

# Design and Access Statement

## 29 Harlescott Road, London, SE15 3DA

### Introduction

This Design and Access statement is intended to accompany the planning application for 29 Harlescott Road, London, SE15 3DA.

The proposed development includes the construction of a single storey side infill and rear extension, an L-shaped dormer roof extension, raising the ridgeline by 410mm, and installation of 2 roof lights to front roof slope.

The proposed extensions will provide an improved layout and additional living space for the family. The details of the proposal are shown within the design drawings and in this document.

### The Property

The existing property is a terraced three-bedroom house, with a small front garden and a modest rear garden. Harlescott Road is a residential street with the majority of the houses being terraced and of similar design to no. 29.

### Planning History

The house, under former owners, has received planning approval for a proposal very similar to that of the current application. On 20<sup>th</sup> of July 2018 the application with reference 18/AP/1666 was approved for the construction of a ground floor rear and side extension and an L-shaped dormer roof extension. By the time the current owners had purchased the house the previous approval had lapsed. The aim of this application is to reestablish that approval with some small changes to the design at ground floor level. The roof extension is exactly as per the previous approval.

### Use

The proposed use is for ancillary residential use to provide additional living space for the home. No change to the existing use, or number of dwelling units is proposed.

### Layout

There is an existing lean-to extension to the rear outrigger. The proposed extension is positioned as an infill to the side of the existing outrigger and runs to the back of the existing lean-to extension, which will also be rebuilt as part of the proposed works. The kitchen, dining and living spaces will be relocated into the new open plan extension, in order to give the spaces a better connection to the rear garden whilst allowing for a more generous and usable living area for the family.

The extension at roof level allows for an additional bedroom and bathroom so the house can better serve the growing family. As mentioned above, the proposed roof extension matches that of the previously approved roof extension on the same site.

### Scale

The scale and position of the proposed extensions are equivalent to numerous houses on Harlescott Road, including that of no. 27 Harlescott Road, which was recently approved under planning application 21/AP/1696. The line of the rear wall of the extension will match that of the existing rear lean-to extension, which also aligns with the rear wall of the neighbouring lean-to extension of no. 31 Harlescott Road. The recently approved extension to no. 27 Harlescott Road extends further into the rear garden by approximately 42cm.

The side infill extension will have a pitched roof that slopes down towards the party wall with no. 27 Harlescott Road. The height at the boundary is 2.4m, which matches that of the recently approved side extension at no. 27 (this can be seen on the Proposed Rear Elevation drawing). The height of the new rear extension where it is located behind the existing outrigger is 3.5m. This allows for the internal ceiling height to match that of the existing Kitchen and Dining spaces. This will be lower than the upper height of the neighbouring lean-to extension at no. 31 Harlescott Road.

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### **Appearance & Materials**

The existing house is formed primarily in brick with painted stone details around the windows and doors on the front, side and rear elevations. The pitched roofs are clad in tiles.

The dormer roof will be extended and clad in the same tiles as the existing dormer.

The roof of the rear extension will be made up of part pitched and part flat. The pitched roof will have 3 no. pitched rooflights in, and the flat area will have a single flat rooflight.

The rear extension will have a set of doors below the flat roof and a single window below the sloped section of roof.

The proposal includes to extend the rear wall line up near the boundary with no. 27 Harlescott Road to create a single horizontal parapet across the full width of the rear extension, with a stone capping to the top. This is to create a more simple and balanced look to the rear elevation. The pitched roof behind will run for the full depth of the extension. This can be seen on the 3D model views on page 2 of the Planning Drawings.

### **Neighbour Amenity**

The design has been considered with the intention of avoiding any negative impact upon the privacy, amenities, loss of light and outlook of neighbours. This will be achieved by not extending any further back into the rear garden than the existing rear lean-to extension, building to a similar height to the neighbouring ground floor extensions, and for the side extension next to the neighbour at no. 27 to have a matching pitched roof beginning at the same height on the boundary wall.

### **Access**

There will be no change to existing access.

### **Road Layout**

The existing road layout remains unchanged.