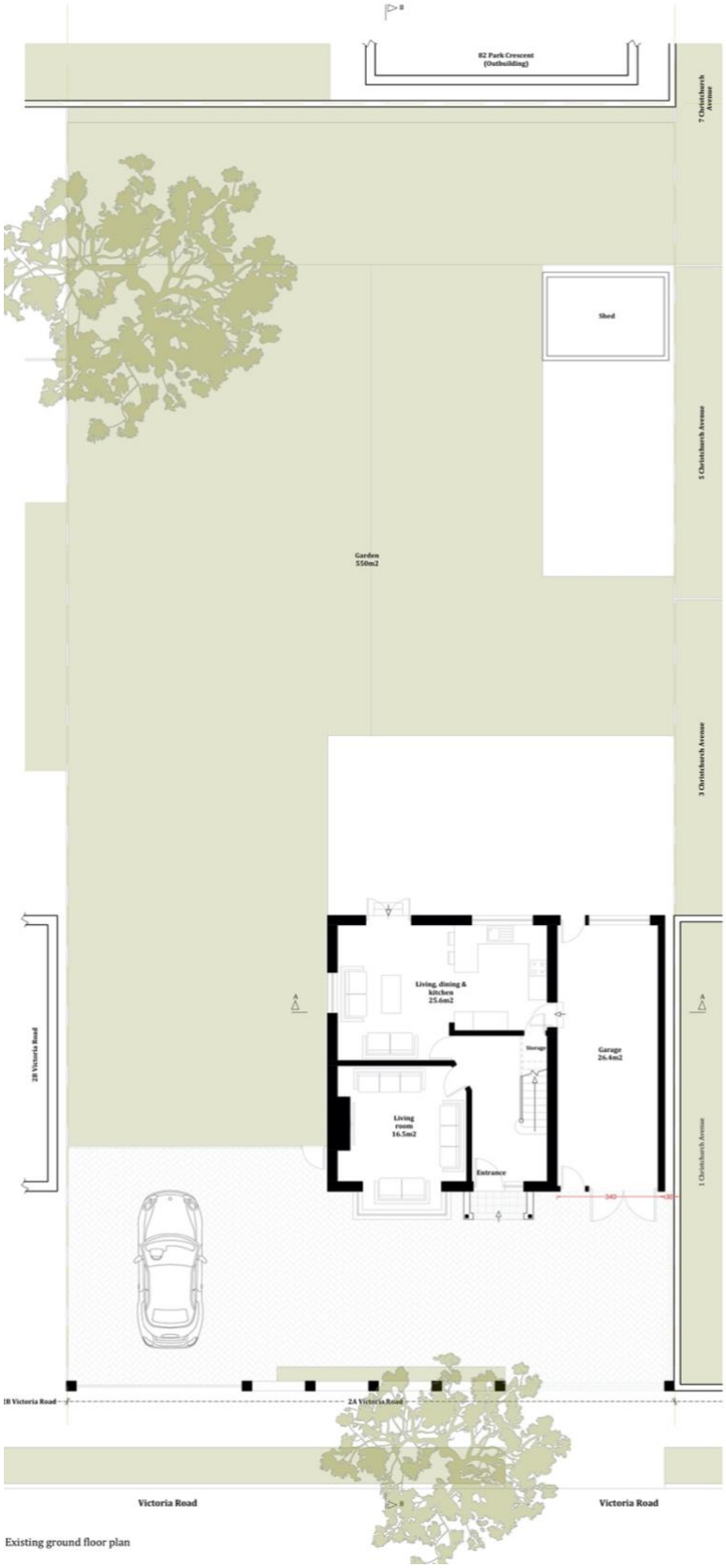
2018

Date: 15/010/2018
Ref: 18/02651/S211
Application type: Works to Trees in a Conservation Area
Proposal: Works to trees in a Conservation Area, being removal of various trees.

