

## DESIGN & ACCESS STATEMENT

Proposed single storey front & side extension, part single part double storey rear extension at 5 Viewfield Rd, Bexley DA53EE, UK  
Doc Ref: ARC2107\_DAS-01 RevA, By Archilibrium Ltd, 9<sup>th</sup> November 2021 (FOR PLANNING)

### The Proposal

This statement supports Householder Application drawings ARC2107\_PA-01/PA-02/PA-03/PA-04/PA-05/PA-06 Revision A for a proposed single storey front and side extension at ground floor and a double storey rear extension to provide additional habitable accommodation to an existing single dwelling detached house at above address. Separate applications have been submitted for Larger Homes (rear extension) and LDC (rear extension plus loft).

### The Site & Property

The applicant property is an existing detached house situated in Viewfield Road. The property is two storey face brick with gable wall to both flanks and standard tiled pitch roof. The property is situated on a very wide plot with separate garage and large garden with gate access onto reserve with canal. The adjacent properties on this road are of a similar original style and character but extended to front, side and rear in a variety of ways. The property is not located in a Conservation Area and not located in a Flood Risk Zone. The site area is approximately 500m<sup>2</sup> and level.



Aerial view of applicant site Image1 :



Front view of applicant site



### The Design Principles

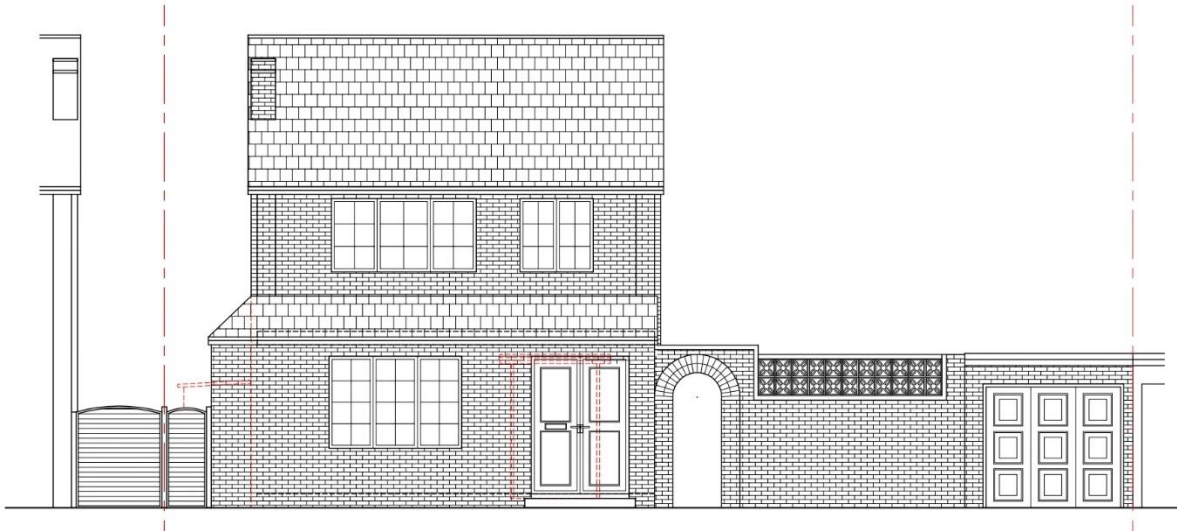
The proposals have been designed in accordance with local Council's planning policies and guidelines and to meet the following four main objectives:

1. The proposals have been designed in harmony with the existing building, neighbouring properties and the surrounding context and character.
2. The proposed extensions have been designed in materials to match the existing materials of the property and other properties in the street.
3. The proposals have been designed to sit comfortably within the site in terms of form, proportion and scale with no perceived detrimental impact on daylighting / overshadowing or the visual / neighbouring property amenity.
4. The proposals have been designed to create sufficient size home for a growing young family with two parents, four children and live-in grandparents.

