



Design & Access Statement

7 Somerset Avenue, Welling, DA16 2LR.

December 2023

Part Single/Part Double Storey Side and Rear Extension, Porch, Outbuilding and Internal Alterations at 7 Somerset Avenue.

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1.0 SUMMARY

We are writing to formally introduce our proposal for the redevelopment of 7 Somerset Avenue, Welling and seek the support of the Bexley Council for our design proposals presented.

2.0 DESCRIPTION OF SITE

7 Somerset Avenue is part of a 1930 end of terrace property situated in the London Borough of Bexley. The site is a prime location offering an excellent opportunity for residential extensions. Situated on Somerset Avenue, the surrounding area consists of two storey houses, most of which have already been redeveloped with single storey, double storey, garage conversion, and loft conversions. The residential entrance is from the front of the property on Somerset Avenue. The site also has off street parking, and is of a traditional construction, consisting of pebble dash, timber floors and tiled roof (see images).

This document sets out the principles of the existing site, identifying relevant precedents with the aim of demonstrating its potential within the surrounding context. The key ambition of this design and access statement is to support the full householder planning application for the proposed development. In addition this statement is to be read in conjunction with all the drawings and documentation submitted as part of the planning application submitted for approval.

3.0 THE SITE AND SURROUNDING AREA

The current use is a C3 - Residential Dwelling. The existing access is from the front of the dwelling on Somerset Avenue. The front of the dwelling has a bay window, pitched/flat roof and pebbledash. The site benefits from a front and rear garden.

The property has three bedrooms, a family bathroom, study, office, walk in wardrobe, kitchen, and a front room.

The neighbourhood has seen a number of properties with relatively modest part single/part double storey rear/side wraparound extensions, and loft conversions.



Image 01 - Front Aerial View of 7 Somerset Avenue

4.0 Existing Site Photos



Image 02 - Rear View of 7 Somerset Avenue

4.0 Existing Site Photos



Image 03 - Rear View of 7 Somerset Avenue

4.0 Existing Site Photos



Image 04 - 7 Somerset Avenue

4.0 Existing Site Photos



Image 05 - Rear Garden View of 7 Somerset Avenue

4.0 Existing Site Photos



Image 06 - Immediate Neighbour of 7 Somerset Avenue

5.0 The Proposal

- Part Single/Part Double Storey Side and Rear Extensions, and Outbuilding.
- Internal and External Alterations.

6.0 PRECEDENTS - Nearby Applications



Image 07 - Recently Built Proposals in close proximity of 7 Somerset Avenue

7.0 SUMMARY & CONCLUSION

We hope the London Borough of Bexley Council sees merit in our client's proposals and agree that the proposed development options would in no way be of detriment to the host dwelling, site, or conservation for its proposed use. The intended development has been designed with integrity to respect the architectural character features and details of the building and the character and appearance of the area.

It must be stressed that if the council needs any further information to access our application, that our delegated case officer should email the agent prior to making a formal decision, and we would be more than happy to assist further.

We are aiming to work proactively with our planning officer in order to seek the necessary full planning permission approval for the works.

Yours Sincerely,

Amar Vara
Founder + Creative Director
For and on behalf of The London Planner LTD.

