

15 Watling Street

Design & Access Statement August 2021

15 Watling Street, Bexleyheath DA6 7JZ

The replacement of a single storey, rear extension to maximise the quality of light, space and connection to the garden.





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01 Introduction

Executive Summary

This application is for property 15 Watling Street, a semi-detached three storey home with a rear garden. Permission is sought for the construction of a single storey rear extension to accommodate a larger kitchen area with a greater connection to the garden.

The property has a large rear garden that benefits from a southern orientation. However, the house currently has a poor relationship to the garden with only an extension providing access to it. This extension - in its current state is in a poor condition and only has small windows hindering the potential of a light and open space that could benefit the ground floor of the house.

The site is located in Bexley Council and is not in a conservation area, nor is it locally listed. The site is located on a busy street nearing a large round-a-bout junction. Beyond the junction is a high street offering many amenities including shops, and cafés. Watling street is on the A207 road which carries a lot of traffic from Charlton through to Dartford.

The house was built in the early 1800s, it has three storeys and a basement. The house is of a Georgian style, with large white sash windows and tall ceilings.

The house is clad in London yellow brick with the front and rear elevation rendered in white. There is no record of when the existing single storey rear extension was constructed. It is also rendered in white to match the existing house. It has a pitched roof and the ceiling is also vaulted on the inside. There is a large garden and a patio area that is accessed from this extension.

The proposal aims to create a more efficient layout for the extension, which maximises the connection to the outdoor, an essential amenity in an urban location.



1. View from inside the extension



2. View of the west boundary



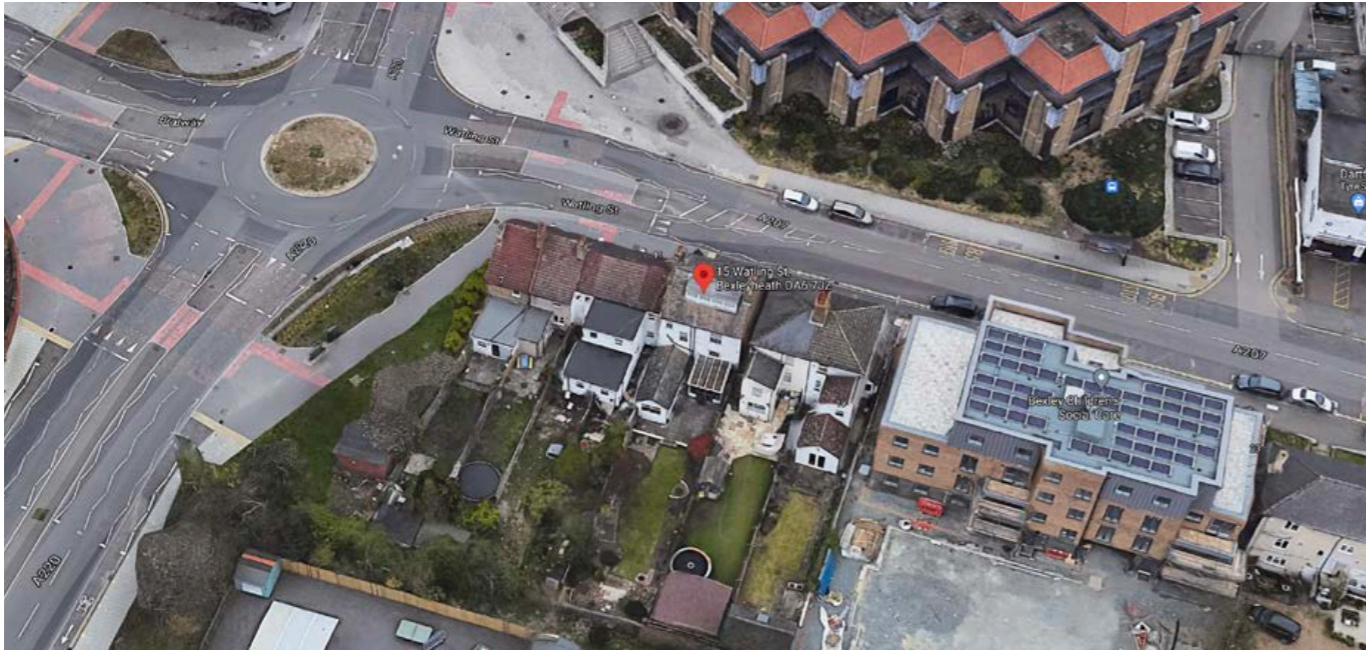
3. View from the garden towards the east boundary



4. View from the back of the garden towards the rear of the house

02 The Site and Context

Aerial Views of Site Boundary



Aerial Viewing North



Aerial Viewing East



Aerial Viewing South



Aerial Viewing West

02 The Site and Context

The Vicinity

Watling street has a wide variety of house types and styles. The street features a mix of terraced and semi detached properties as well as new high rise residential apartments and commercial buildings.