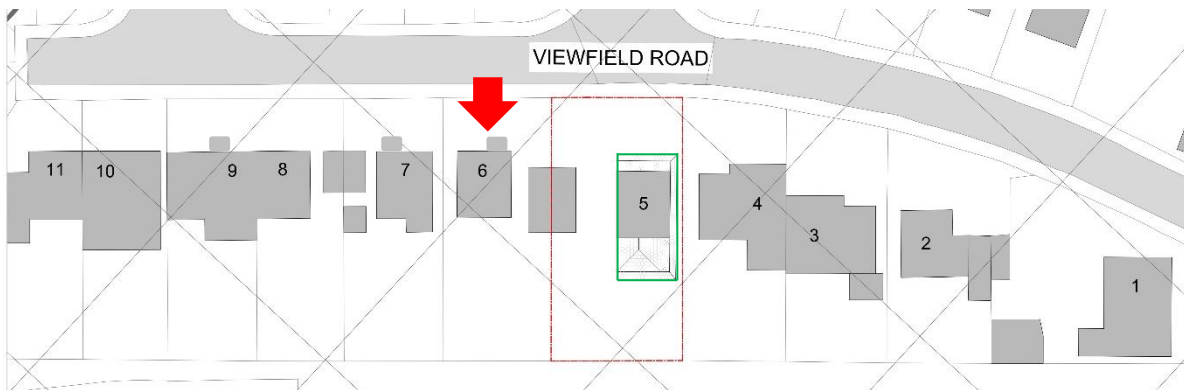
Proposed front extension at ground floor

The proposed front extension will provide a more appropriate and adequate front sitting room for large family.

- The proposed single storey front extension is modest in height with pitch roof to match neighbours.



- The proposed frontage is marginally setback from 6-11 Viewfield Rd & continues step to 1-4 Viewfield Rd.



- Existing street view showing stepped frontages 1-6 Viewfield and variety of front extensions



- Existing street view showing frontages 6-8 Viewfield set forward from 5 Viewfield plus porches