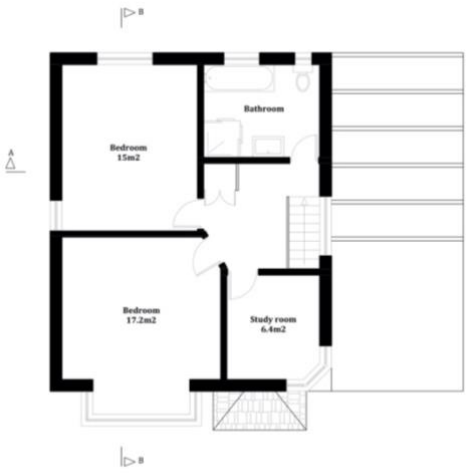
2001

Date: 08/05/2001
Ref: 01/01184/S211
Application type: Works to Trees in a Conservation Area
Proposal: Removal of one sycamore in the front garden and one sycamore in the rear garden

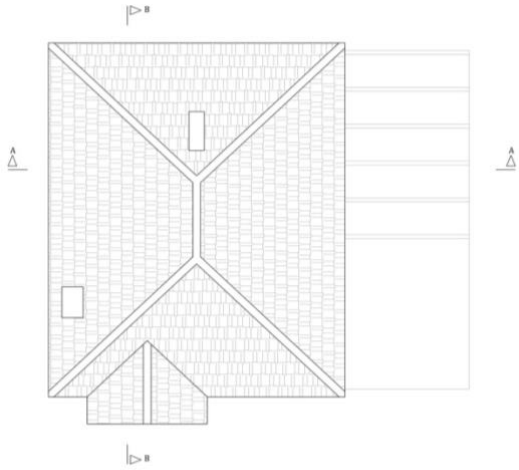
6.0 Existing Drawings



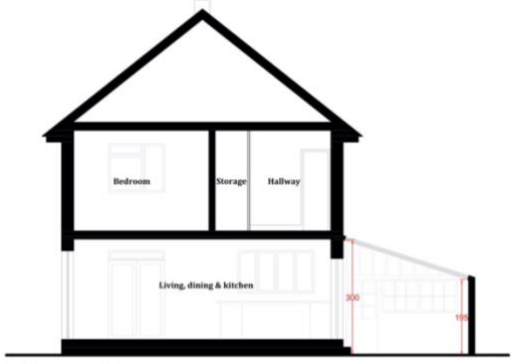
Existing ground floor plan



Existing first floor plan



Existing roof plan



Existing section A-A

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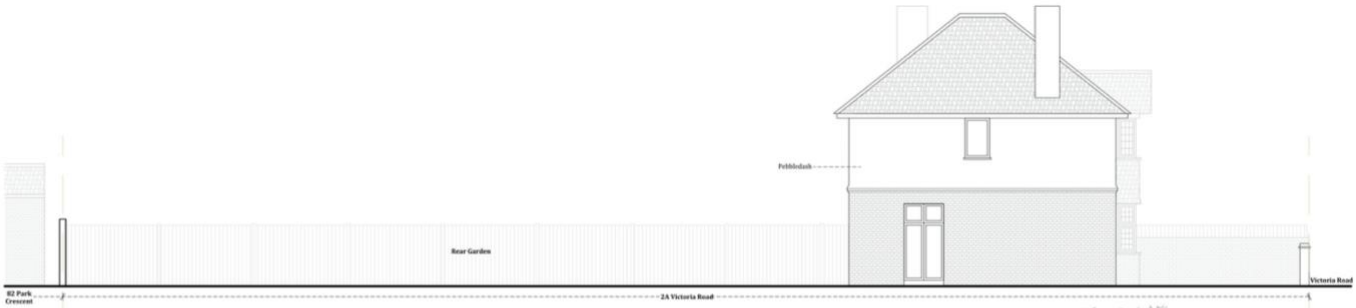
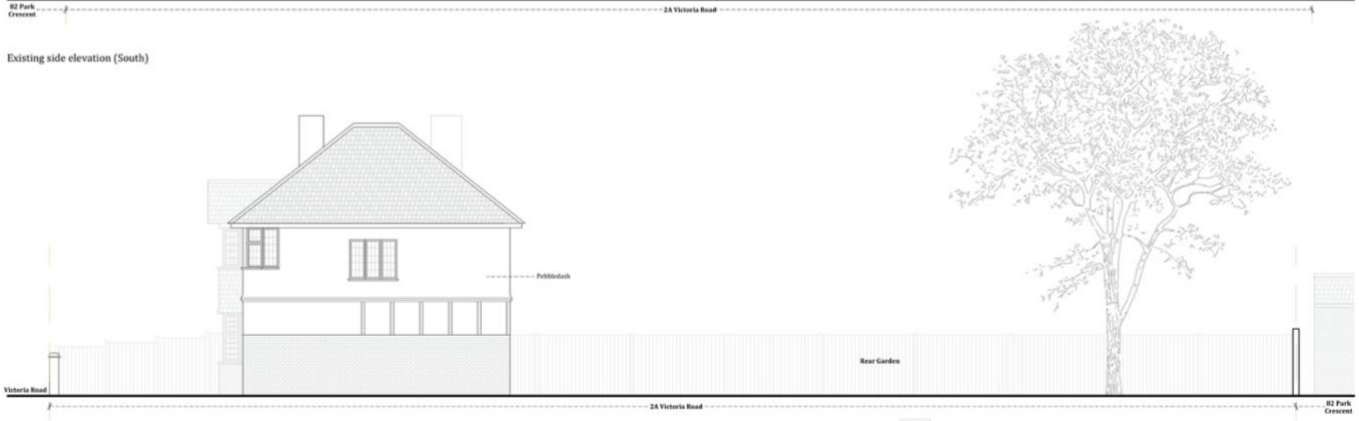
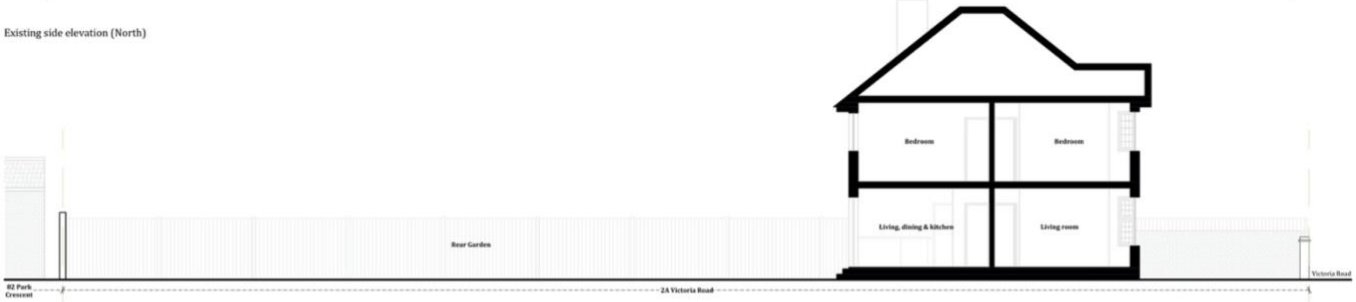


Existing side elevation (South)



Existing side elevation (North)



Existing section B-B

Existing front elevation

Existing rear elevation

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7.0 Proposal/Design

Description

The proposal is for the demolition of the existing garage and the proposal of a ground floor side to rear extension with minor internal alterations, replacement of the pebbledash external finish around the first floor to a rendered white finish and an additional outbuilding towards the rear garden.

We aim to maximise the use of all space by designing in respect to the buildings within its close proximity alongside in respect to the conservation area.

Ground floor

As the current garage is two steps below the ground floor level of the property, this area will be raised up to prevent any internal steps. However, the same two steps have been relocated from the corridor into the newly proposed garage/storage in order to create a step-free transition between this space and the private front car park area of the site. Velux windows have been proposed into the garage/storage room, utility and above the new study area.

The drawings have clear labels to explain the side extension width remaining as existing. Therefore, the side with have a total width of 3.4m with a 0.3m gap between the boundary wall reflecting the existing. The rear extension is 6m where a larger living room will be located. The existing internal walls and the original rear wall on the ground floor will remain, where the kitchen area will have enough room to fit a larger dining table, creating a dining and kitchen space. The existing double door opening out to the rear garden will be replaced by slightly larger double doors as the existing is quite small. This will create an easier flow between both spaces. There is also an existing full height window to the side of the living and kitchen area which will provide natural daylight into this area. The original door from the kitchen into the garage will remain, which will now form access into a corridor leading into three different rooms: garage/storage, utility and into the study (which can also be accessed through the proposed living room through large doors).

