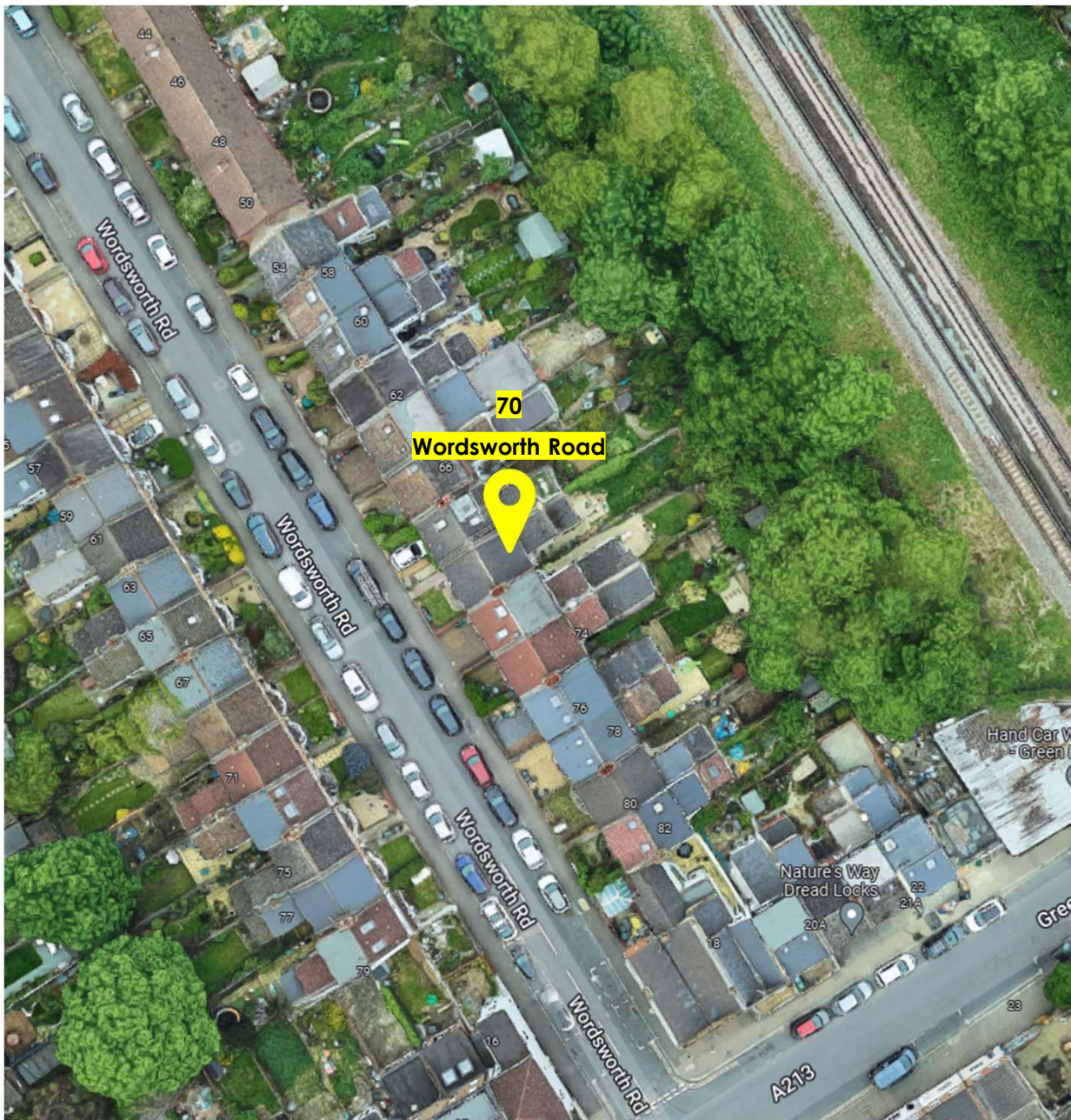


70 Wordsworth Road

Summary of the proposal, Rear extension, May 2022



70 Wordsworth Road

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.

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

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Top: Wordsworth Road view, looking towards the north (Google Maps)



Top: Wordsworth Road view, looking towards the south (Google Maps)

70 Wordsworth Road



Current photos: Front elevation, as seen from Wordsworth Road

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

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2. PROPOSAL

The proposal aims to provide extra space at the rear of the property, infilling the back as shown on the proposed ground floor plan on the right.

Outline of the new extension in yellow.

This will create a more spacious kitchen and dining area, maintaining the side wall stepped in and therefore not building right to the boundary wall.

A new skylight is proposed to be on top of the new flat extension.



Above: 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 no.8 Wordsworth Road, and it shows the extent of the loft conversion including a larger, outrigger dormer extension.