The images to the right show the various housing styles found in close proximity to the property. The houses neighbouring the no.15 are similar in style - rendered terraced housing in a Georgian style. Directly opposite the property is a large commercial building in yellow brick with lots of glazing.

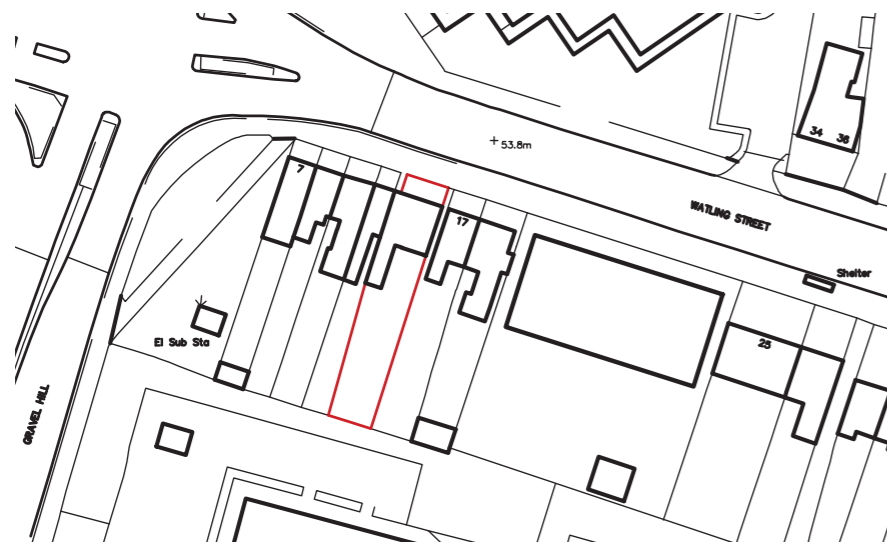
Further down the street there are several modern apartment blocks also in yellow brick. There are also a row of semi detached 1930 style houses featuring pitched roofs, bay windows and tile hanging.



1. Modern apartment block on Watling Street



2. 27 - 35 Watling Street, Semi-detached 1930 style houses



Existing location plan



3. 25 Watling street, multiple flats



4. Civic offices opposite 15 Watling Street

02 The Site and Context

Precedent

There are several examples of single storey rear extensions that have been approved over the years on Watling Street. To your right, there are two examples:

09/00131/FUL | Single storey rear extension. | 139 Watling Street Bexleyheath Kent DA6 7QL

This extension features a sloping roof form that extends the whole width of the house by 3.5m

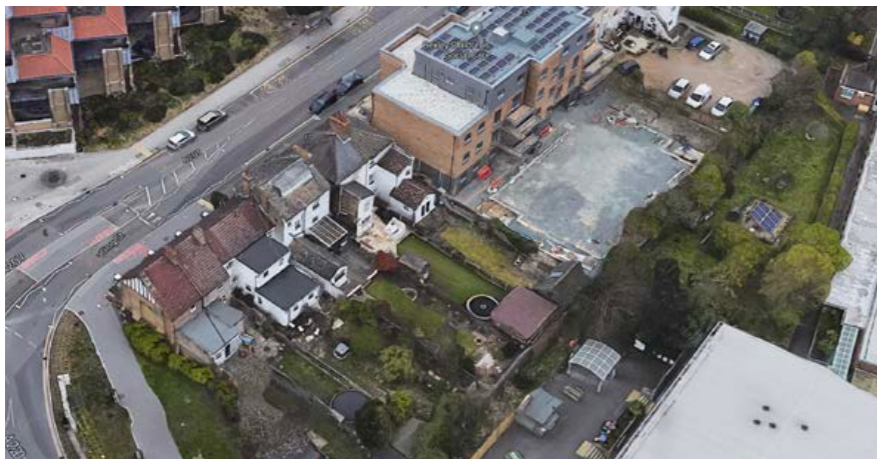
15/01134/FUL | Single storey rear extension. | 127 Watling Street Bexleyheath Kent DA6 7QL

Similarly, this extension also extends the whole width of the house by 4.8m.