First floor

No alterations are made to the existing first floor.

Exterior

The current exterior of the property has part exposed brickwork on the ground level and pebbledash on the first floor. The exposed brickwork will remain; however, we wish to add a facelift by replacing the pebbledash finish with a white render.

As you can see in the site photographs, the garage has been unused for a very long time and is worn down. The current front and rear elevations of this side garage is of timber sash windows and doors and with the new proposed scheme, we would like to match the windows to the current property by using UPVC double glazed windows. As seen in figure 4 (site photographs), there is a 30cm gap between the garage and boundary wall. This is continued onto the proposed plans where the side to rear extension will be within the same width and spacing. The extension will have exposed brickwork to match the existing and roof tiles on the pitched roof to also do the same.

The rear elevation of the proposed scheme has large bifold doors allowing natural lighting into the living room and study room which has a triangular pitched roof.

The proposed scheme has been designed taking the direct neighbouring properties into consideration and by respecting their space. No loss of privacy, outlook or overlooking issues are caused nor loss of light from this extension or outbuilding.

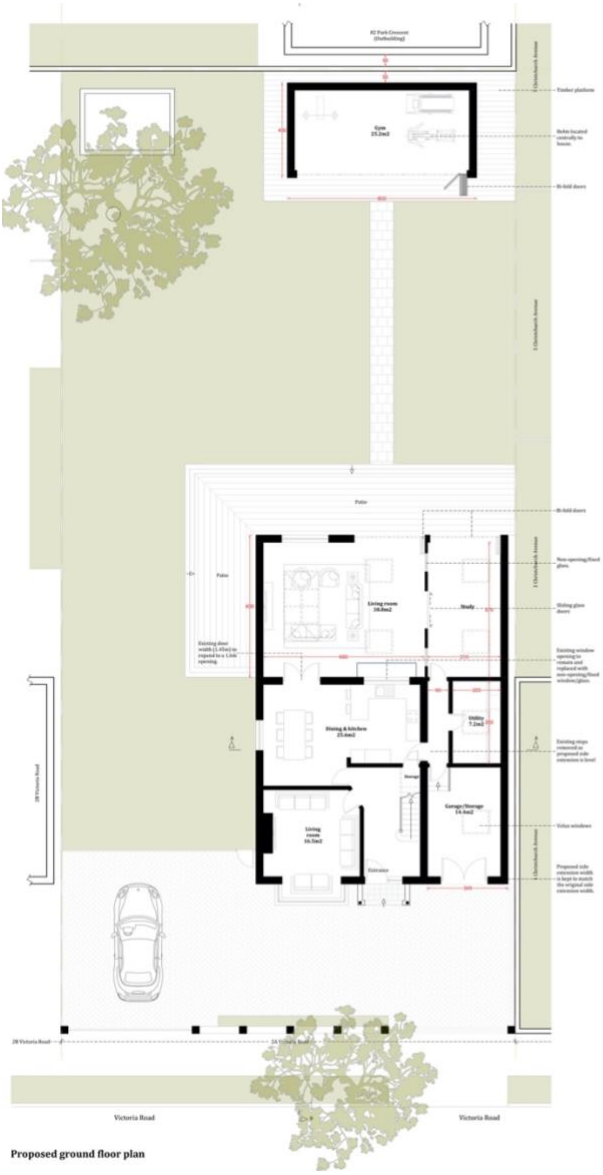
Outbuilding

Figure 13: Satellite view highlighting the outbuilding of 82 Park Crescent located towards the rear of 2A Victoria Road.

