



# **DESIGN & ACCESS STATEMENT**

**FIRST FLOOR SIDE AND REAR EXTENSION AND SINGLE  
STOREY REAR EXTENSION**



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213 LONG LANE  
BEXLEY HEATH  
KENT  
DA7 5JB**

**February 2024**

**0724-05**

This document is set out to comply with the guidance in the DCLG document "Guidance on information requirements and validation" (March 2010) Section 6 and the CABE document "Design and access statements" (2006).

**Application site / Surrounding area**



**Existing Building :**

No. 211

No. 213



**FRONT**



**FRONT**

No. 2113

No. 211

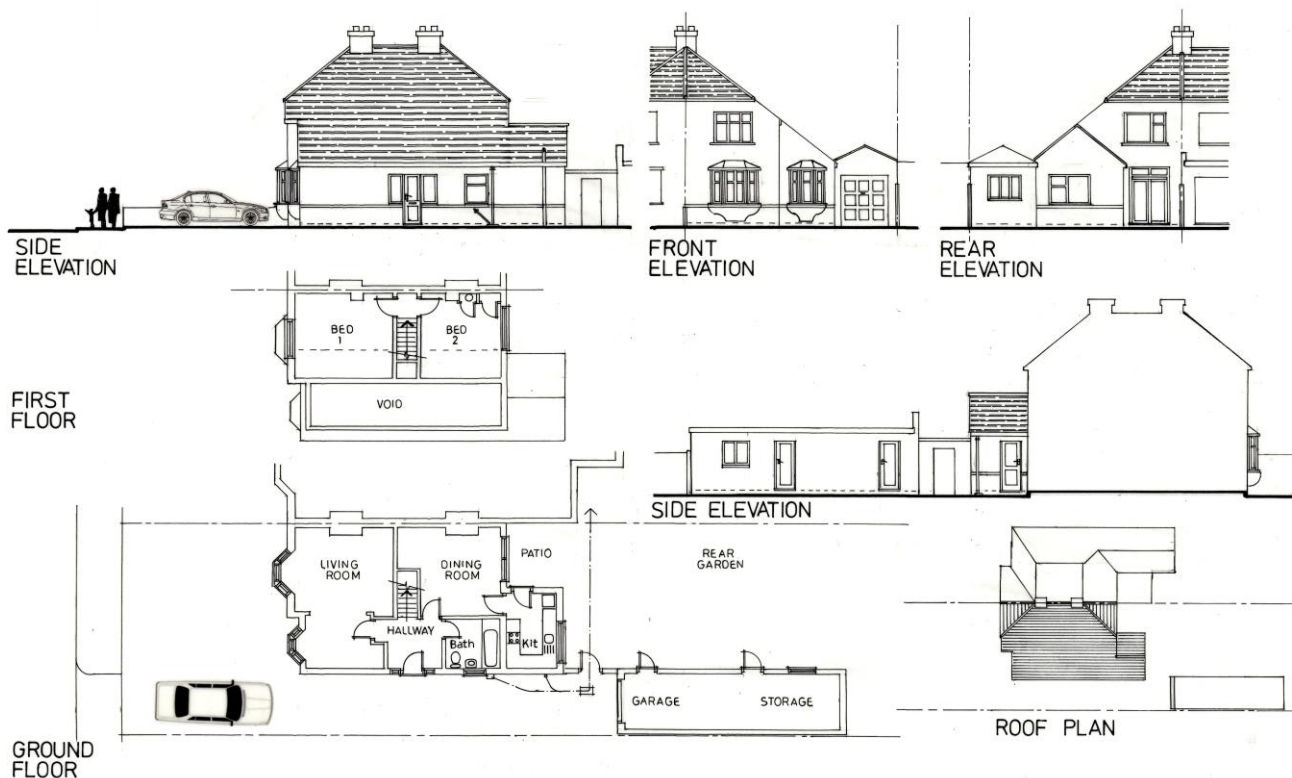


**BACK**



**BACK**





213 Long Lane is a semi-detached “chalet” style house on a large plot of land in a suburban residential area within the Borough of Bexley.

The existing house consists of a lounge, kitchen, dining room, two bedrooms and one bathroom. The site is in the London Borough of Bexley and is not in a conservation area, nor is the property locally listed.

