

10 ANDREW CLOSE, DA1 4BX

Design & Access Statement

Two storey side and ground floor rear extension, including front porch redesign.





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01 Introduction

Executive Summary

The site is located at 10 Andrew Close, a residential street in Bexley that is not in a conservation area, and nor is the property locally listed.

Permission is sought for the construction of a two storey side and ground floor rear extension, including internal and front porch redesign.

The proposed alterations will facilitate a larger kitchen, and undercroft secure parking area at ground floor level, while at the first floor will facilitate a new bedroom with associated en-suite.



Location plan



Aerial view with site boundary

02 The Site and Context

Existing Dwelling

The existing dwelling has two storeys with a pitched roof, an external porch and a ground floor rear extension. The façades of the existing dwelling and rear extension are finished in grey pebble dash and the pitched roof to the main house has a clay tile finish. The external windows and doors are white UPVC. The house has a large garden to the rear and a side alley.

10 Andrew Close is a sub-urban street characterised by semi detached houses. Many of the houses along Andrew Close and the surrounding streets have been extended in a similar fashion to what is proposed under this application.



1. Front Elevation



2. Rear Elevation



Location plan



3. Side Alley



4. Side Access

02 The Site and Context

Aerial Views



1. Aerial View looking east



2. Aerial View looking north



3. Aerial View looking west



4. Aerial View looking south

03 Planning Policy & History

RELEVANT PLANNING POLICY

The proposed development has been designed in accordance with current planning policy documents.

PLANNING PRECEDENTS

There are several examples of approval having been given for erecting rear extensions in a similar nature to what is proposed under this application.

07/09354/FUL | Two storey side extension incorporating a rear dormer extension. Detached garage. | 4 Andrew Close Crayford Dartford Kent DA1 4BX

03/00145/FUL | Part one/part two storey side/rear extension incorporating canopy and porch. | 8 Andrew Close Crayford Dartford Kent DA1 4BX

03/00887/FUL | Part one/part two storey front/side/rear extension incorporating garage and porch. | 9 Andrew Close Crayford Dartford Kent DA1 4BX

97/02171/FUL | Part 1/Part 2 storey extension to side and rear incorporating garage | 13 Andrew Close Crayford Dartford Kent DA1 4BX

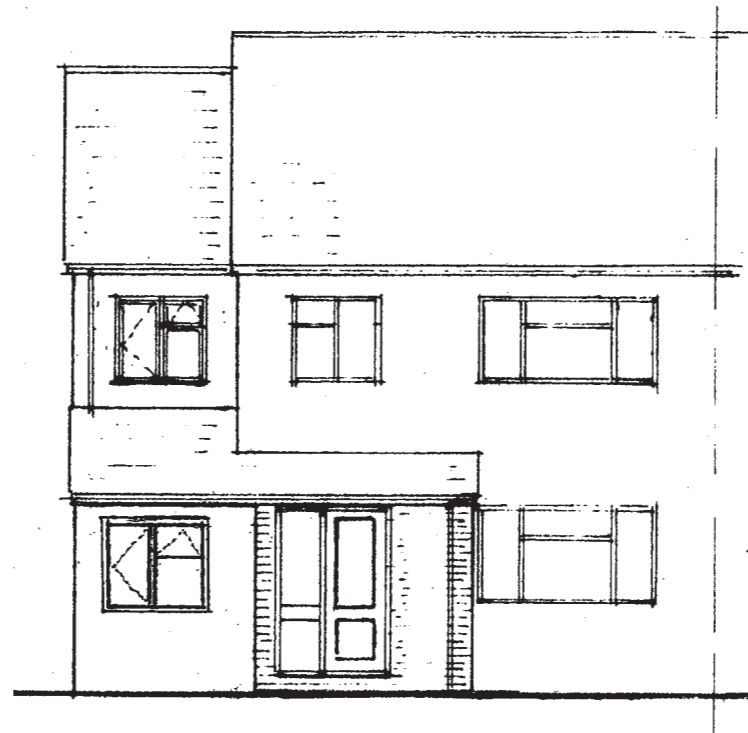
07/01031/FUL | First floor side extension. | 14 Andrew Close Crayford Dartford Kent DA1 4BX