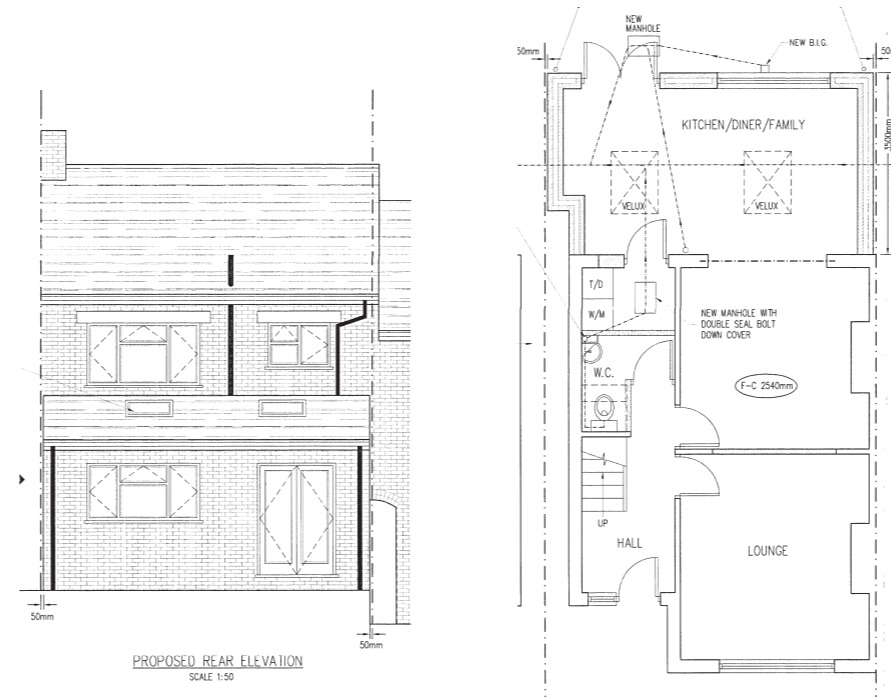
Both extensions provide a larger kitchen area and improve the connection to the rear garden.

Other examples of large rear extensions are also visible on either side of 15 Watling street. Images captured on Google maps show properties 11 and 13 on Watling street with two extensions - a double and single storey extension to the rear.

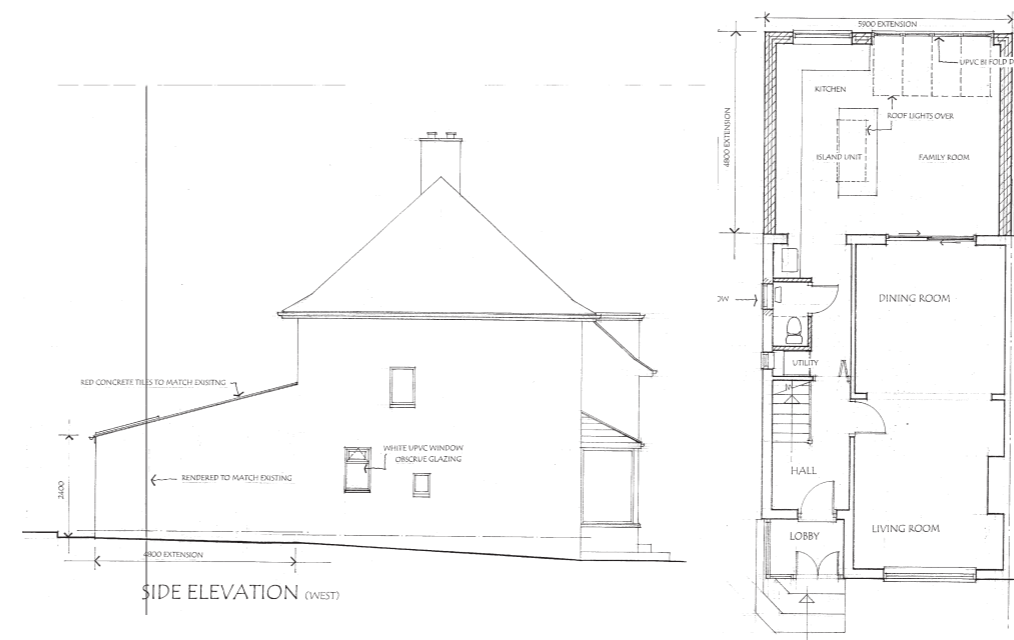
From these examples, it is clear that extensions are a common addition to the properties along Watling Street in order to improve the indoor quality and value of the home.