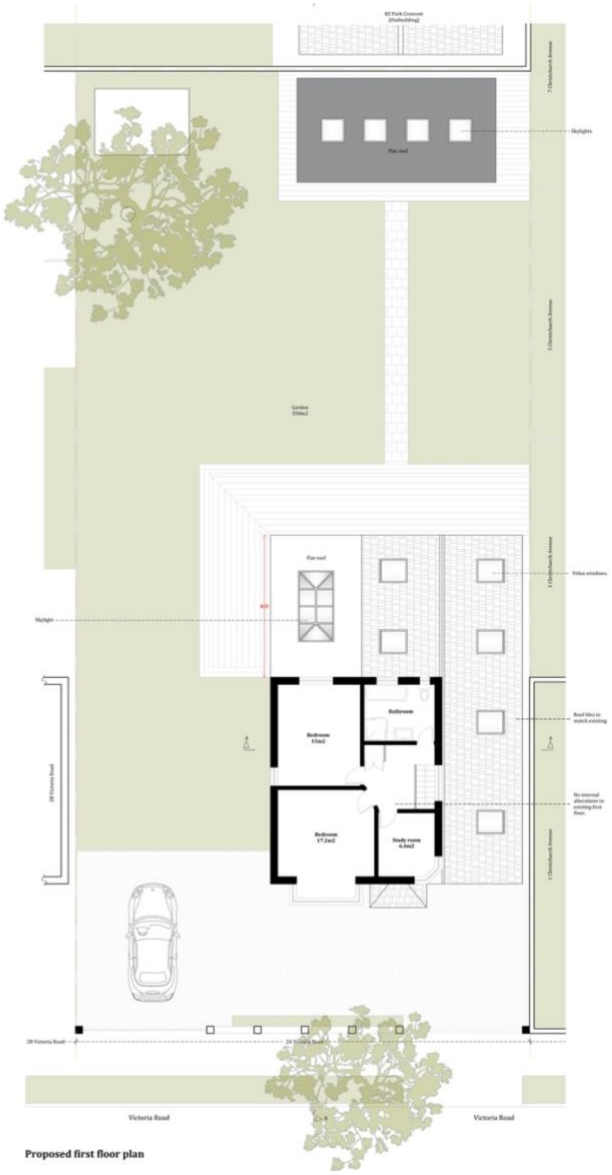
The outbuilding has carefully been designed taking the neighbouring properties and the conservation area into consideration. It has a total height of 3m, length of 8m and width of 4m. It has been located 1.4m away from the side boundary wall, 0.5m away from the rear boundary wall (reflecting the neighbour's outbuilding 82 Park Crescent) and has also been positioned centrally to the proposed extension. This outbuilding will be used as a gym. It has full length bi-fold doors with skylights on the flat roof to maximise natural lighting into the room and will also have an exposed brickwork finish to match the extension.

The proposed works will not have an impact on the existing tree located towards the far-left rear corner of the garden.