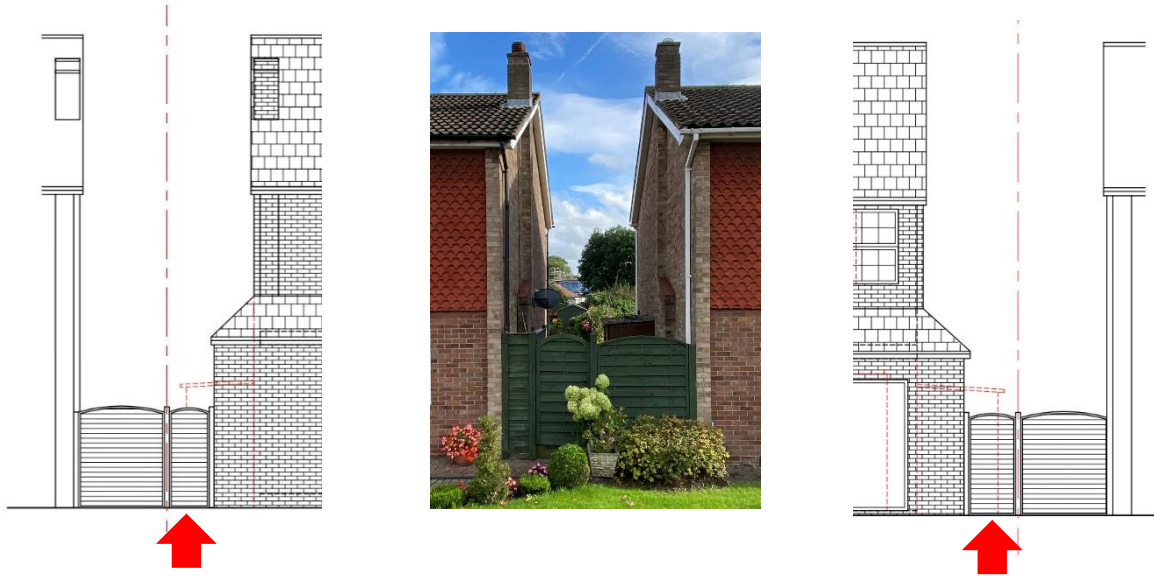


Applicant Property

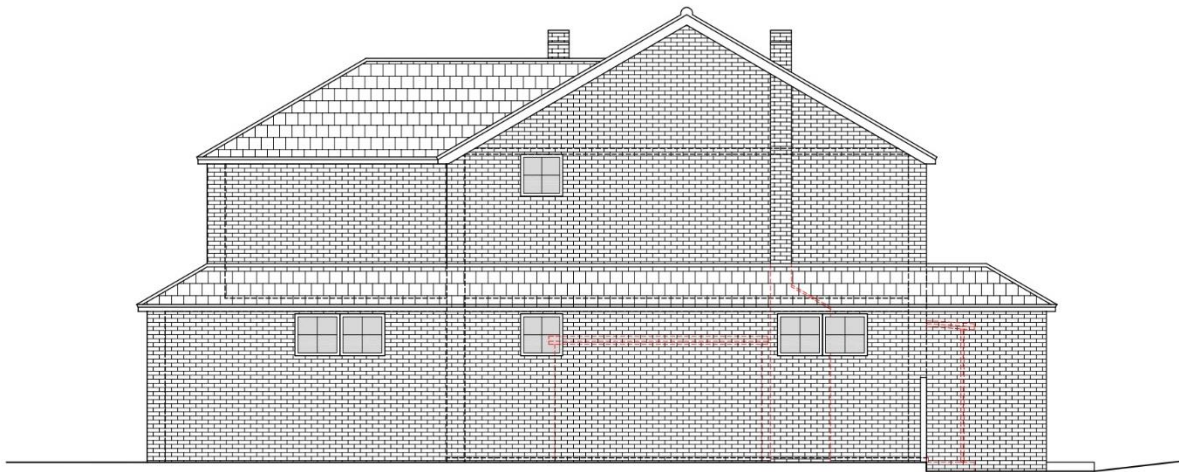
Proposed side extension at ground floor

The side extension will enlarge all rooms at ground floor including front reception and rear kitchen dining snug.

- The proposed ground floor side extension is modest in depth and retains setback from boundary for access.



- The proposed pitched roof respects existing style & minimises impact on daylighting or overshadowing.



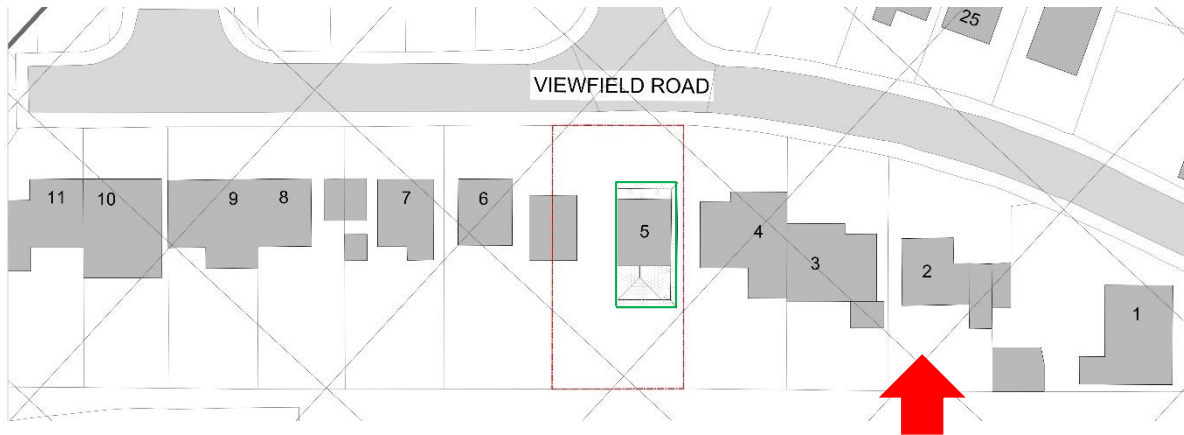
- Existing front street elevation showing neighbouring front and side extensions at ground and first floor



### Proposed rear extension at ground floor

The rear extension at ground floor will provide for a new utility and an open plan kitchen dining with snug seating