3. 3D Google images of large rear extensions on Watling street



1. 09/00131/FUL | Single storey rear extension. | 139 Watling Street Bexleyheath Kent DA6 7QL



2. 15/01134/FUL | Single storey rear extension. | 127 Watling Street Bexleyheath Kent DA6 7QL

03 The Proposal

Scope of Works

KHD Architecture are proposing a single storey rear extension for property 15 Watling Street. We are keen to deliver a project of a high quality that will make a positive contribution to the appearance and function of the building. The following materials have been chosen for their performance and sensitivity to the aesthetics of the site context. Materials chosen are in accordance with planning policy guidance. The extension is proposed to seamlessly integrate with the original house and replace an existing extension that is old and in a poorer condition.

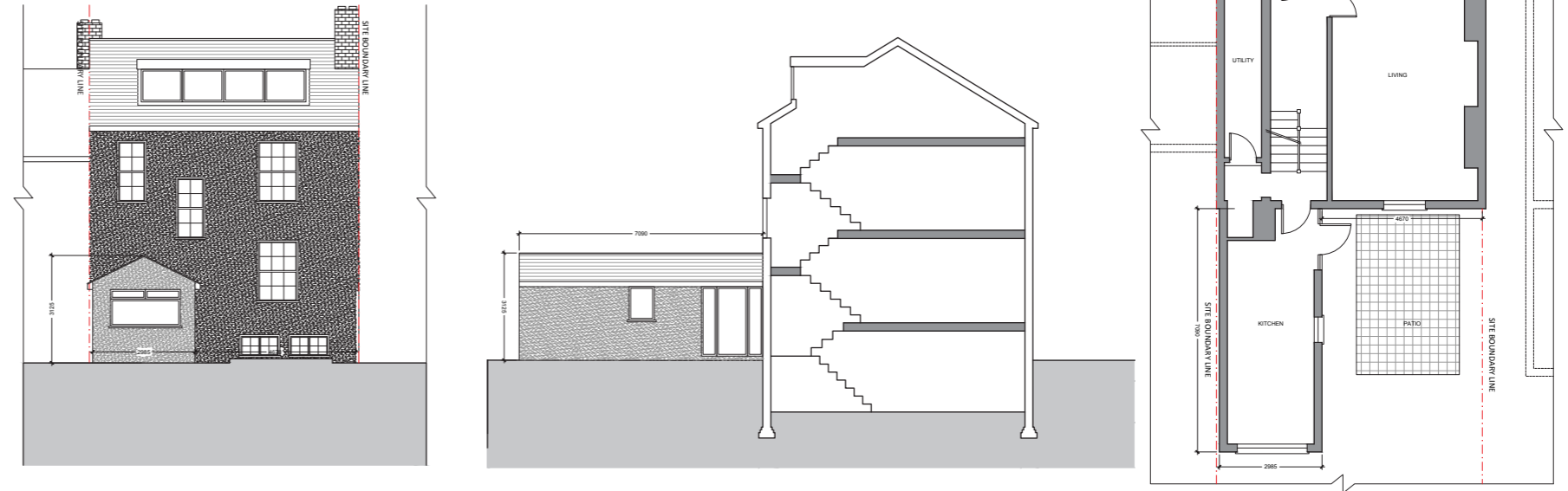
The existing house is rendered in white. The proposed extension will match this cladding material, style and character of the house. The front elevation will be retained and unaffected.

The proposed rear extension will facilitate a well lit and spacious kitchen with a dining area. The extension provides a greater relationship with the rear garden, allowing immediate access from the kitchen/diner. The large glazed bi-folding doors on the corner maximise unobstructed views to the garden from the dining space. This feature also encourages the use of the patio area as the corner window directs views out to both sides of the extension. In addition, the flat roof will have a large roof light above the kitchen area, and large glazed door to access the patio. This will allow lots of natural light to penetrate the ground floor kitchen area. The windows and sliding doors are modern and of high quality - double glazed to improve the performance of the building.