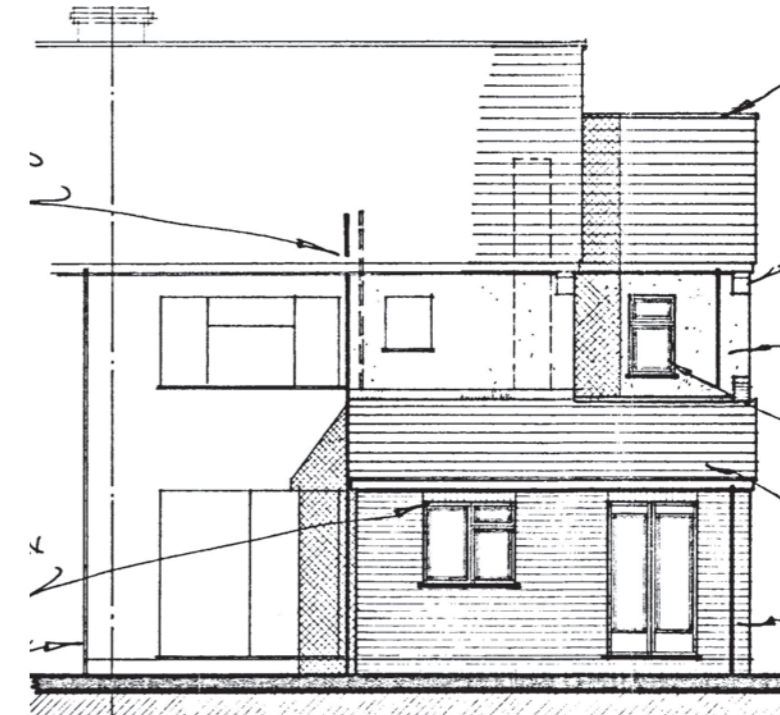
1. 07/09354/FUL - Front Elevation



2. 07/01031/FUL - Front Elevation



3. 03/00145/FUL - Front Elevation



4. 03/00887/FUL - Rear Elevation

04 Proposal

Scope of Proposed Works

The scope of proposed work comprises the following elements:

- a ground floor rear extension;
- two storey side extension;
- front porch redesign;
- internal reconfiguration;

As part of these works, three rooflights will be installed to the roof of the proposed rear extension as well as large sliding doors to facilitate an improved relationship with the rear garden.

The proposed ground floor rear extension is similar in height, scale and width to the existing one, while the two storey side one is keeping it in line with the existing dwelling.