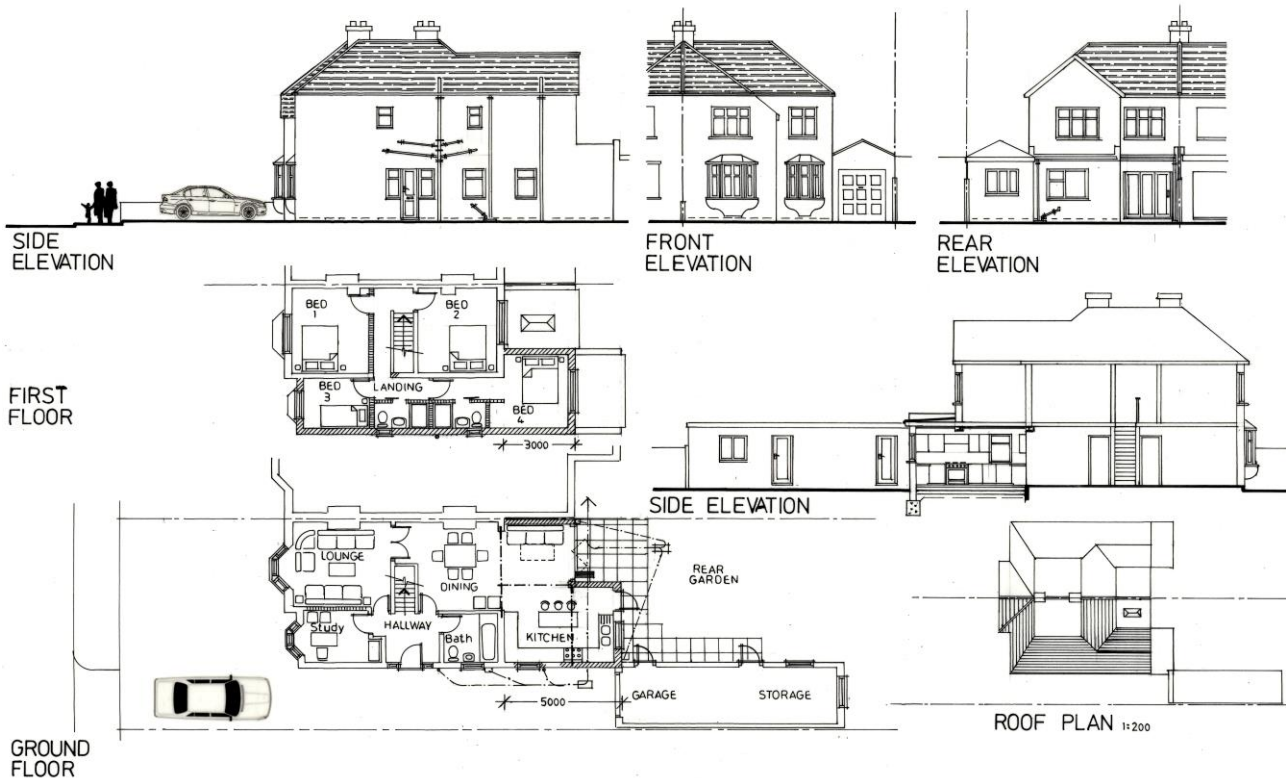
The house was built circa 1930, has two storeys with pitched roofs and a gable end to the front. The facades are finished in beige pebble dash finish with exposed brickwork finish at the bottom. The pitched roofs to the main house and rear extension have a clay tile finish, and flat roof to the garage has a felt finish. The external windows and doors are white uPVC. The house has a large garden to the rear and large drive to the front and side.

### Proposal

Long Lane is characterised by suburban chalet style dwellings built during the inter-war era and generally semi-detached in nature. Many of the houses along Long Lane have been extended in a similar fashion to what is proposed under this application.

Permission is sought for the construction of a First Floor Side and Rear Extension and Single Storey Rear Extension to provide two additional bedrooms, a bathroom and larger living space on the ground floor.

The proposal will be identical in character and scale with the Approved house next door, No. 211 Long Lane (Approved Application Reference 21/01772/FUL).



## Design & Impact on Visual Amenity

We are proposing one decent family size unit, described as three bedrooms, which caters to the boroughs greatest need for housing which is family accommodation.

Plan policies 7.1, 7.4 and 7.6, and Bexley Local Plan policy CS01. Bexley saved UDP policy H9 and Design and Development Control Guidelines section 2.3.4 (which refers specifically to 'chalet' extensions) have been considered.

The above position is further by Policies D2, D3 and D4 of the draft London Plan which seek to provide good quality homes which provide functional bedrooms, living spaces which are well equipped for the changing needs of a modern growing family.

The Design and Development takes into account local Policies ensuring high quality design which responds well to the local character and the established pattern of development which does not detrimentally effect neighbouring amenity.

The proposed rear extension projects into the garden by 3.0m, which we believe is proportional and appropriate given the characteristics of the original house and relationship to the neighbouring property. Therefore, we don't foresee the lighting or privacy of no. 211 being unduly affected.

The proposed first floor side extension constitutes the raising of the existing pitched roof to provide an additional storey to this side of the house. In line with UDP 2.3.4 it is set back from the front wall of the house by the same distance as the ground floor single-storey element (and the corresponding element of the chalet pair), ensuring the design integrity of the chalet and balance of the pair.

In accordance with UDP 2.3.4, the flank wall of the first floor side extension does not project out beyond the existing flank wall of the ground floor.

There are two windows proposed to the side elevation and we do not anticipate this causing any privacy issues as they will be obscure glazed.

The first floor extension over the existing ground floor rear projection has been limited to 3.0m to avoid this element from dominating the appearance of the rear of the house.

The proposed materials to the new roofs are in keeping with the existing building.

In terms of the wider street scene we believe that the proposed extension has an appearance that is in keeping with the local vernacular, and is modest in massing such that it is subservient to the existing house.

