

8 Goodwin Drive

Design & Access Statement

8 Goodwin Drive, London, DA14 4PA

Two storey side/rear extension to a Semi detached dwelling including external/internal redesign.





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01 Introduction

Executive Summary

Existing Site

The proposed site is located at 8 Goodwin Drive, a residential street in Sidcup that is not in a conservation area, and nor is the property locally listed.

The existing property is a semi detached house that occupies much of the width of the plot, and is set back from the street by a large drive.

The local area is characterised by semi detached houses; many of the original houses have been extended in a similar manner with what we are proposing under this application.

Proposed Development

Permission is sought for the construction of a 2 storey side and ground floor rear extension , including external/internal redesign.

The proposed alterations will facilitate an open plan kitchen, living and dining area at ground floor level with a separate utility room and wc and an office space to the front on the house, whereas a master bedroom with en suite and walk in wardrobe will be created on the first floor.

The renovations and additions have been designed in the spirit of the local character and architectural vernacular and are relatively conservative in scale and appearance. They will not compromise the amenities of neighbouring houses and will make a positive contribution to the local area.



Existing Aerial with site boundary

02 The Site and Context

Aerial Views of Site Boundary



Aerial Viewing North



Aerial Viewing East



Aerial Viewing South



Aerial Viewing West

02 The Site and Context

Site Specifics

The existing property has two storeys with a hipped roof. The dwelling occupies much of the width of the plot, and is set back from the street by a driveway. There is an access path around the west side of the property leading to the rear garden.

The external walls finish is white render. The roof is clad with plain terracotta roof tiles and the windows to all elevations are brown uPVC.



