

2 ELSTREE GARDENS DA17 5DN . SIDE AND REAR EXTENSIONS



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Design and Access Statement

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## DAS SUMMARY

THE APPLICATION is for (i) flank and rear ground floor and part first floor extensions and (ii) off street parking.

### EXTENSIONS

The site occupies a large 'end of terrace' plot overlooking open space on three sides with only one residential property abutting no2. The proposal is to rebuild a redundant flank wall lean to garage at ground and first floor. Modest rear ground and first floor extensions are proposed; all smaller in depth than recent planning consents. The extensions are located on the opposite side of the site to the party wall (2) (4) and do not result in the overlooking, loss of daylight, sunlight or amenity to the adjacent dwelling.

The flank wall addition occupies the existing garage building line along the boundary with the adjacent allotments but access to the rear garden is maintained. The proposed form, massing, materials, window dimensions and proportions are inkeeping with the existing building and two storey interwar terrace groups which make up the special interest of Elstree Gardens.

### OFF STREET PARKING

The application is for consent to lower the level of the front garden and form retaining walls to create a single off street parking space. 2.4m visibility spays are provided and permeable paving attenuates all surface water within the curtilage.

1 PROPOSALS

1.1 SIDE AND REAR ADDITIONS

Redevelopment of redundant garage to provide ground and first floor extensions to flank and rear elevations.

1.2 OFF STREET PARKING.

Provision of hardstanding in front garden for off street parking space including retaining walls, reconstruction of existing access steps and provision of permeable paving.

2 SITE CONTEXT

2.1 LOCATION

The site lies between Abbey Wood and Belvedere north of the Abbey Wood recreation ground at the junction of Elstree Gardens and Abbey Road. Bexley allotments are to the north and west of the site. Number 2 overlooks open space on three sides and no4 is the only residential property abutting the application site.

2.3 AREA CHARACTER . URBAN FORM

Elstree Gardens is an early interwar residential street of modest two storey houses grouped in terraces of four properties.

The front elevations of the terrace groups incorporate a full width red brick ground floor pitched roof extension accommodating an open entrance

porch. Properties toward Kingswood Avenue adopt bay windows and internal entrance lobbies rather than a pitched roof extension at ground floor.

The terrace groups are of simple form, massing and architectural detail. Originally the terraces are likely to have had pressed clay tile or slate roofs and timber windows with brick ground floor and pebble dashed or rough render to the upper facades. Upvc windows and concrete roof tiles have generally replaced these original materials in many properties, however the streets terrace massing and form remain evident.

Plot widths are 5.5 to 7.5m wide with an average depth of 25m. Front gardens are 4-6m deep and rear gardens 13-15m. Curtilages are approximately 187m<sup>2</sup> (0.0187ha).

Although possessing good sized rear gardens the modest 3 bed houses only average 85-90m<sup>2</sup> net internal area and there are numerous examples of recent extensions suggesting a desire to upgrade the properties to meet the needs of contemporary family homes.

2.4 SITE CHARACTER

The development of Elstree Gardens was intended to be extended to Abbey Road. The reduction of the terrace groups of 4 houses to a semi-detached pair at (2) (4) and the splayed plot configuration of no2



(2) (4) FROM ABBEY ROAD

suggest that the street plan was to continue development around the bend of Elstree Gardens. However, for some reason this did not happen and building stopped at numbers (1) (2) which are now effectively 'end of terrace'.

The site (2) therefore, has an individual plot size and configuration being one of the largest curtilages in Elstree Gardens at 9.4m wide at the rear elevation and 11.5m wide at the end of the garden which is 2m wider than the average plot width. The curtilage totals 246m<sup>2</sup> (0.0246ha) some 60-65m<sup>2</sup> larger than the average plot area and the flank wall overlooks open space rather than a neighbouring flank walls.

2.5 FLOOD WALL . GARAGE ACCESS

The east coast floods of 1953 saw widespread flooding of the Erith and Belvedere marshes and 300 people were drowned. The disaster prompted construction of the Thames Barrier begun in 1974 and completed in 1982. Local flood walls were also constructed along Elstree Gardens which required the infilling of the front garden of no2 upto a height of 1.7m above the footway cutting off access to a lean to garage abutting the flank wall. Redevelopment of this dilapidated garage provides an opportunity to add a much needed shower room, utility room and enlarged kitchen with breakfast bar.

3 PLANNING BACKGROUND

3.2 STATUS

The site is not a listed building or within a conservation area. The property is a two storey, three bed single family dwelling house in one ownership.

3.1 POLICY

LBB Core Strategy (2012) supercedes the UDP (2004), however, housing policies (H9) to (H15) are retained.

