



0001| 53 Fairlawn Avenue, Bexleyheath,
DA7 4TQ

Design Statement

Planning

Revision	Date	Comments
P01	15.10.2021	PLANNING SUBMISSION

SITE ADDRESS

53 Fairlawn Avenue, Bexleyheath, DA7 4TQ

1.0 INTRODUCTION

This document has been assembled to support the planning application for the extension/ refurbishment works at 53 Fairlawn Avenue. The proposed works includes a loft conversion with rear dormer, two storey side/ single storey rear extension and also some internal reconfiguration.

2.0 BACKGROUND INFORMATION

2.1 Site Location

53 Fairlawn Avenue, is located in Bexleyheath and comes under the London Borough of Bexley. The property is not within a Conservation Area or a Listed Building.

2.2 Site Description

The site is a two storey semi-detached Dwelling House. The materiality of the existing building includes; Clay Roof Tiles, Render, Timber , Brick, Pebble Dash, and UPVC Windows.

There is no planning history available online.



Site Location Plan - with ownership in RED

2.4 Site photographs



Existing Front Elevation



Existing Rear Elevation

3.0 DESIGN STATEMENT

3.1 Design Proposal

The proposal aims to provide the homeowner with a larger contemporary dwelling to suit their changing family needs. The proposed works includes a loft conversion with rear dormer, two storey side, single storey rear extension and also some internal reconfiguration. The proposed design from the front, (the proposed side extension) aims to match the existing dwelling. Whereas the rear extension is more contemporary with larger windows.

See Planning Drawings for further information.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

3.2 Area's

See Planning Drawings for further information.

Existing Gross Internal Area's:

Ground Floor: 64m²

First Floor: 47m²

Total GIA: 111m²

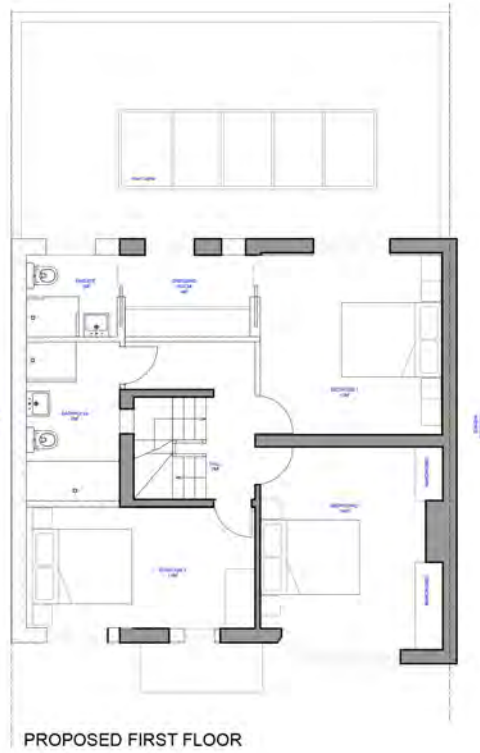
Proposed Gross Internal Area's:

Ground Floor: 101m²

First Floor: 63m²

Second Floor: 28m²

Total GIA: 192m²



3.3 Materials and Design

There is local precedence for the design and proportions used within this proposal. Many of the properties on Fairlawn Avenue have carried out two storey side and single rear extension works in order to provide further accommodation.

For example; No 35 Fairlawn Avenue was granted approval in 2019 for 'Two storey side, part one/part two storey rear extension and conversion of loft to habitable room with rear dormer, three side rooflights and two front rooflights to roof slope' REF: 19/02049/FUL

3.4 Materials and Design

The proposed alterations to the building will be constructed in high-quality materials which reflect the surrounding context, and in a design that will enhance the character of the building.



35 Fairlawn Avenue