Existing location plan



1. Front Elevation



2. View from the rear of the property towards east side pathway



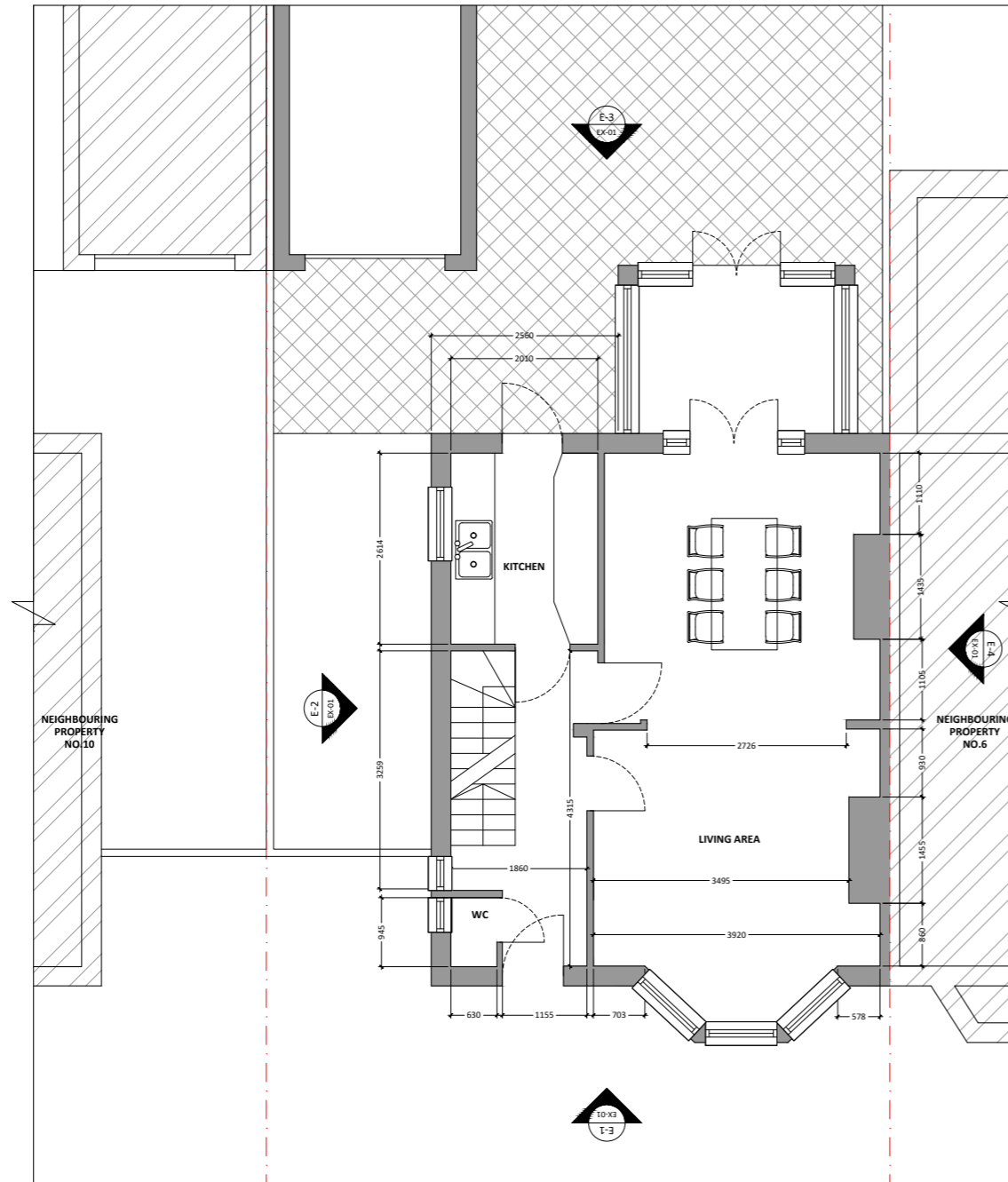
3. Rear Elevation



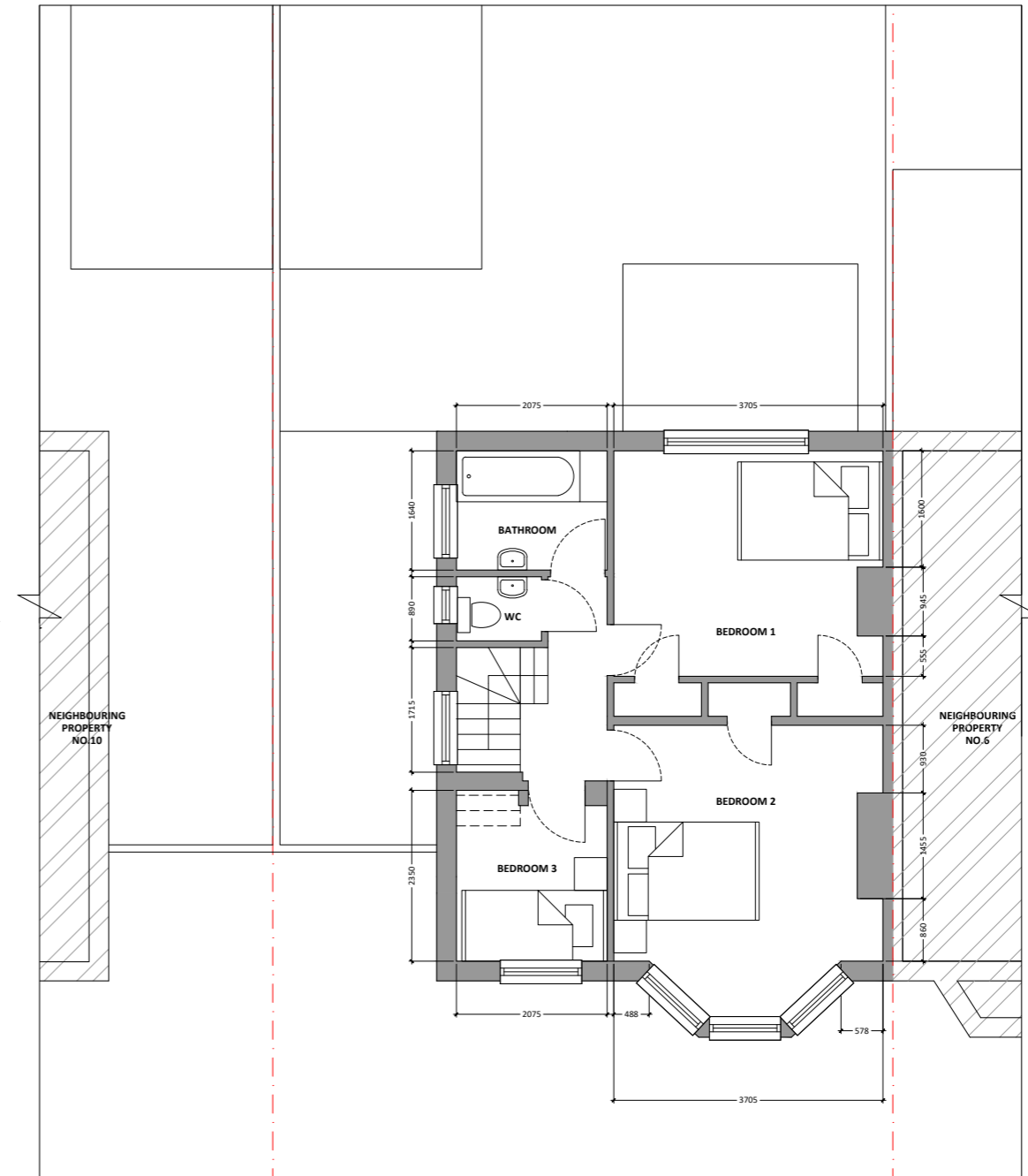
4. View from the rear of the property towards no.6 Goodwin Drive

