

## **DESIGN & ACCESS STATEMENT**

For proposed REAR AND SIDE ELEVATIONS MATERIAL CHANGES  
**15, Downton Avenue, London, SW2 3TU**

The purpose of this statement is to explain;

***“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”***

Para. 80, DCLG Circular 01/2006

This statement should be read in conjunction with the existing and proposed plans & elevations (refs: RB1030 01B; 2B; 3B; 4B; 5B) submitted with this Householder planning application.

The applicant is proposing Rear and side elevations material changes to the existing dwelling, together with internal adjustments and additional landscaping works to the grounds.

### **THE SITE**

The site is in Streatham Hill East Ward which is in Lambeth Council.

The site is not located within a Conservation Area.

### **EXISTING DWELLING AND CONTEXT**

It's constructed of brickwork with front bay window; doors and windows are generally white painted box sash & casement types in a Victorian style.

It's a 19th century Victorian single dwelling, two-storey terraced house, it has small front courtyard and rear garden / patio with no other access.

On the ground floor is the hall, reception, dining and kitchen located at the back with direct connection to the rear patio.

At first floor has a bathroom located at the back, two bedrooms and a study room. The original house hasn't been extended keeping its original features.

Several properties in the vicinity have undergone either rear, loft with dormer and / or side with rear extensions or both. Mainly to accommodate the owner's better use of space with improved layouts

and additional space.

## **AMOUNT**

The proposal involves:

At ground floor level, no additions/extension.

## **LAYOUT OF REFURBISHMENT**

The current internal layout on the first floor will remain, the adjustments are proposed on the ground floor only.

It is proposed to create a French door sympathetically at the rear elevation ground floor. It is proposed to accommodate a larger open plan kitchen / dining / lounge which in turn will benefit from direct linkage to the patio/garden area.

To the side elevation the smaller window to be blocked off and the existing door to have a fixed glass pane. The new layout will have minimum insulation to the floor and walls, and new hot water and heating system installed in line with current Building Regulations and reduced energy consumption standards.

## **DESIGN CONCEPT**

Plan Layout:

The new accommodation will provide a new Kitchen / Breakfast – Dining – Lounge Room with direct access to the garden. Siting the Kitchen to the rear will allow good aspect to the garden.

The rear and side elevations changes will help define internal spaces. A conscious decision was made to ensure to not over-obstruct neighboring properties and thus determines the views would not interfere neighboring properties rear habitable room views.

Design Appearance:

The existing dwelling has pitched roofs, brick walls and timber fenestrations. It's proposed changes to match existing with new double glazed timber doors.

Except for the proposed rear extension, the existing front elevation will remain without alterations. Due to its position the proposed rear extension is practically not visible to the public from the street.

Size / Scale

N/A

### **ACCESS**

Access to the property is unaffected by the alterations.

### **CONCLUSION**

The proposed extension fit in appearance and has no detrimental impact on the character, appearance and siting of the property and its context.

RG

For **Riosurveys**