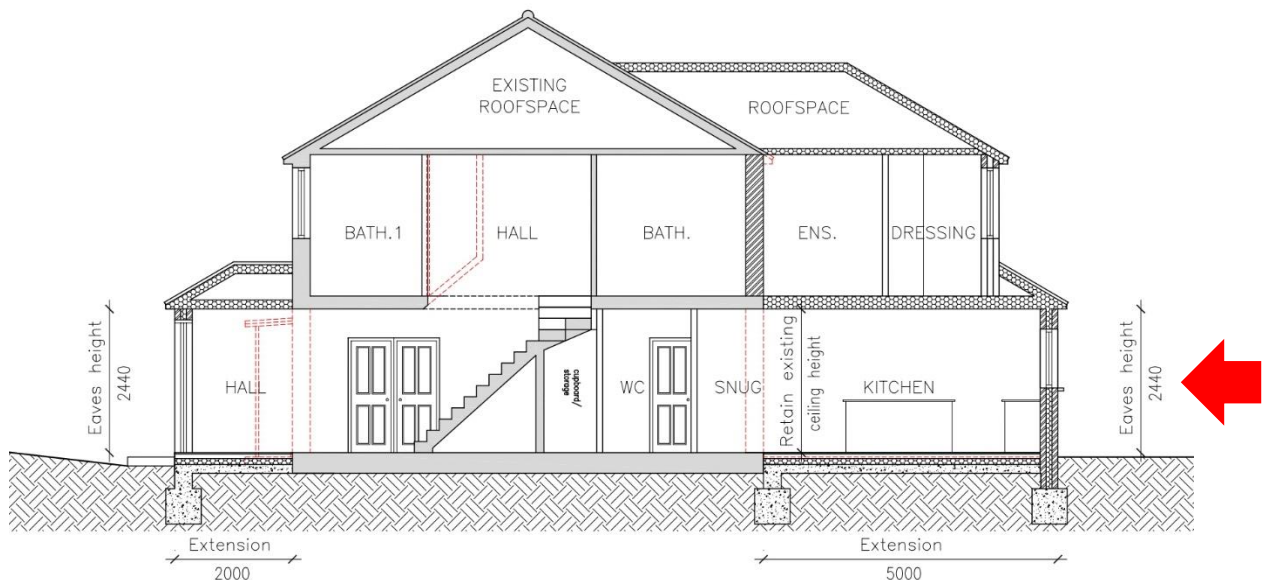
- The proposed rear ground floor extension depth is modest and marginally deeper than the rear extension at 4 Viewfield Rd and is well setback from the existing rear projections at 1, 2 & 3 Viewfield Rd.



- Existing view towards 1, 2, 3 Viewfield with rear extensions protruding beyond the proposed 5 Viewfield

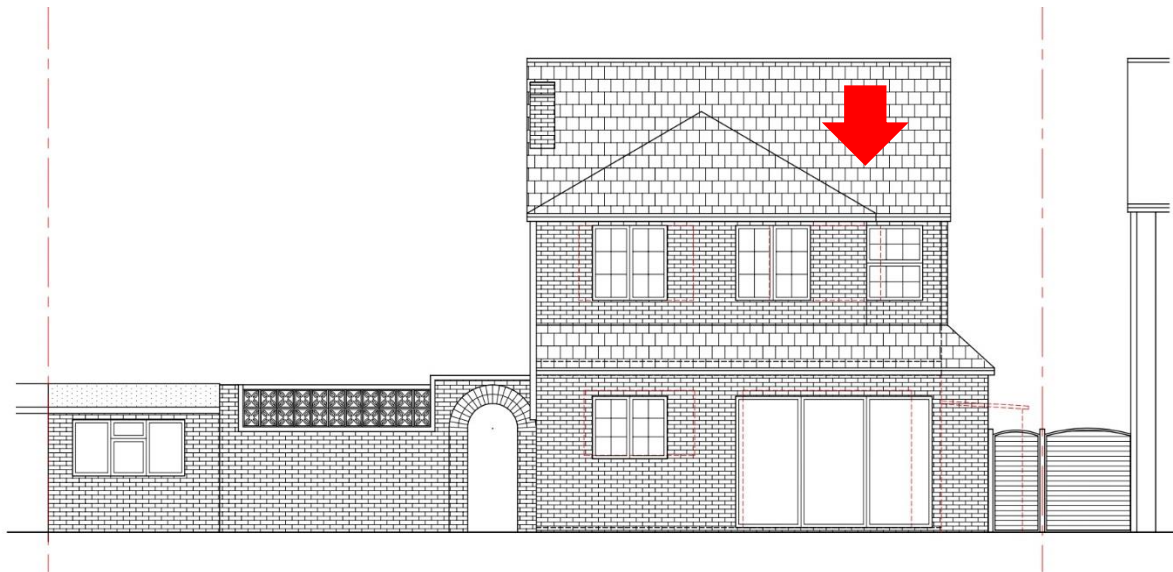


- The proposed ground floor eaves height allows for the existing ceiling heights to be retained throughout