02 The Site and Context

Existing Plans



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

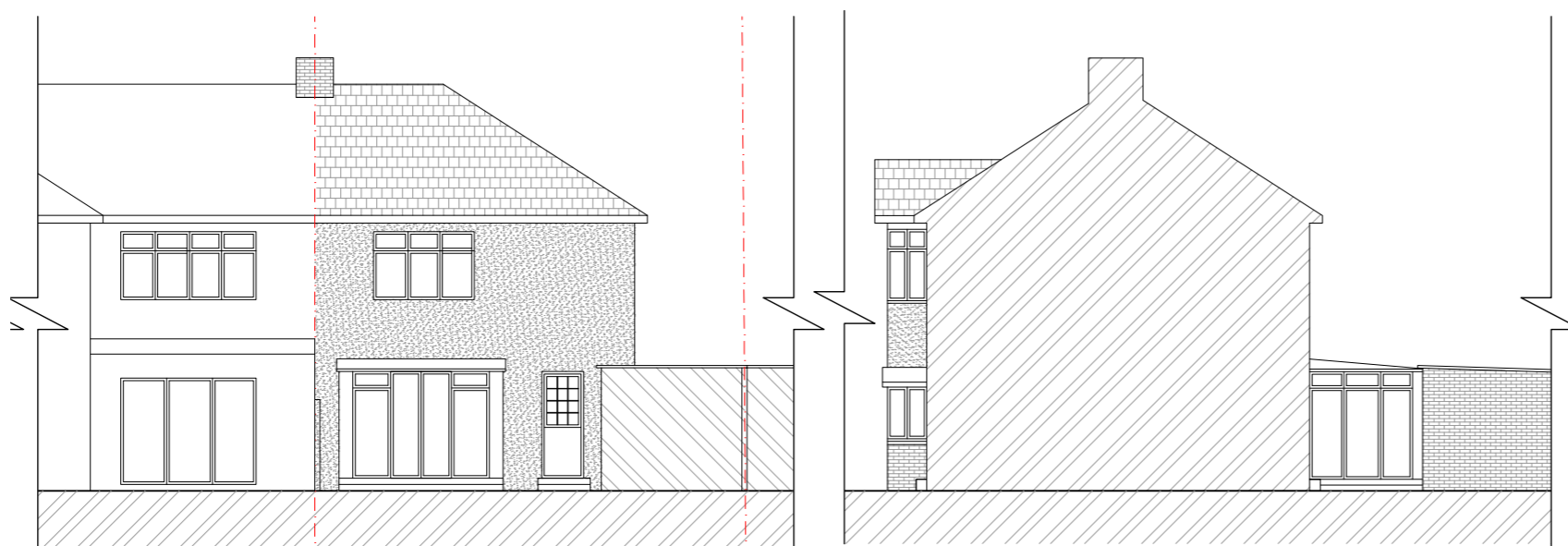
02 The Site and Context

Existing Elevations



E-1 Front Elevation
Scale 1:100

E-2 Side Elevation
Scale 1:100



E-3 Rear Elevation
Scale 1:100

E-4 Side Elevation
Scale 1:100

02 The Site and Context

Precedent Consents

RELEVANT PLANNING POLICY

The proposed development has been designed in accordance with current planning policy documents.

