

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS TO DWELLING AT 1 PACKMORES ROAD, LONDON, SE9 2NB

NOV 2023

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1.0 Introduction & Background

- 1.1 This Design and Access Statement has been prepared to accompany the planning application for 1 Packmores Road. It provides our analysis regarding the beneficial impact it will have on the quality of life of the occupants who have mobility requirements and need an accessible downstairs bathroom. We have designed a single storey side extension which provides this for the residents whilst retaining minimal change to the look of the existing property and street view.
- 1.2 The existing dwelling is a two storey semi-detached house of part render and part brick under a tiled, pitched roof. The site is angled on the corner of the road and comprises of a large open area to the front, side and rear of the property. The property is located directly on the West end of Packmores Road, off Rennets Wood Road.
- 1.3 This Statement sets out the rationale for seeking to demolish the existing garage and replace it with a single storey side extension to the property, in order to create space for a downstairs bathroom due to accessibility needs. The number of parking spaces will not be affected as the existing garage is currently used for storage and the large driveway will maintain parking spaces for two cars.
- 1.4 This planning-application document has been prepared in relation to current planning policy. The documentation listed below has been consulted in the preparation of this document. Documents referred to within the statement are noted as follows:
- The Royal Borough of Greenwich Core Strategy with Detailed Policies (2014)
 - The London Plan (LP). The London Plan is the overall strategic plan for London. Last updated in 2021, it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. It gives detailed criteria and policies for assessing planning applications.
 - The National Planning Policy Framework (NPPF) (February 2019)
 - The Housing SPG (HSPG) for London, last updated in August 2017, provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals
- 1.5 A planning application for this dwelling was previously approved in 2009 for a small single storey side extension, which was not built. Due to this we foresee no cause for concern for the new proposed extension.
- 1.6 The residents have owned their property for around 40 years and have been active members of their community. Unfortunately due to their mobility deteriorating they are in need of a new downstairs accessible bathroom. If they cannot obtain this they may have to move homes which after many years in

the area along with mobility problems would not be an adequate option. This proposal will allow them to stay in their home and provide them with their resources they need.

2.0 Application Site – Analysis & Context

- 2.1 The site is located in the West of Packmores Road. Packmores Road is a typical, residential street of the area comprising a selection of similar houses.
- 2.2 The application site measures at just over 410m². (Refer to Location Plan drawing (23-2390/D/10). The ground is essentially level with Road level.
- 2.3 The side and rear boundaries are enclosed by fences to adjacent residential properties.
- 2.4 All mains services including water and electricity are available direct from the supply networks. The below ground drainage is connected to the public sewer system.

3.0 The Proposed Development

- 3.1 The application relates to the current dwelling on the land at 1 Packmores Road. The current dwelling will be extended single storey to the South-East side of the property, replacing the existing garage that is currently used as storage. Car parking space for two cars is maintained on the driveway and the extension creates the addition of a utility room and bathroom which is now needed on the ground floor due to accessibility requirements for the residents.
- 3.2 To summarise, the development comprises:
 - The demolition of the existing single storey garage that is currently used for storage
 - The erection of a single storey extension to the South-East of the existing property to add a downstairs bathroom due to accessibility requirements
 - The proposed plans for the property will retain the existing number of bedrooms and add one bathroom and meet London housing standards.

4.0 Layout and Scale

- 4.1 The proposed dwelling matches the size and scale of its surroundings without overcrowding.
- 4.2 The proposed semi-detached dwelling has a footprint similar to the surrounding properties and

- 4.2 The proposed extension fenestration will keep in line with the existing garage front wall, and be stepped in to create side access from the front of the property directly to the garden.
- 4.3 The scale and form of the existing streetscape is virtually unchanged.
- 4.4 The proposed single story side extension is in keeping with the look of the existing property, and is similar to side extensions at neighbouring properties such as number 8 and 14 Packmores Road.

5.0 Appearance and Materials

- 5.1 The proposed extension will externally match materials on the existing property.
- 5.2 The proposed new roof tiles will match the existing. All windows, fascias and soffits will be white upvc or similar to match.

6.0 Access

- 6.1 The proposed design provides side access directly from the front of 1 Packmores Road through to the garden.
- 6.2 The two new rooms within the house are provided with direct access.
- 6.3 The existing on-site parking provision for cars is unaffected.
- 6.4 The Applicants intend to provide a garden shed for the storage of bicycles.

7.0 Landscaping

- 7.1 The proposal does not adversely affect any existing landscape provision nor will it present a maintenance issue in respect of the building overall.
- 7.2 The existing land in the location of the proposed extensions comprises paved, gravel or lawned areas.

8.0 Environmental Sustainability

- 8.1 The Proposed extension will use waste reduction measures in its construction where possible.

- 8.2 The existing building is connected to the mains drainage system and it is proposed the new extension should connect to the same system
- 8.3 The new areas of external walls and roofs will be insulated to U-values required by the Building Regulations and be constructed to provide good air sealing.
- 8.4 Doors and windows are to be fully draught-proofed and fitted with robust, secure fittings to provide a high degree of security.
- 8.5 The proposal is not located within a flood risk zone as obtained from the government's flood warning information service. No further flood risk assessment is required.
- 8.6 Connections will be made to the existing systems within the street. Hard-paved areas will utilise permeable paving systems.

9.0 Conclusion

- 9.1 The proposed side extension will provide the residents with an accessible downstairs bathroom which will help with their mobility requirements, as well as benefit both the current and future owners of the property as it utilises the space.
- 9.2 The proposed extension in respect to the scale and design of the existing house will not affect the existing street scape detrimentally.

10.0 Appendix A

10.1 Drawing List

Location Plan – 23-2390/D/10

Existing & Proposed Ground Floor Plan – 23-2390/D/06

Existing Front Elevation – 23-2390/D/08

Proposed Front Elevation – 23-2390/D/09

Proposed Roof Plan – 23-2390/D/07

Supporting Images:

Side extension at 8 Packmores Road approved by council in Feb 2013.



Side extension at 14 Packmores Road approved by council in Feb 2009.

