

Design & Access Statement

44 RAVENSBURY AVENUE, ORPINGTON BR5 2NP

14 JUNE 2021

TEP ARCHITECTS

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Introduction

This Design and Access Statement has been prepared by T E Practice Ltd on behalf of the Owners of 44 Ravensbury Road. It describes the design proposal for the rebuilding of an existing front porch as well as the construction of an annexe ancillary to the main building on the site of an existing garage at the front of the building.

This annexe will provide an isolated work space and possible sleeping accommodation while still remaining part of the existing main house.

The new proposal aims to create a more useful work/ live space to cater for the owner's increased need for adequate office space to work from home.

The proposal will be a positive contribution to the borough as we seek to archive a building that is both of high quality and sensitivity to its environment on a previously underused garage in a predominantly residential area.



Site location



Aerial view of local area

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Site & Context

Ravensbury Road is predominantly residential and is located within the Cray Valley West area. The houses are mostly semi-detached and sit on generous plots with large rear gardens.

The existing building is of white render with clay tiles while the existing outbuilding/ garage has concrete plank walls and a corrugated steel roof.

The existing house is a two-storey, three-bedroom semi-detached house which – along with its adjoining neighbouring building – is set very differently from every other building on the street. They are set back significantly more than other buildings on the street and therefore have a different building line from other buildings on the street. As a result, the existing building and its adjoining building (no. 42) have generous front gardens with stand-alone garages at the front of the buildings.



Bird's eye view of front of building



Porch in front of building



View of garage in front of building from street



View of side of garage

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The Proposal

Design and massing

The proposed porch enlargement will increase the porch to be identical in size and form to the neighbour's front porch.

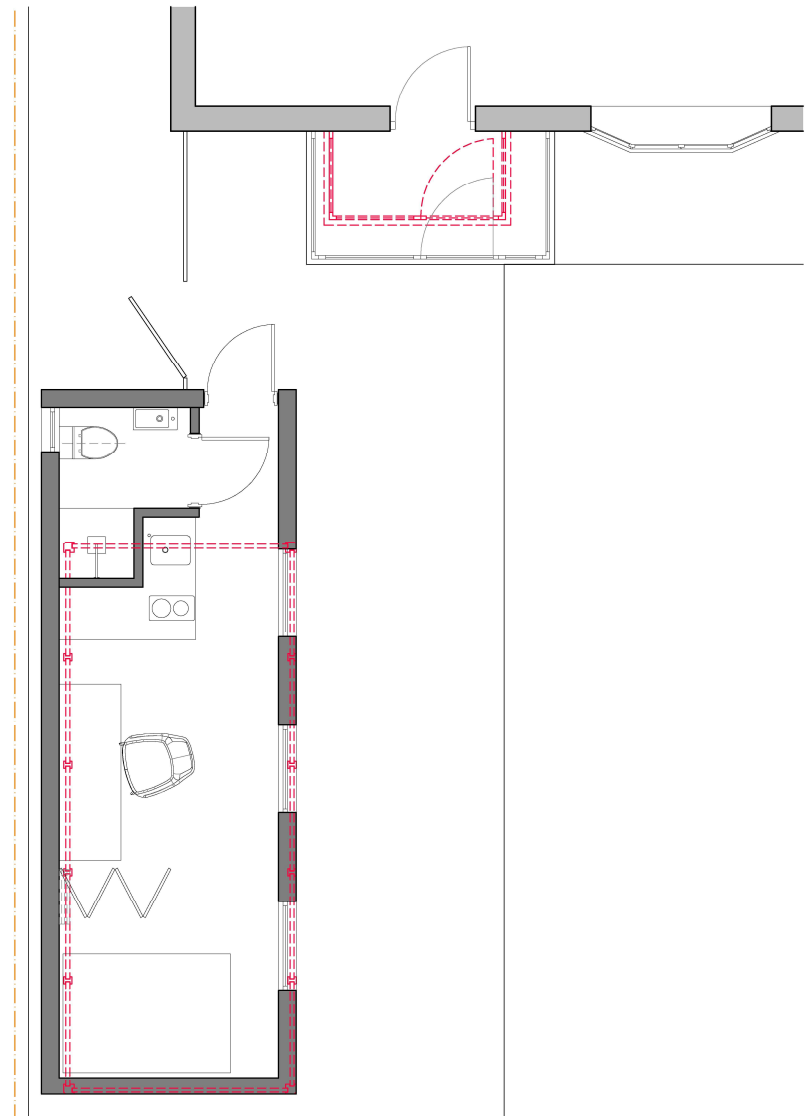
The proposed outbuilding will be slightly larger in size than the existing garage building. It has been designed to meet permitted development conditions for outbuildings in terms of its height and massing. Windows have been carefully positioned to ensure the privacy of the building occupants and that of its neighbours are protected. The outbuilding is also designed to meet Part M requirements.

At 23sqm, the proposed outbuilding's footprint covers 8% of the total area of land surrounding the main building. This is much lower than the 50% threshold set for permitted developments.

Use

The proposed outbuilding will provide much needed home office space, sleeping space, a shower room and kitchenette. It will however remain an extension of the main house (not a separate unit) and all its uses will be residential as shown.

The use of this proposed outbuilding will not be detrimental to the neighbours or cause any nuisance.



The proposed plan showing outbuilding, enlarged porch and demolished elements in red.

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Materials

Both internal and external materials have been carefully selected to be sustainable, to reference existing materials and to be visually interesting.

The proposed fibre cement weatherboard references the concrete planks of the existing garage with added sustainable properties. The interior walls and partitions will be clad in plywood, doing away with the need for more toxic finishing materials.

The building is designed to be lightweight, well insulated and simple in its construction, maintenance and use.



Existing concrete plank wall



Proposed fibre cement boards



Internal plywood finish

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Conclusion

The proposed outbuilding will provide a stimulating and intimate private space for the Client in a time when traditional notions of workplaces are evolving. The building will be built in accordance with the Bromley supplementary planning guidance.

There will be no detrimental or negative impact on surrounding buildings or the existing house and its amenities.

We believe the proposals will enhance the existing area and streetscape and should therefore be considered favourably.

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