

# 11 Hurley Crescent

Design and Access Statement  
09.03.24

Fisher Cheng

# Introduction

This Design and Access Statement forms part of the application for a Lawful Development Certificate for a Proposed use or development, for a single storey rear extension with new rooflight. A new rooflight to the front roof slope, SVP and new rear dormer extension at 11 Hurley Crescent, SE16 6AL.

## Site Location

The property was constructed in the 1980's as part of the wider redevelopment of the area into housing. The property is within a row of terraces that forms a cul-de-sac at the end of Hurley Crescent. It is typical of the housing type in the area, of masonry construction with yellow facing brick and accents of dark engineering brick for banded features.

The property is not listed, nor located in a conservation area.

## Use

The property falls within classification C3(a) and is used as a family home.

## Access

The property is accessed solely from the front. Vehicular access directly in front of the house is via an unadopted highway, where residential parking occurs. There is an existing internal garage at ground level which is proposed to be turned into a utility room and shower room, with no proposed changes to the external appearance of the garage.



# Aerial Views



# External Photos



Front elevation. The existing timber framed windows are in poor condition and will be replaced, with white framed double glazed aluminium units. The metal garage door is visually dominant in the elevation.

Rear elevation

# Context



Front view from Dock Hill Avenue



View from Thame Road looking onto the back of the terrace

# Compliance with PD Rights

## General

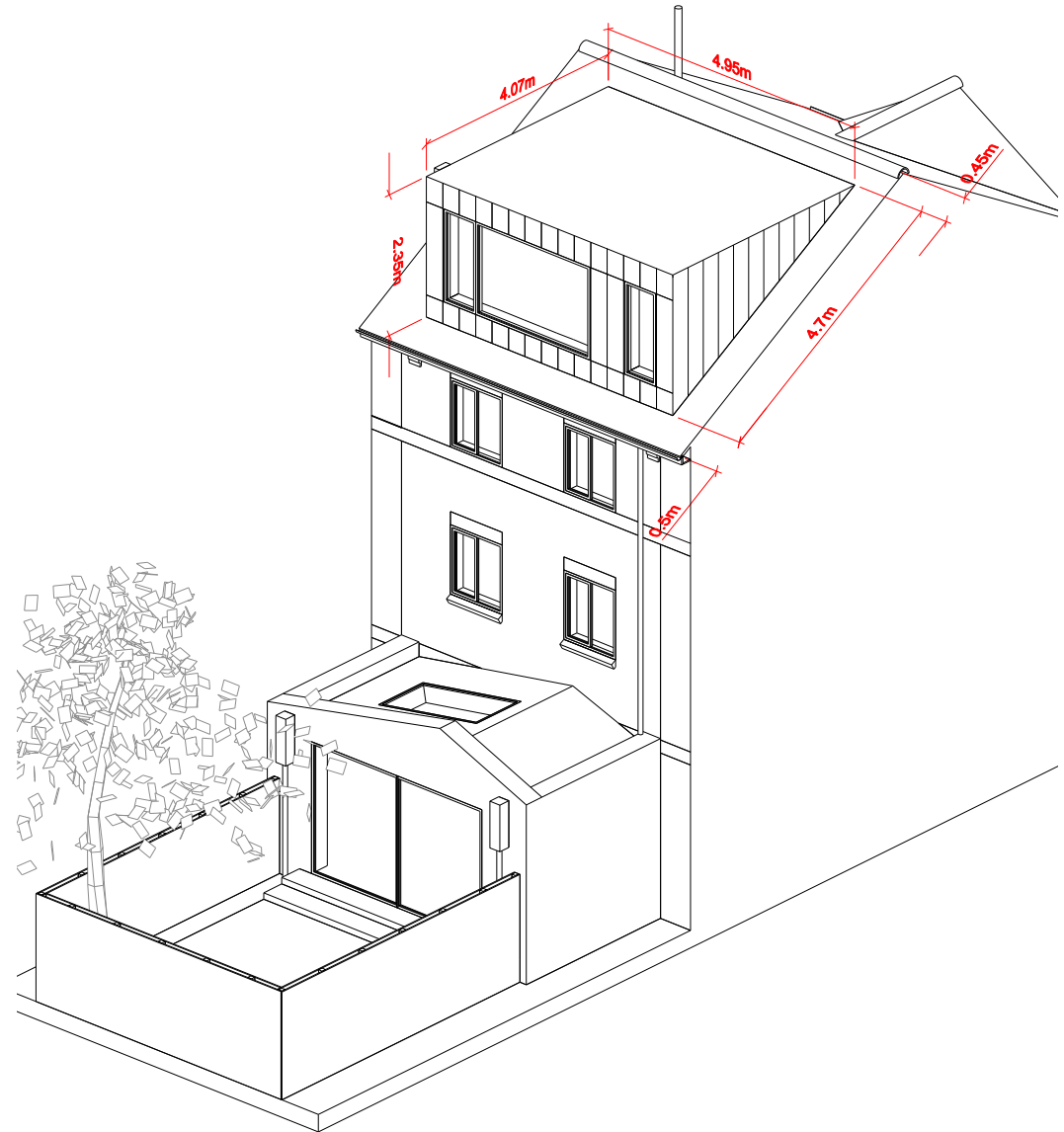
- The ground floor rear extension extends 3m beyond the rear wall of the original house.
- The eaves height do not exceed 3m and the maximum height of the ground floor extension is less than 4m.
- The dormer extension does not extend beyond the highest part of the roof.
- The dormer is set in from the eaves by more than 0.2m.
- Materials to match existing through use of brick and metal cladding.
- A new SVP projects less than 1m from the highest part of the roof.
- New rooflights will project less than 0.15m from the roof level.