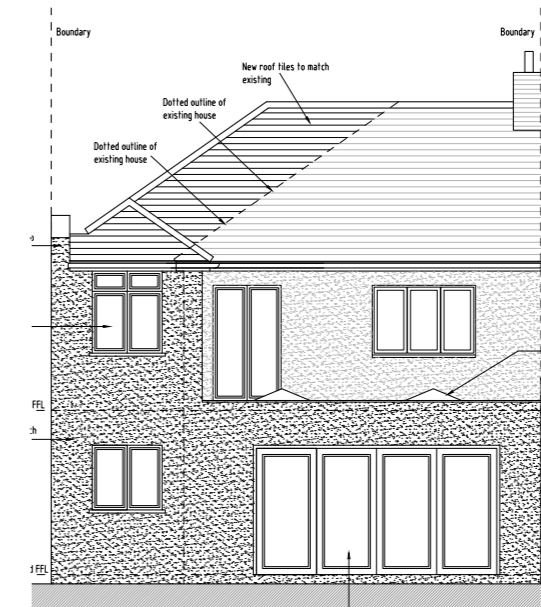
PLANNING PRECEDENTS

There are several examples of approval having been given for erecting side and rear extensions in a similar nature to what is proposed under this application.

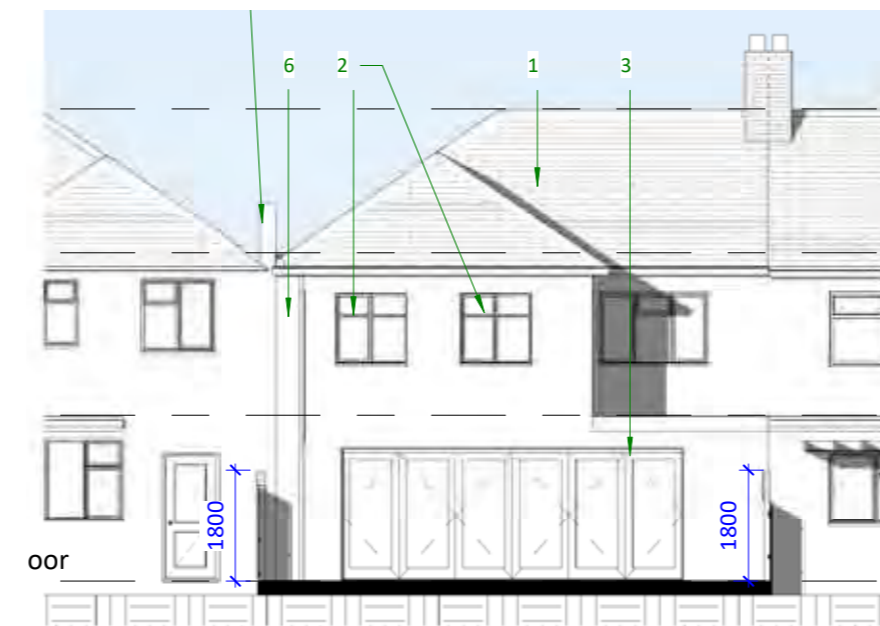
- 22/00171/FUL | Part one/part two storey front, rear and side extension | 13 Goodwin Drive Sidcup Kent DA14 4NX
- 21/02736/FUL | First Floor side and rear extension. | 19 Goodwin Drive Sidcup Kent DA14 4NX
- 18/02646/FUL | Part one/part two storey side and rear extension and front canopy | 23 Goodwin Drive Sidcup Kent DA14 4NX
- 16/00959/FUL | Part one/part two storey front, side and rear extension incorporating porch | 29 Goodwin Drive Sidcup Kent DA14 4NX