UDP PART 2 Housing General Strategy Policy (H7) Privacy and outlook; (H9) privacy, daylight, sunlight, character of adjacent building, over development scale and car parking are relevant retained policies.

Design and Development Control Guidelines (2) Extensions to Houses also apply to the current application. Privacy, sunlight, daylight, siting, doors, windows, guttering, materials and appearance, vehicle parking, refuse storage are also material considerations.

2.2 Principles Policy (H9); 2.3.1 Roof Extensions; 2.3.2 Rear Extensions: **if is considered there are no adverse effects two storey extension may be acceptable.** 2.3.3 Side Extensions also apply..

3.2 PRECEDENTS

Many alterations have occurred in Elstree gardens under permitted development



FLANK WALL

rights and planning permission has been granted close to the site for side and full width rear two storey extensions (30) (20/006684/Full). Side extensions within 1m of the boundary have been permitted and within 2m of adjacent properties. Off street parking has also be granted at (38) (42) in close proximity to the site.

4 PROPOSED SIDE AND REAR ADDITIONS  
Notwithstanding policy requirements (3.1) and nearby precedents (3.2) the application site has individual features which also inform the proposed scheme.

4.1 The curtilage is substantially wider and deeper than other properties in Elstree Gardens, lies adjacent to open space on three sides and does not overlook or overshadow any adjacent elevations or private gardens. The proposal results in no loss of privacy, daylight, sunlight or noise disturbance.

4.2 FLANK WALL EXTENSION  
2.3.3 Side Extensions on plots with 4m between flank wall and boundary should have a 1m setback.

The proposed two storey flank wall extension will replicate the form of the existing property and follow the building line of the original dwelling and redundant garage.

The two storey flank wall addition remains inkeeping with the familiar

terraceform and massing common to Elstree Garden. Despite being ‘end of terrace’ the extension to no’s (2) (4) will not make the pair appear out of scale or intrusive, given the massing of the street.

The flank wall addition is built on the footprint of the existing garage. The flank wall of the garage lies along the site boundary and would not be set back 1m (2.3.3). It is argued that a set back is not required as the rear garden can be accessed from a public right of way between the garden and recreation ground and maintenance of the garden is not restricted. This is the current situation. There is also no townscape rationale for maintaining a gap between adjacent buildings (terrace groups) as the site lies next to an allotment.

4.3 REAR EXTENSIONS  
Only modest rear extensions are proposed. The aim is to creatively integrate the additions and existing internal spaces to minimise construction costs and retain garden depth.

The proposed additions adopt the same form as the original building and match the existing roof tiles and elevation finishes. Window dimensions and proportions are also inkeeping. A small flat roof extension above the first floor bathroom is used to minimise the bulk of the addition. The ground floor extension is not full width and retains 3.1m of the



REAR ELEVATION

original elevation. The depth of the extension is only 1700mm from the main first floor elevation.

The total flank wall depth of the extension is 82.3m compared with 101m approved at no 30. However, with the innovative arrangement of structural beams at ground floor this is seen as sufficient depth with which to provide enlarged kitchen, dining and living spaces at ground floor and an enhanced bathroom and additional bedroom with good wardrobe space at first floor. The house as extended is still modest at 139/140m<sup>2</sup> but the open plan ground floor provides the communal space required for a contemporary family home.

5 OFF STREET PARKING  
153.110.001

The lean to garage butting the flank wall is approximately 2m above footway level. A steep driveway originally gave access onto Elstree Gardens. At some date after the flood of 1953 probably as part of the Thames Barrier project which commenced construction in 1974 the front garden walls along Elstree Gardens near Abbey Road where upgraded, increased in height and the gardens backfilled behind the wall. The garage is now inaccessible and off street parking no longer possible.

The current application is for consent to lower the front garden level and form

retaining walls to create a single off street parking space.

VISIBILITY

2.4m clear visibility is provided each side of the parking space centre line and to 2.4m back from footway with no obstructions within the visibility splay. The hardstanding also provides space for bin storage and ready access/egress from a vehicle. The existing access steps will be rebuilt.

PERMEABLE PAVING

All surface water will be attenuated on site using Marshalls PRIORA permeable paving (charcoal) with POLYSTROM LITE cage soakway if required. Run off is relatively low and permeable paving may be sufficient.

CROSSOVER

All details to LBB Highway requirements and construction works to be carried out by LBB approved contractor. In principle approval given to applicant by Highways Team dependent on planning approval.

All retaining walls to be designed by structural engineer. All works to approved by LBB Highways and Building Control.



FRONT ELEVATION