## Loft Extension Volume Calculation

Volume of cuboid =  $4.95 \times 4.07 \times 2.35 = 47.34$  cubic meters

Volume of triangular prism =  $47.34 \div 2 = 23.67$  cubic meters

Therefore volume of new area is 23.67 cubic meters, which is less than maximum 40 cubic meters allowable for a terraced house.

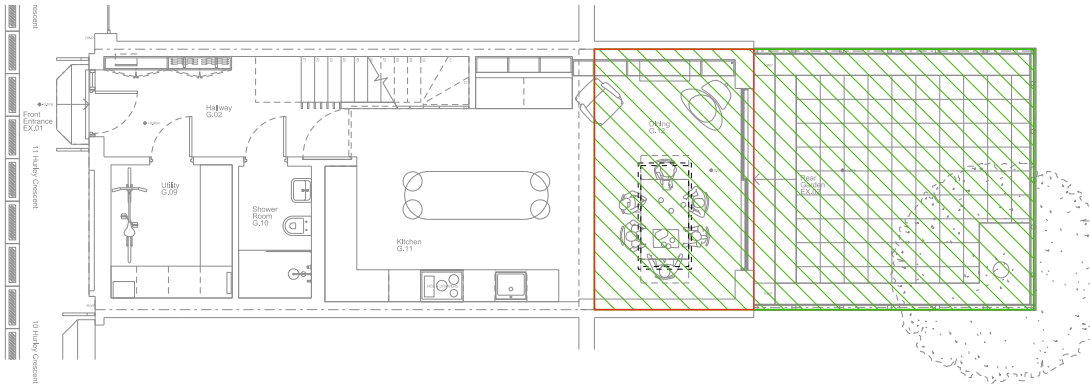


# Compliance with PD Rights

## Area Calculation

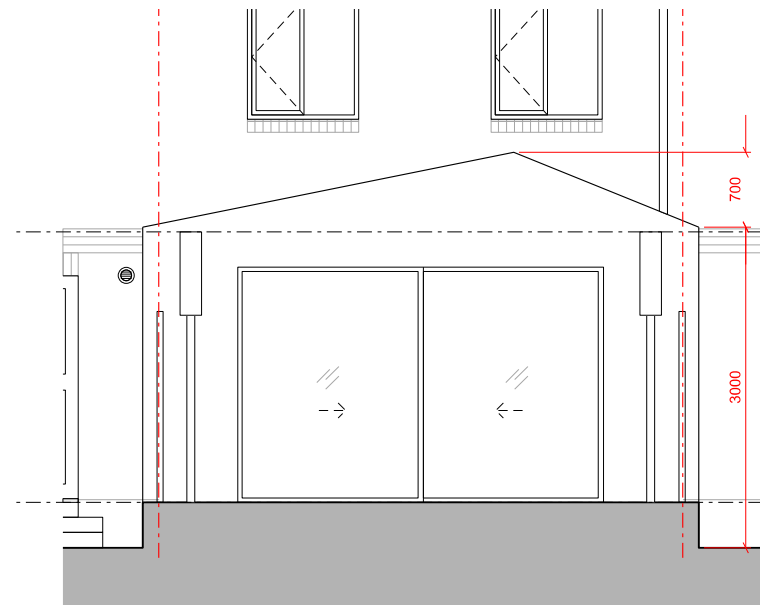
**Total Curtilage around Original House = 40.5 Sq.m**  
**Area of Proposed Extension = 14.7 Sq.m = 36% of Curtilage**

There are no other buildings within the curtilage, therefore the extension and other buildings does not exceed 50% of the total area of land around the original house.



## Extension Height

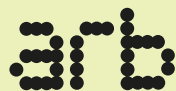
The eaves height of the extension does not exceed 3m, and the maximum height does not exceed 4m.



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