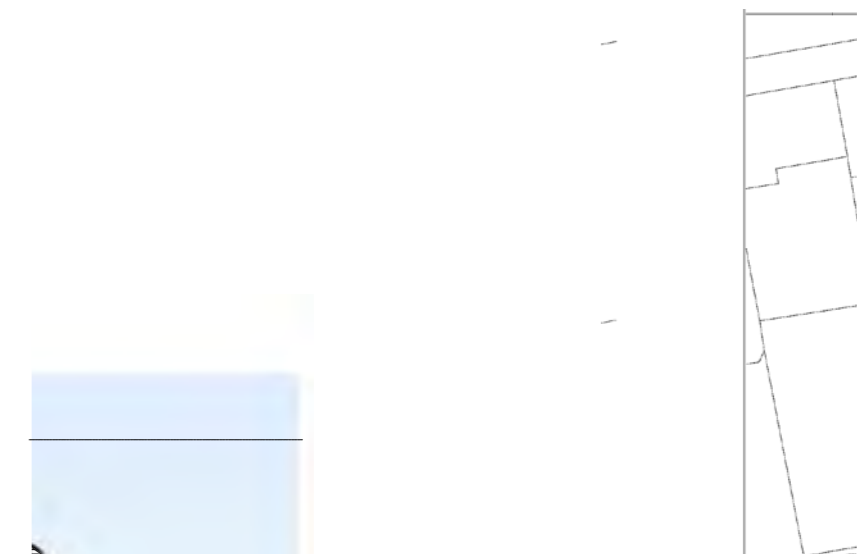
1. 22/00171/FUL - Rear Elevation (13 Godwin Drive)



2. 18/02646/FUL - Rear Elevation (23 Godwin Drive)



3. 21/02736/FUL - Rear Elevation (19 Godwin Drive)



4. 16/00959/FUL - Side Elevation (29 Godwin Drive)

03 The Proposal

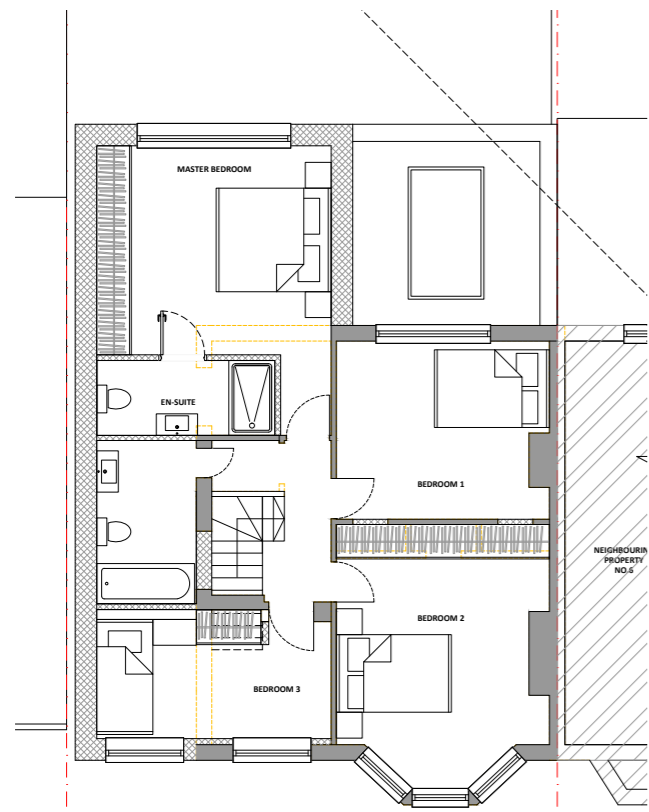
Scope of Proposed Works

The proposal for 8 Goodwin Drive represents a sensitive modernisation of the original dwelling. We have approached this project as an opportunity to enhance the character of the area, as well as improving the standard of living accommodations for current and future occupants.