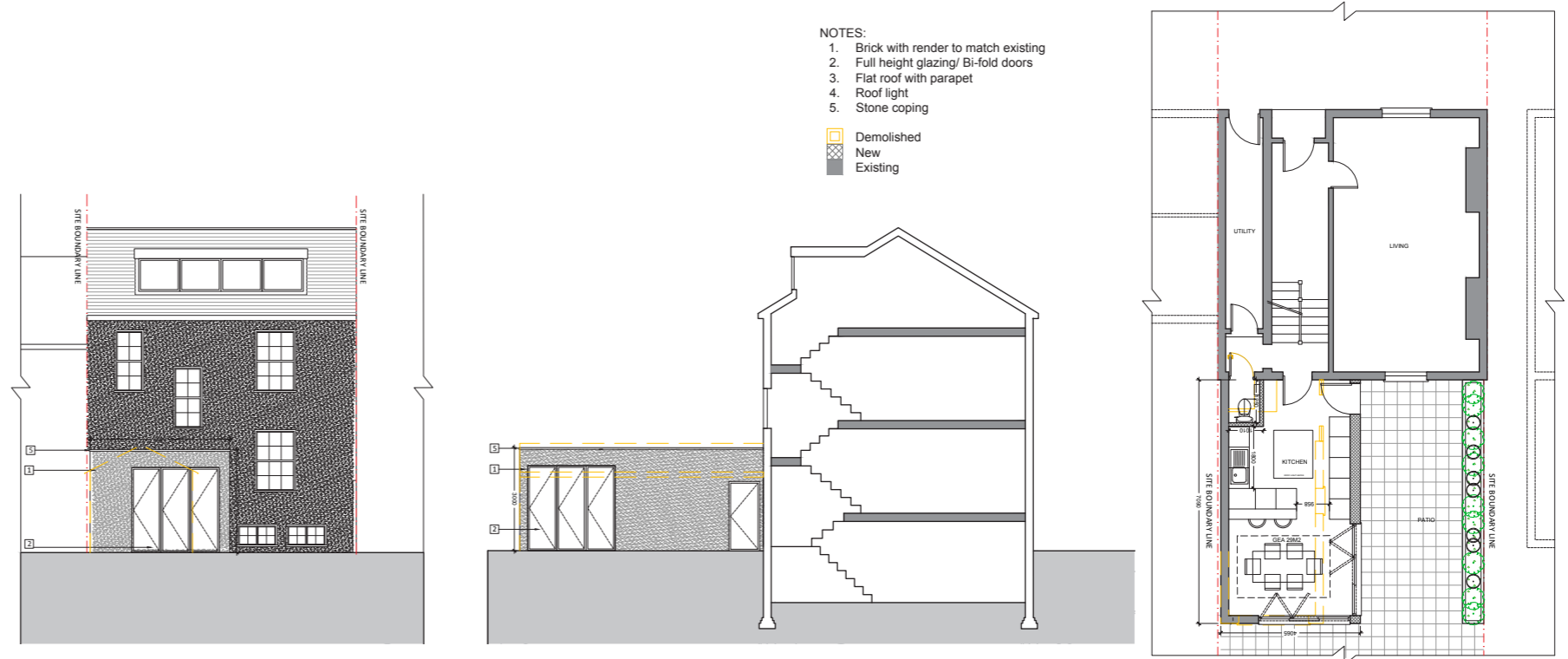
The proposed development has been designed in accordance with current Greater London and Bexley planning policy documents.

The following points set out how these principles have been applied to the proposal:

- The single storey rear extension is modest in scale and in keeping with the character of pre-existing extensions to other houses on Watling Street.
- The front elevation of the building will be retained and unaffected.
- The rear extension will not adversely affect the privacy, day lighting or visual amenity of surrounding property.
- The proposed materials to the extension is in keeping with the existing building.
- We believe that appropriate measures have been taken to ensure that the impact on the existing building, neighbouring properties and the wider area is acceptable.



1. Existing Drawings - Elevations and plan



2. Proposed Drawings - Elevations and plan

05 About us

KHD Architecture Ltd is a London based practice with a wide range of experience in the planning and procurement of residential and interior developments including new build houses, house extensions, urban design and master planning.

KHD Architecture works on a wide variety of projects, and in all cases provides a pro-active, friendly and professional service, tailored to suit the requirements of each client. Our logical and practical approach has led to repeat work from clients who recognise the added value that we bring to a project.

KHD Architecture can provide the following services:

- Project brief development
- Stakeholder consultation
- Site appraisal & feasibility studies
- Identifying potential sites
- Proposals for challenging urban sites
- 3D Visualisations
- Planning applications
- Full construction packages



A community of four terraced houses



Garage infill site in London



Four luxury family houses



Nine Apartments on a prominent corner plot