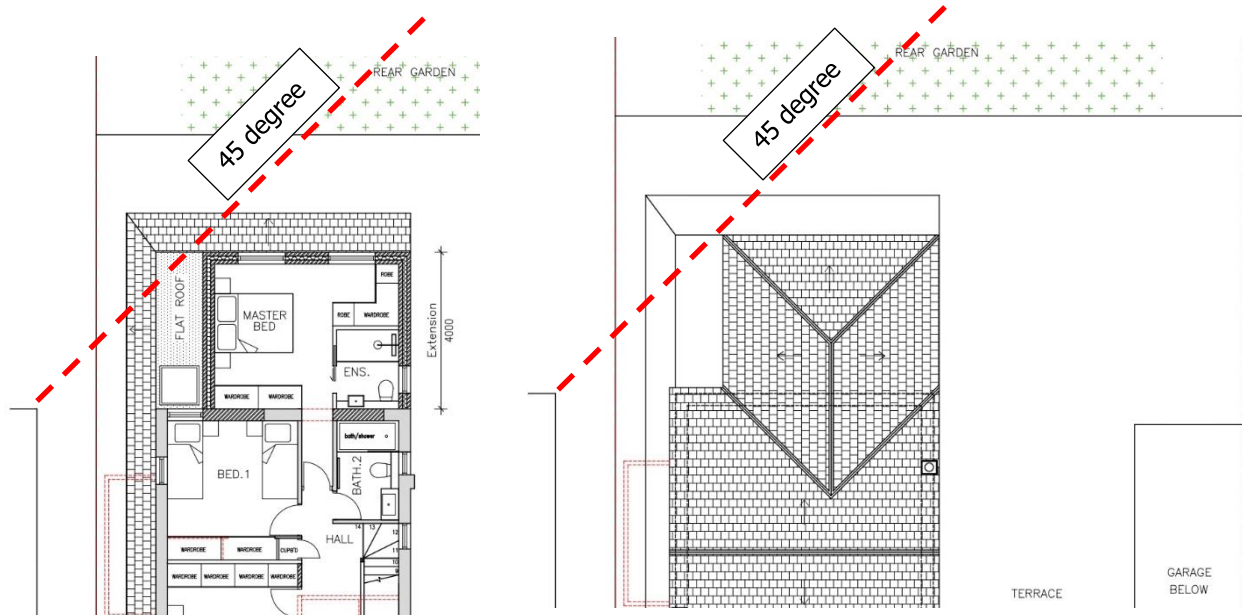


### The rear extension at first floor

- The proposed rear extension at first floor is modest in depth and well setback from the boundary.



- The depth of first floor extension does not project beyond a 45 degree line taken from 4 Viewfield Rd



- The first floor extension will be setback from ground floor with pitch roofs to match existing roof angle.



#### Proposed Openings

All new doors and windows have been sized and located in accordance with the proposed drawings to take advantage of natural light, maximise outlook and remain congruent with the original dwelling and all existing openings. All existing windows will be upgraded with new double glazing in frame sizes to match new. All new openings will be double glazed and set in black metal frames. Side facing windows are high level. New clear glazed and openable rooflights will bring natural light and ventilation to the home office and roofspace.

#### Proposed Materials

The proposed extensions will be constructed with high quality materials and detailing to match the existing building and context. All existing face brick facades will be re-pointed. All new and existing roof tiles will be replaced new to match existing and to ensure consistency.

#### Access

Proposed external levels and pedestrian approach from street will remain unchanged.

Proposed internal levels to ground floor entrance and front of the house will remain unchanged.

No change to on street vehicular access and parking provision.

#### Ground levels

Existing ground levels will remain unchanged. According to the government's flood zone maps the property is not within a Flood Risk Zone therefore no Flood Risk Assessment is required or provided.

#### Trees

There are no Tree Protection Orders on site. There are no large trees requiring pruning in order to carry out the development or close proximity to the site.