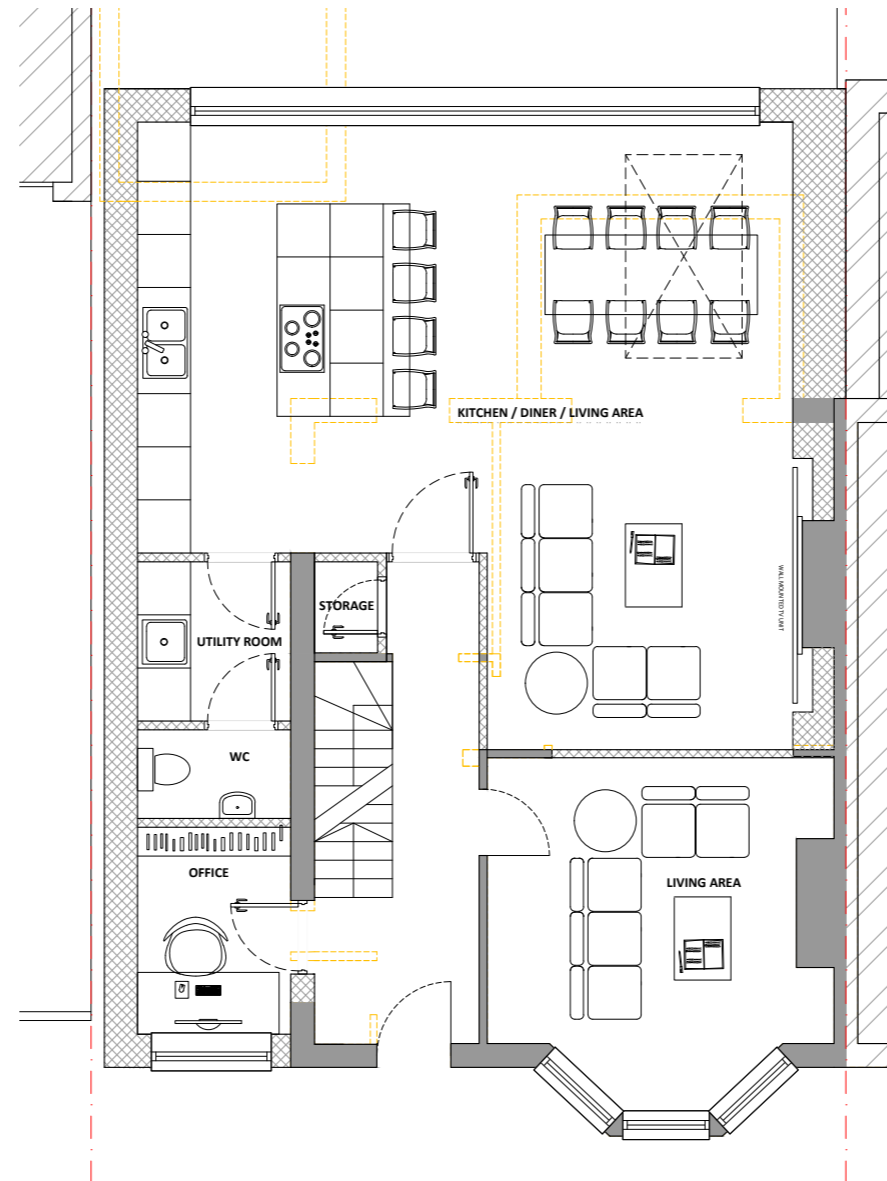
The scope of proposed work comprises the following elements:

- a ground floor side and rear extension;
- a first floor side extension & rear extension with a gabled roof;
- internal reconfiguration;

As part of these works, one rooflight will be installed to the roof of the ground floor rear extension. Large windows and sliding doors will be installed to the rear extension to facilitate an improved relationship with the rear garden.