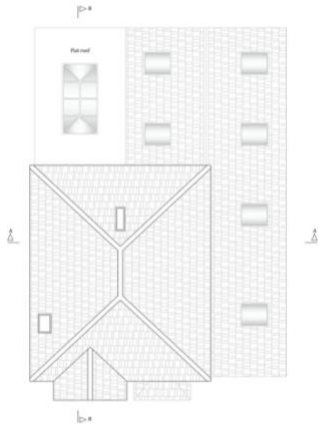
8.0 Proposed Drawings



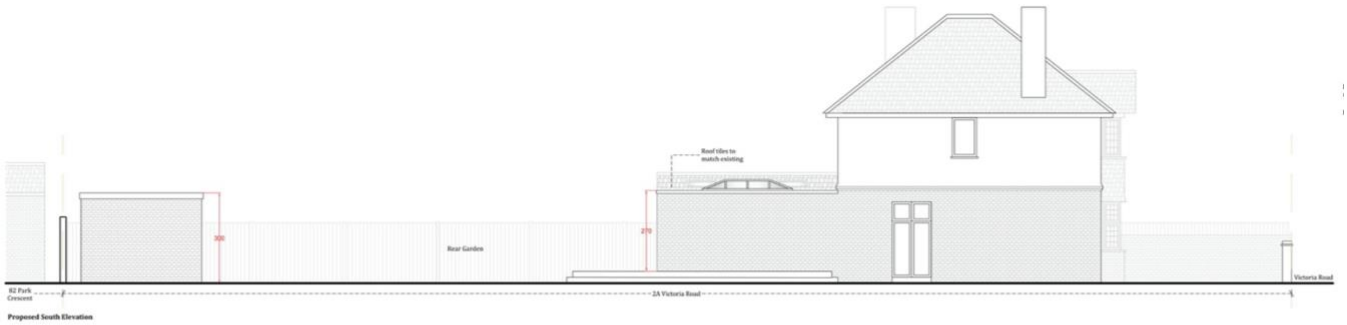
Proposed ground floor plan



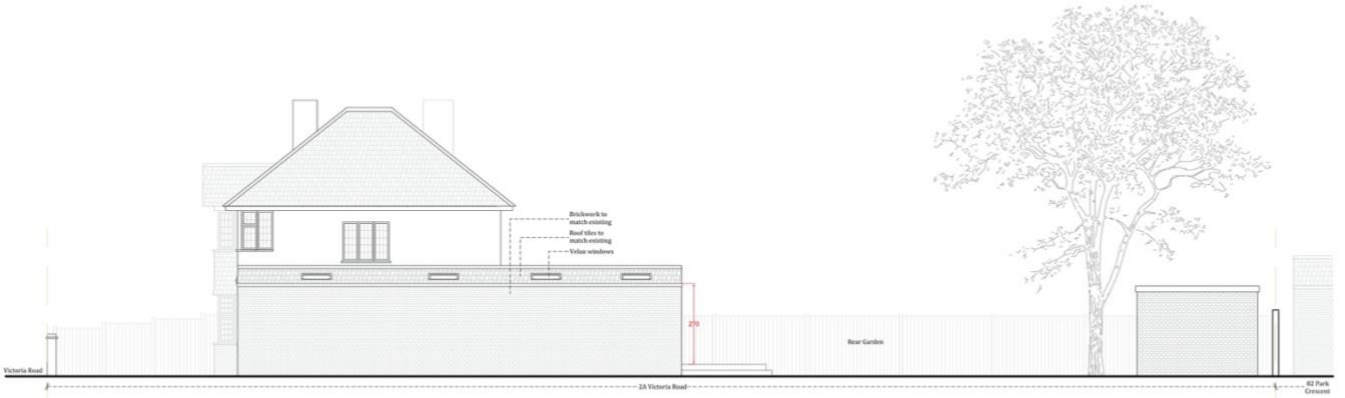
Proposed first floor plan



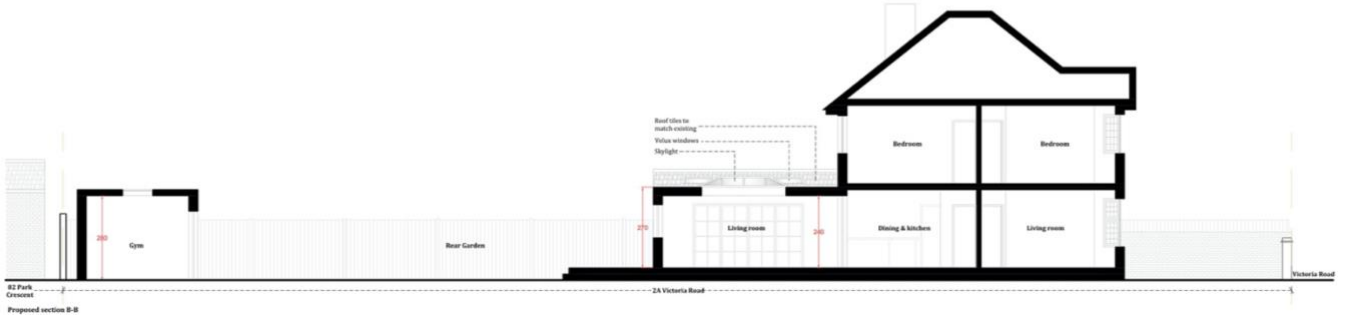
Proposed roof plan



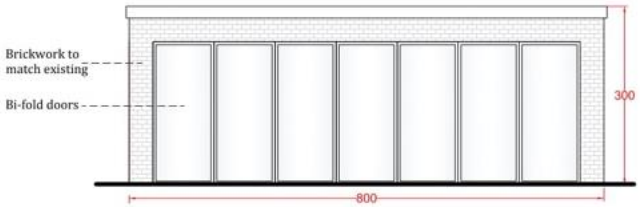
Proposed South Elevation



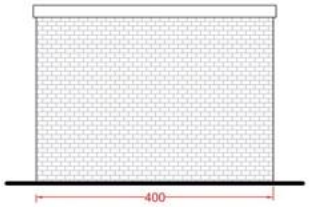
Proposed North elevation



Proposed section B-B

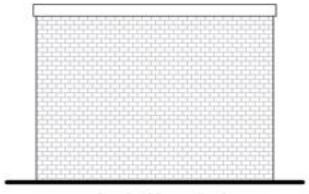


Proposed outbuilding front elevation



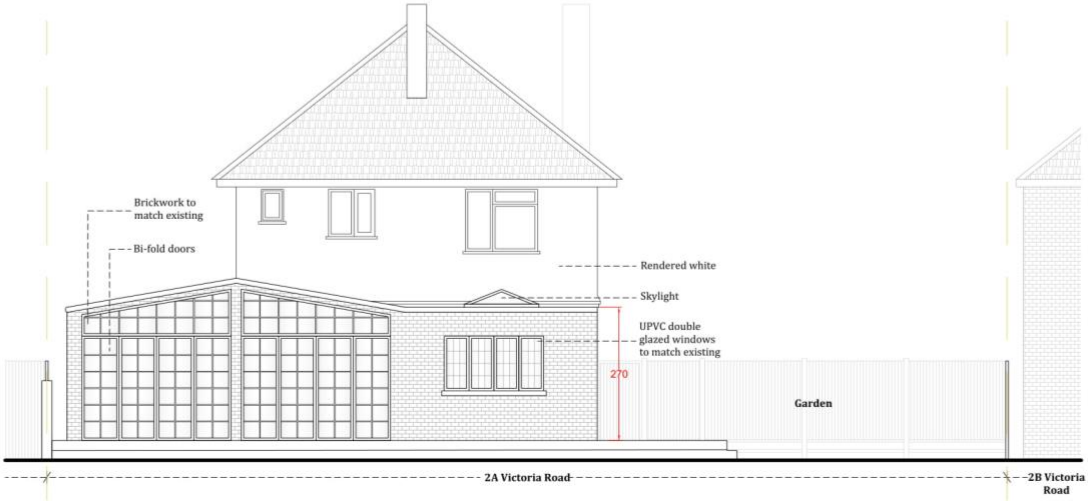
Proposed outbuilding side elevation

Proposed outbuilding rear elevation

