



DESIGN & ACCESS STATEMENT Edition C

**Applicant
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Planning Application

**Proposed Conversion of Existing Bungalow to
Two Storey Single Family Dwelling at**

**12 Rollesby Way
Thamesmead
LONDON
SE28 8LR**

Application December 2023

Context

Proposal

The application is for the enlargement of this family bungalow to include a small single storey side extension to the open land within its curtilage at the side and an additional storey on the existing building footprint.

It is not a proposal to demolish and rebuild. This is a proposal to construct a new first floor and roof plus a small single storey ground floor side addition

Off street parking will be maintained in the existing front driveway.

Bin storage and recycling will remain at the front.

Rear access will be by a one metre wide path and gate from the front.

Existing Site & Use

The subject site sits in a central position on the South side of Rollesby Way. The premises faces the road opening to Ludham Close. It does not directly overlook any other premises on its principle frontage elevation.

This is primarily an established residential area.

The street is dominated by two storey 1980s houses with a number of single storey bungalows. The road itself is relatively quiet with limited parking restrictions.

The current property was probably designed as a 2 - 3 person property.

The main building is single storey brick faced. There is a side recreational space and a rear garden.

There is off street parking on the frontage for 2/3 vehicles.

Amount of Development

Most adjoining bungalow owners have constructed full infill single storey rooms or garages in the spaces between properties. This application propose and small single storey extension to the side and allows a 1m gap to the adjoining house to allow for rear access to the applicants garden.

For the purposes of this application the applicants wish to also increase the height of the existing bungalow by adding a 1st floor to accommodate the owners- parents plus two children (male and female twins).

The design is to reflect the existing vernacular appearance forming a new 3 - bedroom, 4 -person house. (1 double bedroom and ensuite and 2 single bedrooms and bathroom facilities)

The proposal is for bedrooms / bathroom accommodation at first floor and open plan space at the ground floor with a separate study, bicycle store and outside garden wc.

The rear portion of the ground floor will house the kitchen and dining areas overlooking the rear garden. The small loft space in the roof will be used for ancillary storage.

This work does not affect the highway or parking spaces and conforms to existing established building lines. Two car park spaces will be retained on the frontage.

Works will be carried out to comply with Building Regulations.

Layout/Appearance

The Application drawings demonstrate:-

Existing net internal floor area arrangement: 52 sqm

Proposed net internal floor area arrangement: 114 sqm (52 sqm first floor plus
10 sq m single storey side extension)

Scale

Frontage

The scale of the extension will have minimal impact on adjacent and opposite properties because of its forward position and the space to the side of the surrounding properties.

The neighbouring properties all have South facing gardens so there will be no significant overshadowing of the principle amenity space gardens.

The property sits opposite the entrance to Ludham Close and overlooking the highway lessens any height impact directly opposite.

Property No 14

Any impact here will be lessened because this neighbouring property is already 2 storey and set with a high flank wall overlooking No12. The side flank window serves the upper landing of number 14, not being a habitual room and the line of the raise flank wall to 12 sits approx. 2.8m away at this point. 45 degree compliance site lines applies.

Property 10

There will be no significant impact to the adjoining bungalow because the adjoining rising flank wall of No12 abuts the garage enclosure of No 10 lessening the impact of any lines of sight visible from within the premises. There are also no windows on the flank wall of the house at No10.

Works

General Building Fabric

The current construction is timber frame internally with pinkish / red brick and dark grey brick bands externally. The proposed external finishes will be extended using matching materials at first floor level and single side extension to be of uniform appearance.

To establish the current Building Regulations U value requirements any external envelop construction of this nature requires upgrading the insulation U value to conserve energy.

External works will include:-

- New matching brick work
- New grey framed upvc windows and doors to meet regulation thermal requirements. Other properties on this estate have similar grey frames and both number 12 and No. 10 currently have grey frames and door sets
- A New uPVC lantern skylight to the flat roof of the side single storey extension current with A rated thermal design.
- New pitched roof finish with existing and matching interlocking roof tiles to match the ridge height of number 14.
- New mock pitched roof to the front of the single storey extension to match No 10 design.

Site Access & Environment

There are no proposals to change vehicular or pedestrian access and no proposals to remove trees.

Existing surface water will be drained to existing established soakaway points and main drainage to be modified to suit the new layout.

Colin Marsh BSc Building Surveying
MPS Matrix Limited
Building Surveyors

on behalf Mrs & Mrs Y Pashkovskyy
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