

ROYAL BOROUGH OF GREENWICH



DESIGN & ACCESS STATEMENT

(PROPOSED SINGLE STOREY REAR EXTENSION, NEW CANOPY OVER FRONT DOOR
AND INTERNAL ALTERATIONS)

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Our Reference:

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Householder planning & demolition in a conservation area@19 Dickson Road, London, SE9
6RE

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1. INTRODUCTION

- 1.1 The Design and Access Statement describes the rationale for the proposal of a single storey rear extension, new canopy over front door and internal alterations of the dwelling at 19 Dickson Road, London, SE9 6RE, and supports the proposal's planning application accordingly. The property is situated in the residential area north of Eltham and east Kidbrooke, and is located in southwest Greenwich (Figure 1). It is also found within the Progress Estate Conservation Area within the Royal Borough of Greenwich (Figure 2).
- 1.2 The following drawings have been further prepared and submitted to assess, illustrate and demonstrate the design components and to show that all features and characteristics of the site have been thoroughly examined.
- 1.3 Documents and drawings list:
 - KP/VS16/4/01
 - KP/VS16/4/02
 - KP/VS16/4/03
- 1.4 This Design and Access Statement not only describes the rationale for the proposal and how it was designed but it also describes how it relates to the immediate context and council's regulations, and constraints of the application site.
- 1.5 All information should be read in conjunction with other supporting documents submitted with this application which are listed below.

2. SITE ANALYSIS

- 2.1 The existing property is a two storey, 3-bedroom end of terrace family dwelling with a large rear garden.
- 2.2 The application site, a plot of 295.71 sq. meters, is located in the residential area within Progress Estate Conservation area, north of Eltham and east Kidbrooke. The property is at the junction of Sandby Green Lane and Cobbett Road (Figure 3) and it can be accessed from both streets. The rear of the plot is bound by wooden fences and vegetation, behind which an alleyway and the parking area of the rear property is situated (Figure 4). The adjacent property is also separated by a wooden fence and vegetation. This ensures privacy between the neighboring properties.
- 2.3 The existing building on the plot is of traditional construction with white rendered walls, a natural grey slate roof and white uPVC window. Dwellings in the surrounding area are of similar types and sizes with most of them also having similar finishes.

