

Design and Access statement

**82 Selwyn Crescent
Welling
DA16 2AN**



Front elevation



Rear elevation

McKinlay Williams Estates Ltd, purchased the property, in 1954, as two 1 bedroom flats, with sitting tenants.

Ground floor layout, front entrance door, entered from the front drive. The entrance corridor leads to the front lounge, opposite their shower room, with bedroom at the rear alongside the kitchen, with a door leading out to the community amenity space.

First floor mirrors the ground floor apart from the first floor bathroom is sited over the front entrance doors .

Over time McKinlay Williams Estates, have upgraded this property in the past, they have now plan a full refurbishment, and a complete over hall,

Both tenants require additional space in the form of a second bedroom,

The scheme therefore proposes to increase the floor areas to meet the requirements of the London Plan.

It is proposed to carry out a two storey extension to the rear of the existing property, increasing the floor areas to the London Plan requirements.

You will please note on the submitted plan, the room sizes and the overall apartment size, meet the London Plan sizes as follows;

Space standard for a 3p2b apartment 61m²
Lounge Dining Kitchen for a 3p2b is 25m²
2person bedroom 12m²
Single person bedroom 8m²

*Proposed 2 storey rear extension with the addition of an attached 2 storey side extension forming a:
1bedroom 2person residential unit at 82 Selwyn Crescent Welling DA16 2AN*

Whilst carrying out the major refurbishment work of, rewire, sound and fire proofing, thermal conductivity and efficiency

It was considered to incorporate an additional residential unit.

The proposal of a third unit, was considered and again meets the Councils Policies, and does not overlook, or block views from existing properties. And also meets requirements of the London Plan.