

**Prior Approval and Flood Risk Statement for:  
28 Dulwich Wood Avenue, SE19 1HD  
Single storey rear extension**

**Existing Site and Property**

The application site address is 28 Dulwich Wood Avenue, SE19 1HD, which consists of a two-storey detached Victorian house. Materials consist of London stock brickwork, hipped tiled roofs, with a lead covered section of flat roof, and timber sash windows. Please refer to photographs below for existing images of the building:



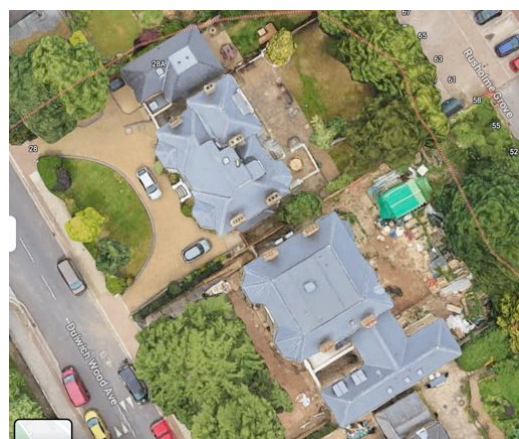
Front elevation view of house



Rear Elevation view of house



Aerial view of house



Aerial view of house and adjacent properties

**The Proposal** (ref. drawings: D0011, D0012B, D0013A, D0014A, D0015B & D0016B)

Prior Approval permission is sought for a single storey extension at the rear of the property. The aim is that the extension will improve the internal layout of the flat, by creating an additional space that makes use of views into the garden, form an attractive architectural

addition to the property and respect the character of the existing Victorian building. To this end, the following design considerations have been included within the scheme:

- The modestly sized extension will be subservient to the original building, with materials to match – walls constructed from yellow London stock brickwork and painted timber double glazed windows.
- The extension includes a glazed pitched and hipped roof, respecting the fact that the original roof of the house is both pitched and hipped.
- The extension is restricted to the size of the existing rear terrace structure – projecting out from the rear wall of the house by 5.4m – with the intention that the extension will be constructed with the terrace structure as a base.
- The height of the extension is restricted to 3m at the eaves.
- It is believed that the existing property is of such a scale and distance from surrounding properties and the height and projection of the proposed extension means that there will be no loss of amenity to neighbouring properties.

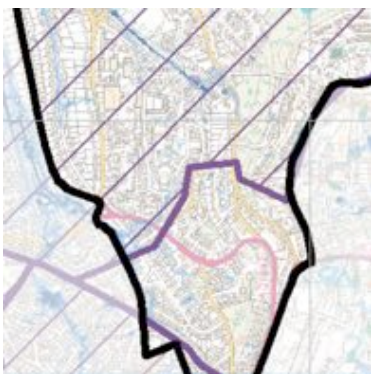
### **Access**

The nature of these proposals means that access to and from the building remains unaltered. Off street parking is provided at the front of the property.

### **Flood Risk Statement (FRS)**

This statement takes into account that:

- The site is in a CDA, within Flood Zone 3 – see screen shot of surface water flood risk map below:



- Please note the scheme does not include any basements or underground works.
- The occupants of the site will be advised to sign up to Environmental Agency Flood Warnings.