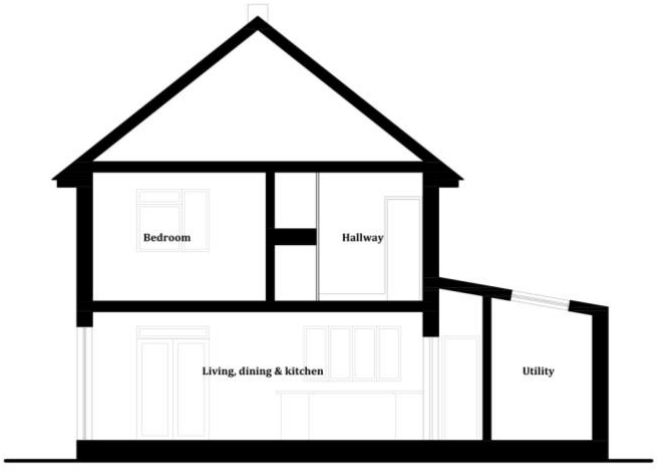


Proposed outbuilding side elevation

Proposed Front elevation



Proposed rear elevation



Proposed section A-A

9.0 Conclusion

In conclusion, we believe that the proposed scheme has been designed in keeping to the existing architecture with close reference to the existing neighbourhood properties alongside the existing building. We believe that the extension is of an appropriate scale and design in respect to the conservation area. This scheme allows a more practical and appropriate layout for the clients' requirements, mindful of the predominant residential area and determined by the adjacent neighbours.