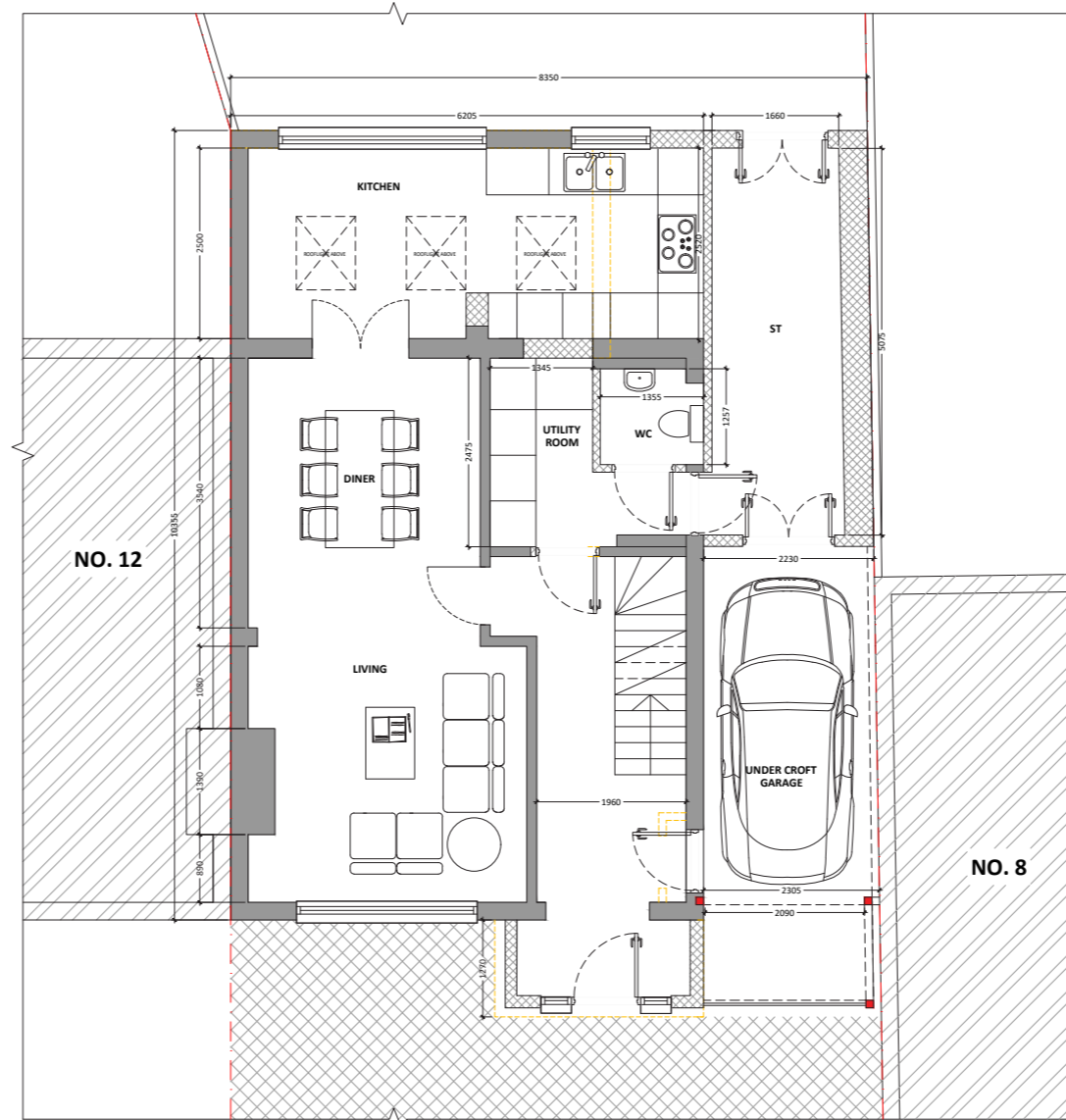
Appearance & Materiality

We are committed to delivering a project of the highest possible quality that will make a positive contribution to the appearance of the building. The following materials have been chosen for their performance and sensitivity to the context and in accordance with planning policy guidance:

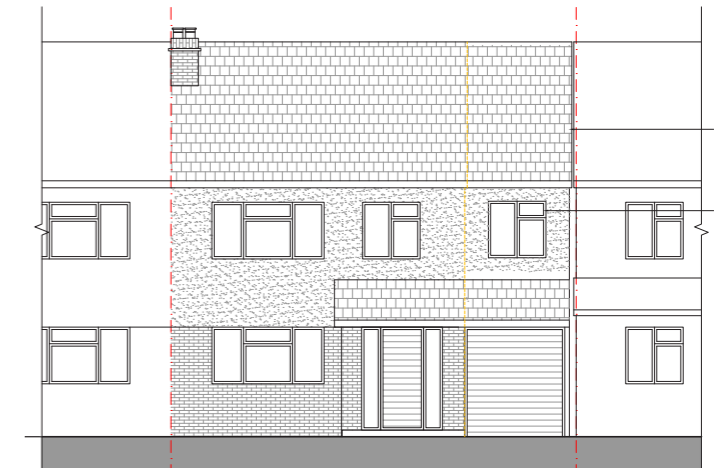
- The walls will have as external finish white render.
- The windows will be in dark grey frames.
- The pitched roof will be finished in concrete roof tiles to match existing
- The rooflights will be in grey aluminium.

Conclusion

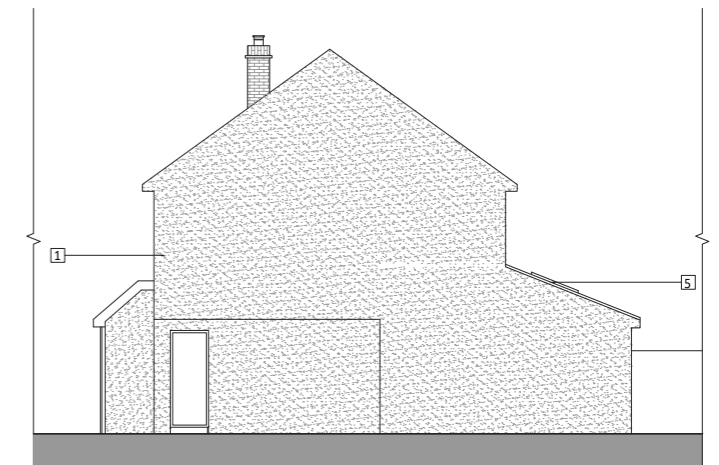
Overall, the proposed development will provide much needed additional living space. The extension will benefit from excellent natural light, resulting in considerable improvements in health and well-being for the occupants. Respecting relevant Tunbridge Wells planning policy, the proposed development is sensitive and considerate to the host building, maintains the privacy and amenity of neighbours, and upholds the architectural character of the local area.



Ground Floor - AS PROPOSED



Front Elevation - AS PROPOSED



Side Elevation - AS PROPOSED

ABOUT US.

KHD Architecture is a London-based practice with a wide range of experience in the planning and procurement of residential developments including new build houses, home extensions and multi unit developments.

KHD offer a complete architectural service from concept design to completion for residential developments. Our collective understanding and experience of the residential market has proven to be a valuable asset to our home owner and developer client base.

Our practice has developed a reputation for our ability to maximise the value of a site whilst keeping a keen eye on risk and viability. Our hands-on approach includes managing key stake-holders throughout the project, offering clear direction and driving the project forward through every stage to realise the client's vision.

KHD services:

- Project brief development
- Stakeholder consultation
- Site appraisal & feasibility studies
- Identifying potential sites
- Proposals for challenging urban sites
- 3D Visualisations
- Full Planning packages
- Full construction packages