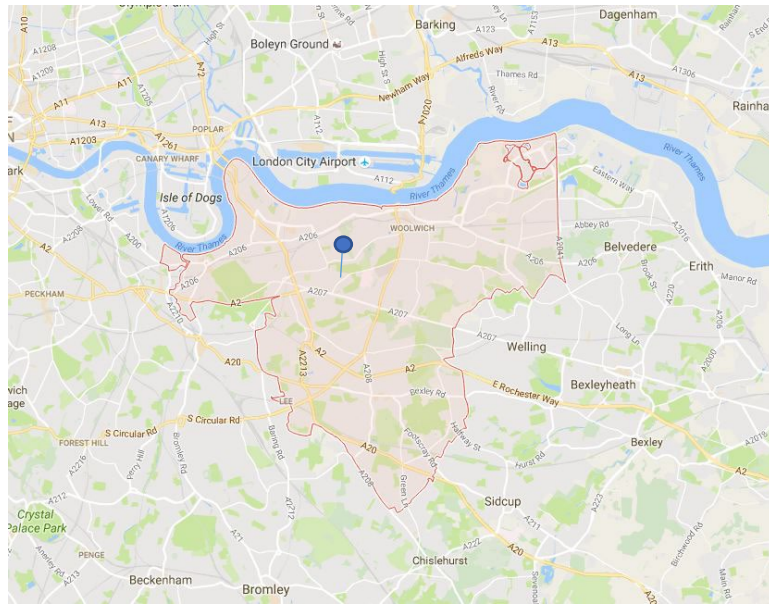


Figure 1: Site Location within the Royal Borough of Greenwich

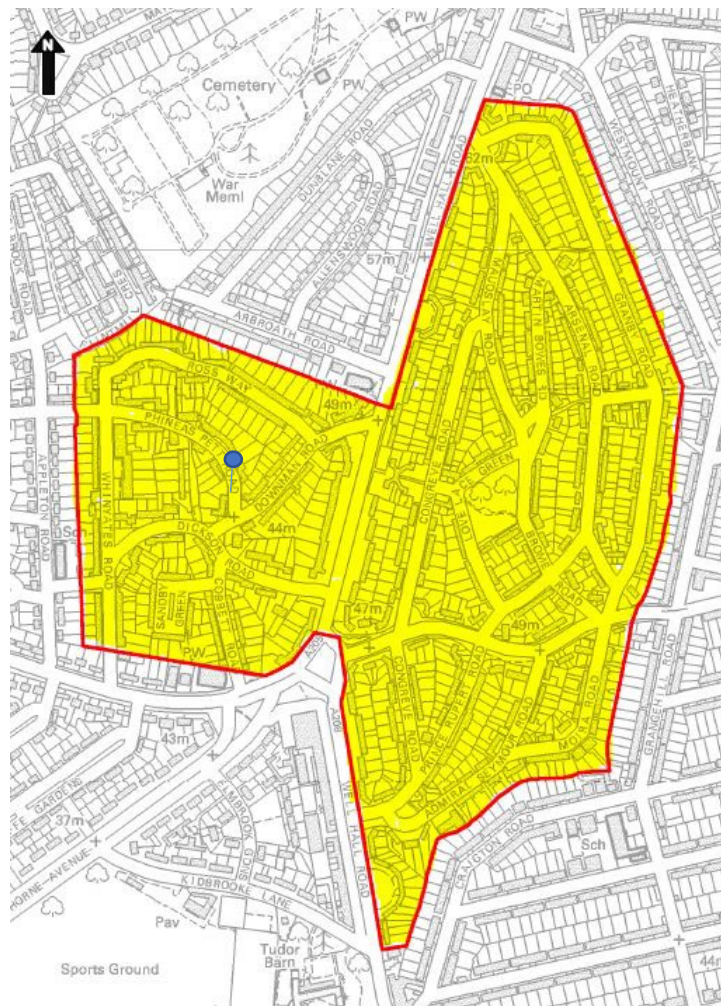


Figure 2: Site Location within the Progress Estate Conservation Area

(Source: Royal Borough of Greenwich Council)



Figure 3: Site Perimeter



Figure 4: Rear of Existing dwelling

Alleyway
of Rear
Property

Site

3. PLANNING HISTORY

3.1 The following planning applications are relevant to the above property:

- **Ref: 16/3120/F - Construction of a single storey rear extension.**
Application Received: Thu 22 Sep 2016. Decision Issued Date: Tue 13 Dec 2016.
Decision: **Approved.**

- **Ref: 19/0242/HD - Construction of a single storey rear extension and new canopy over front door. (Re-consultation - Revised Description & Drawings).**
Application Received: Tue 22 Jan 2019. Decision Issued Date: Thu 11 Apr 2019.
Decision: **Approved.**

- **Ref: 20/1576/HD - Construction of a single storey rear extension and new canopy over front door.**
Application Received: Thu 04 Jun 2020. Decision Issued Date: Fri 31 Jul 2020.
Decision: **Approved.**

3.2 In this proposal, we outline our plans for the development of the property located at 19 Dickson Road, London, SE9 6RE. Currently utilized as a three-bedroom family dwelling, the site has previously been subject to planning applications (Ref: 16/3120/F, 19/0242/HD, 20/1576/HD), all of which sought permission for a single-storey extension, each successfully granted.

4. DESIGN PROCESS

- 4.1 This application is for a single storey rear extension (West), a canopy over the front door and internal alterations within the existing dwelling.
- 4.2 Our proposal encompasses a single-storey, flat-roofed rear extension aimed at enlarging the ground floor space to establish a spacious and versatile open-plan living, dining, and kitchen area, and further accommodate to the family's needs. Two sliding doors are proposed to facilitate ample natural light and ventilation, while two flat roof lights are intended to further enhance the building's character and introduce additional light into the space. Additionally, minor internal adjustments are suggested to accommodate the inclusion of a family toilet on the ground floor, enhancing convenience and functionality.
- 4.3 The proposed canopy will provide shelter from the rain and enhance the dwelling's appearance, all while respecting the surrounding neighborhood and prioritizing amenities for comfortable living and circulation.
- 4.4 The proposed ground floor extension, situated at the rear of the property, aims to enhance the functionality and spaciousness of the kitchen (14.41 sq. meters) while introducing a new toilet facility (3.19 sq. meters). This strategic expansion will allow for the reconfiguration of the

existing kitchen area, repurposing it into a combined dining area and lounge. The extended kitchen and dining space will feature two tall sliding doors leading out to the garden, offering occupants expansive views and seamless indoor-outdoor connectivity.

- 4.5 Additionally, the inclusion of two roof lights over the breakfast bar/dining will maximize natural light intake, creating a bright and inviting atmosphere within the interior.
- 4.6 There are no proposed changes to the first floor and loft.
- 4.7 The new, enhanced spaces will provide better circulation, comfort and habitable spaces that will greatly improve a family's shared living experiences.
- 4.8 Overall, the proposal prioritizes considerations such as sunlight/daylight, circulation, and creating welcoming living spaces. Importantly, it has been designed to ensure minimal impact on neighboring properties, with no compromise on their privacy or amenities. This approach underscores our commitment to thoughtful design and harmonious integration within the community.

5. APPEARANCE

- 5.1 Considerable thought has been devoted to selecting materials and aesthetics that harmonize with the existing building and its environment. The right-hand side wall of the extension is set back 0.1 meters along the boundary line, ensuring compliance with regulations. The sliding doors on the rear flank walls are designed to seamlessly integrate with the existing style of windows and doors in the neighborhood. Furthermore, the sleek design of the flat roof pays homage to the architectural character of the area, contributing to an overall elegant appearance.

