70 Wordsworth Road

Summary of the proposal, Loft conversion with outrigger dormer, May 2022



1. EXISTING

The dwelling (70 Wordsworth Road, London SE20 7JG) is a two-storey, terraced house located in Penge, within the London Borough of Bromley. The site does not lie within a conservation area.

The street is characterised by two storey terraced houses in a uniform style, with some later additions. Some of them have rooflights on the front roof, testimony of an additional third floor in form of a later loft conversion.

Most of the neighbouring properties have generous single-storey rear extensions, built towards the respective rear gardens.

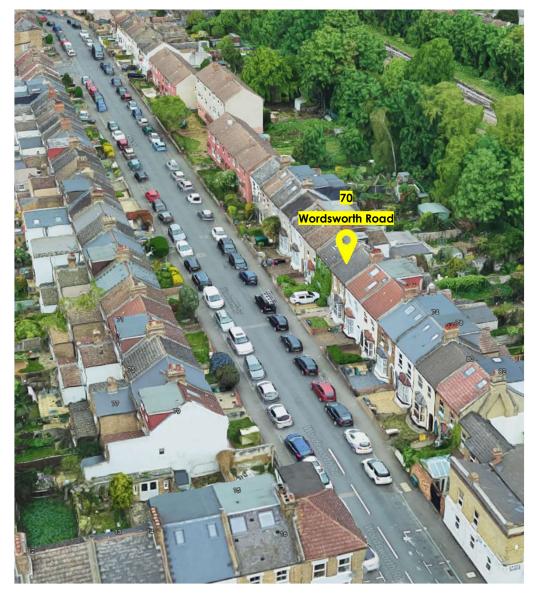
Looking at the front elevation, no. 70 shares the left party wall with property no.68 and the right with no.72.

The house has a small front private space and a long private rear garden.

The existing ground floor features a living/kitchen/dinning open space separated from the main entrance and the hallway, and a toilet underneath the stairs.

Two double bedrooms and a family bathrooms are located upstairs.

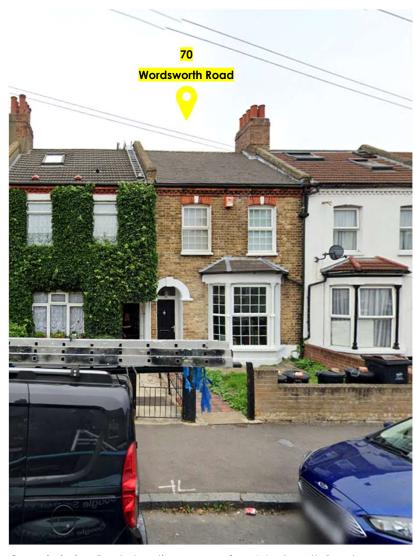
<u>Left:</u> Aerial, extract Google Maps view showing the location of no.70 Wordsworth Road





<u>Top:</u> Wordsworth Road view, looking towards the north (Google Maps)

<u>Top:</u> Wordsworth Road view, looking towards the south (Google Maps)





Current photos: Front elevation, as seen from Wordsworth Road



Current photos: Rear and flank elevations, as seen from the rear garden

2. PROPOSAL

The proposal aims to provide two extra bedrooms and a bathroom to the dwelling, by adding a new second floor to the property. The loft extension will be formed of two conjoined elements, one build on the main slope of the roof and a second one build on top of the existing 1st floor outrigger volume.

A few examples of a similar loft conversion can be found in the neighbourhood and on Wordsworth street itself. The most recent to receive approval in 2020/2021 is located at no.8. Extract from the approved planning application floorplans, as per the NMA application, has been included on the right for reference.

Among the others, similar examples can be find at no. 31, 33, 68, 60 & 82. Therefore, the proposal is considered to be acceptable in principle.

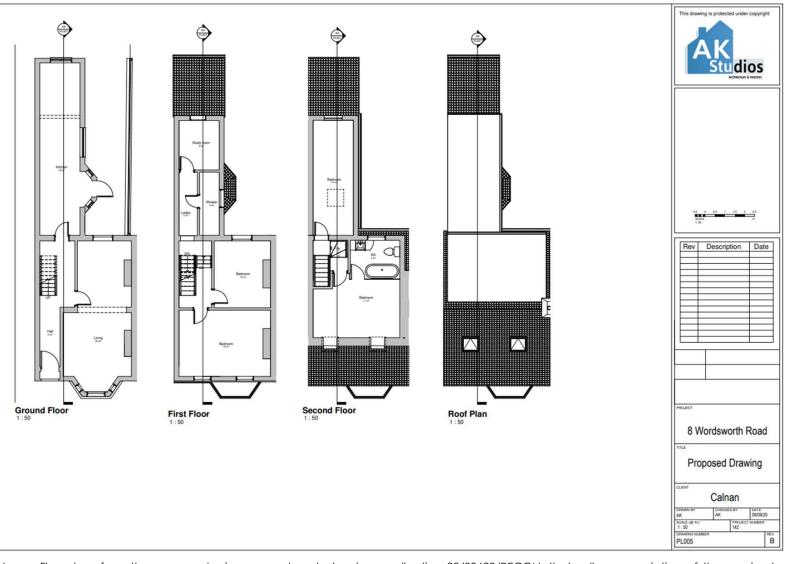
The new loft extension will be cladded in zinc. The colour is to match the existing tiles as closely as possible.

Any new window, or any that will need to be replaced or upgraded, will retain similar appearance to the existing - both in terms of material and colour.

Two new front roof-lights are proposed to provide ventilation

and light into the front bedroom at loft level. One extra roof light is proposed at the top of the staircase.

The only change that is located in a different part of the dwelling is at ground floor level, in the form of an additional rooflight. This as been included to brightened the kitchen/dining area.



<u>Above</u>: Floorplans from the approved minor amendment planning application 20/03629/RECON, that allows a variation of the previously approved planning permission 20/03629/FULL6. The property is <u>no.8 Wordsworth Road</u>, and it shows the extent of the loft conversion including a larger, outrigger dormer extension.