## **Construction Generally**

Works shall comply with planning law, latest Building Regulations, British Standards, Codes of Practice, Public Health Regulations, Health and Safety at Work, all other relevant Statutory Requirements and deemed to include all amendments.

Floors 0.13 W/m<sup>2</sup>K

Walls 0.18 W/m<sup>2</sup>K

Roof 0.15 W/m<sup>2</sup>K

- PART A – STRUCTURE
- PART B – FIRE SAFETY
- PART C – CONTAMINATION AND DAMP
- PART D – TOXICITY
- PART E – SOUND
- PART F – VENTILATION
- PART G – HYGIENE
- PART H – DRAINAGE
- PART J – FUEL
- PART K – ON-SITE SAFETY
- PART L – CONSERVATION OF FUEL AND POWER
- PART M – ACCESS
- PART N – GLAZING
- PART O – OVERHEATING
- PART P – ELECTRICS
- PART S – INFRASTRUCTURE FOR CHARGING ELECTRIC VEHICLES

## **Windows and External Doors**

UPVC Double Glazed.

All windows and doors to be double glazed.

Glazing in door and side panels up to 150mm above floor level and in windows up to 800mm above floor level to be toughened safety glass to BS6206.

Double glazing to be Pilkington K low-E glass with 16mm air gap (4-16-4).

Door and window frames to incorporate thermoplastic weather stripping.

Escape windows to first floor bedrooms to have a minimum openable area of 0.33m<sup>2</sup>.

Windows to achieve a maximum U-value 1.4 W/m<sup>2</sup>K (Band C or better).

## **Roof**

Matching with No.211, concrete interlocking tiles.

## **Walls**

Rendered and painted to match with No.211.

## **Car Parking**

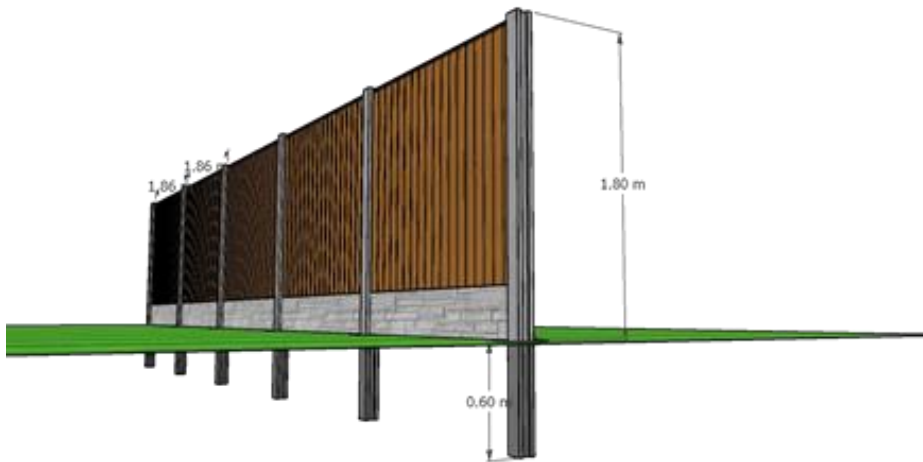
Large existing drive to the front and side.

There are no proposed changes in pedestrian access to the property.

There is no additional parking proposed or required.

## Boundary Treatment

At the rear, close boarded timber fence complete with concrete posts and base panels.



## Rear Garden

Existing large garden to the rear.

## Landscaping

Landscaping works will be carried out by Specialist to increase the biodiversity value of the property.

All planting preparation, handling, planting and maintenance will be in accordance with CPSE Code for handling and Establishing plants.

All new fruit trees and ornamental shrubs to comply with BS3936 : Part 1 : 1992 , planted to BS4043 : 1989 and BS4428 : 1989.

Planted beds will be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark.

LAWN: Rolawn Medallion Turf Rolls or similar.

PAVING SLABS: 600 x 600 Bradstone Textured Paving in Grey.

## Bin Store (Waste and recyclables)



Timber frame structure with Green Roof.

In the rear garden, a secure bin store enclosure is provided for waste and recyclables.

The Bin Store will be capable of holding 2 x 180 litre wheelie bins. This will allow residents to store and contain rubbish securely.

### **Conservation Areas and listed buildings**

The site is not within a conservation area or within the confines of a listed building.

### **Drainage**

Drainage services will remain as existing. Thames Water will be informed in respect of surface water and sewerage infrastructure.

The development will ensure that proper provision for drainage to ground, water courses or a suitable sewer is considered. Prior approval from Thames Water Developer Services will be obtained.

### **Ecology and Flood Risk**

The site is not designated as being at risk of flooding or likely to increase the risk of flooding elsewhere.

### **Drawings / Documents**

- 1) 0724-01, (Existing Plans and Elevations).
  - 2) 0724-02, (Proposed Plans and Elevations).
  - 3) 0724-03, (Location Plan).
  - 4) 0724-04, (Block Plans).
  - 5) 0724-05, (Design and Access Statement).
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