

1 Martin Rise, Bexleyheath

Description:

1 Martin Rise is a semi-detached house with a garage to the side and 2 storey extensions behind the garage. There are defects in the extension walls and the owners plan to demolish and rebuild the side extension. Building Control records indicate that the extension has been underpinned in the past. This has not resolved the issue. Hence the extension needs to be replaced with pile foundations. These can't be installed in the same position as the previous trench foundations. Piles has to be placed in a zone that is previously not excavated. This requires the extension to be moved sideways, away from the adjoining property (No 3). The additional area of foot print is shaded in blue in the next sheet illustrate the addition.

While building, the owners wish to gain some additional value by adding a further room at the front at first floor level.

The orientation of the house is such that, there will not be any significant shadowing during daylight hours at any time of the year. This is clearly are demonstrated by the sun study diagrams during the four seasons. It would be unreasonable to suggest that the extension would have any adverse effect on neighbouring properties.

Proposal:

It is proposed to replace the existing 2 storey side extension as indicated in the plans. Extension would retain the character of the original house. The side extension would be demolished and rebuilt as described above.

Materials & Construction:

It is proposed to render the external walls and roof construction would maintain a similar character to the buildings in the vicinity. The site is on sloping topography with houses stepping down with the street levels. It is proposed to construct the side extension approximately 400mm lower than the house to improve accessibility. The front ridge would be lower and subservient to the main ridge line.

It is often a policy requirement to recess the side extension by 500mm. However, on this street there are several examples of side extensions inline with the front wall. The existing garage is built in line with the porch. It is not proposed to alter this arrangement. Some photographic evidence is attached below.

Parking:

The extension would not result in reduction in parking space on site. Existing garage and cross over would remain in place.

Access Statement:

Being a domestic extension, there are no requirements to improve the access arrangements. However, the proposed side extension would have 400mm lower floor level to improve access.

The street access to the property will remain as existing.

Only the area shaded in blue is extra to the existing foot print.

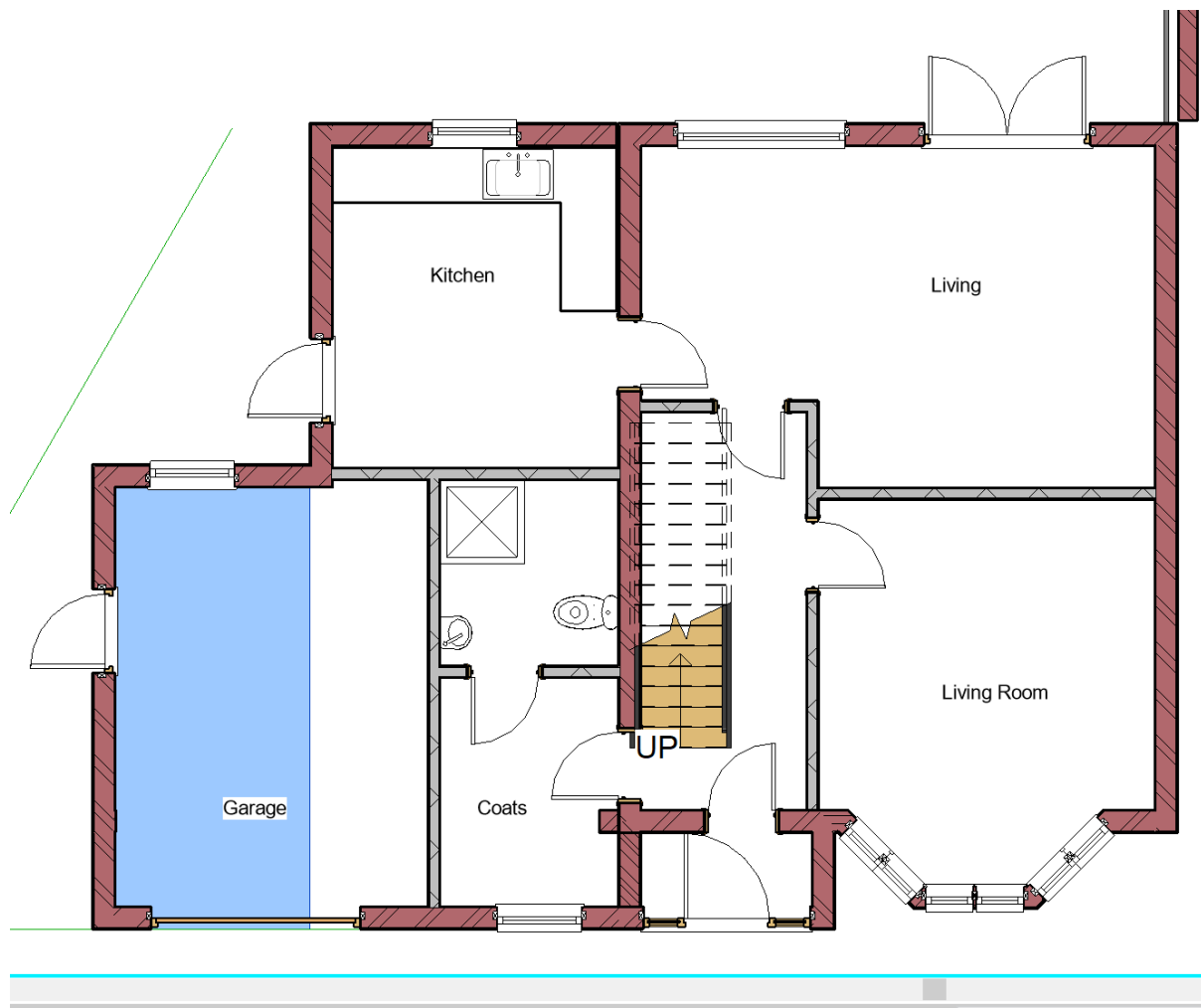


Photo of No 7 & 9 Martin Rise – Front wall is not set back with a room at front at first floor with flat roof



Photo of No 3 and 1 Martin Rise – Front wall is not set back with a room at first floor level.