- 5.2 The facades of the existing dwelling and most neighboring properties feature consistent design elements, including white rendered walls, white UPVC windows and doors, and natural grey slate roofs. Some neighboring properties deviate slightly, incorporating red or brown clay tiles on the upper halves of their facades. This observation serves as a reference point for ensuring our proposal maintains visual coherence with the established architectural palette of the area.

Hence, the external facades of the current property will remain unaltered. The new extension will mirror the materials used in both the existing property and neighboring dwellings, featuring a felted flat roof, white rendered walls, and white UPVC windows and doors. This consistent approach ensures seamless integration with the surrounding architectural context while maintaining visual harmony within the neighborhood.

- 5.3 Similar materials are being adopted so as not to detract from the original appearance of the dwelling, to maintain its character and that of the surrounding properties and the local area.
- 5.4 Given that the proposed extension is situated at the rear of the property, the street scene will remain unaffected, thereby preserving the integral *"picturesque street layout"* outlined in the Progress Estate Character Appraisal (Adopted DEC 2007). The extension will be inconspicuous from the street, as its view will be obstructed by the existing tall hedge, ensuring minimal visual impact on the surrounding streetscape.



Figure 5: Side view from Sandby Green



Figure 6: Side view from Sandby Green

- 5.5 The proposal has thus been designed by conforming to the Borough's regulations (including Policy DH(a), DH(b), DH(h) etc.), and local area's and Conservation Area's characteristics, including the scale of developments, such as to adhere to, and contribute to the immediate historical townscape and layout.
- 5.6 The proposed development, particularly the ground floor rear extension, is justified and permissible on the basis of its similarity in form to the approved application with Ref. no. 16/3120/F on 25 October 2016. Furthermore, the extension's length does not surpass that of the previously approved proposal.
- 5.7 Similar works have been approved and implemented on neighboring properties in the surrounding area, such as those on Sandby Green and Cobbett Roads (see Figure 8, 9, and 10). Examples include Ref. 14/0682/F for the construction of a single-storey rear extension at 23 Cobbett Road, Eltham, SE9 6NH, and Ref. 11/0531/F for a similar extension at 5 Cobbett Road, Eltham, London, SE9 6NH. These projects, similar to the proposed development, have not compromised the character of the immediate surroundings; instead, they have upheld their distinctive features while enhancing comfort. Furthermore, a previous application (Ref. 19/0242/HD) for a rear extension of the same size as the proposed one was approved for this property on 11 April 2019. These precedents demonstrate the compatibility and appropriateness of the proposed development within the local context.



Figure 7: 23 Cobbett Road, SE9 6NH



Figure 8: Sandby Green Lane, SE9 6NJ

Similar Extensions
on Sandby Green



Figure 9: 5 Cobbett Road, SE9 6NH

6. SUSTAINABLE MEASURES

6.1 The proposal has been driven by strong principles of environmental and sustainable design and adheres to the Sustainable Design and Construction policies of the 2015 London Plan, the National Planning Policy Framework 2012 and Policy E1 of the LDF. The systems used are numerous, integral and across all levels of the design. Some examples of actions taken to respond to and utilize climate and to maximize the sustainability of the project are as follows:

- New rooms will have adequate natural light and the appropriate visual links with the outside world will be safeguarded.
- Thermal insulation to roofs, walls and floors would exceed current building regulations standards.
- All hot water pipes would be lagged.
- Fitting thermostatic valves to radiators and avoiding heating empty spaces.
- Use of materials that require low energy for manufacture.
- Use of local and recycled building materials where available to minimize the energy used in transportation.
- Use of timber from certified sustainable sources, such as those accredited with the Forest Stewardship Council (FSC) trademark.
- Use of energy efficient appliances, especially white goods such as fridges and lighting.
- Maximize sound insulation.

7. ACCESS AND TRANSPORT

- 7.1 Eltham and Kidbrooke are served by several Transport for London buses and London overground including railway stations connecting to major areas in Greenwich and other parts of London and Kent.
- 7.2 The residential area where the property is located is close to Eltham railway station (0.6 miles) and Kidbrooke railway station (1.3 miles). The S Circular Road is to the east of the property and easily accessible (approximately 0.1 mile). It is located approximately 1 mile from Eltham town center and 3.8 miles from London City Airport.
- 7.3 Access to the front of the dwelling is from Cobbett Road and does not change.

8. USE

- 8.1 There will be no change of use. The existing property will remain as one family dwelling.

9. CONCLUSIONS

- 9.1 The proposed extension and canopy being presented do not have any adverse impact on the existing street scene.
- 9.2 Considering the points mentioned above and the accompanying documents, it is evident that this proposal aligns with the applicable policies of the Council.
- 9.3 In conclusion, the proposed extension is deemed acceptable and is not expected to result in any foreseeable harm to the property or its surroundings.