Second Floor - AS PROPOSED



Ground Floor - AS PROPOSED



Front Elevation - AS PROPOSED



Rear Elevation - AS PROPOSED

03 The Proposal

Design Appraisal

Appearance & Materiality

We are committed to delivering a project of the highest possible quality that will make a positive contribution to the appearance of the building. The following materials have been chosen for their performance and sensitivity to the context and in accordance with planning policy guidance:

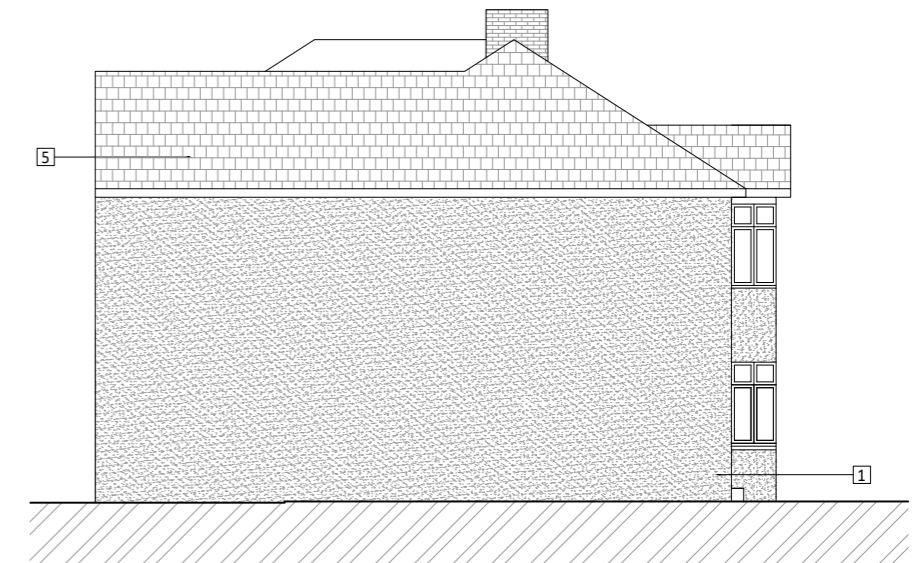
- The walls will be rendered in a light colour to match existing.
- The first floor rear extension will have an external finish of light brown vertical timber cladding.
- The windows will be in dark grey frames.
- The pitched roof will be finished in brown tile to match existing
- The rooflight will be in ppc aluminium.

Design Appraisal

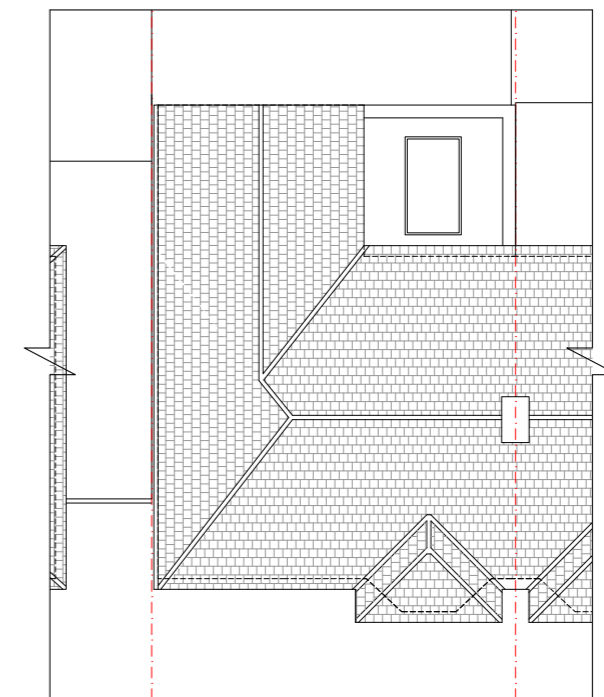
- The proposed materials to the new roofs are in keeping with the existing building.
- There are several precedents for side and ground floor rear extensions built along similar principles along the street as detailed under the planning policy and precedents section.
- In terms of the wider street scene 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.
- We therefore believe that appropriate measures have been taken to ensure that the impact on the existing building, neighbouring properties and the wider area is acceptable.

Conclusion

Overall, the proposed development will provide much needed additional living space. The extensions will benefit from excellent natural light, resulting in considerable improvements in health and well-being for the occupants. Respecting relevant Bexley planning policy, the proposed development is sensitive and considerate to the host building, maintains the privacy and amenity of neighbours, and upholds the architectural character of the local area.



Side Elevation - AS PROPOSED



Roof Plan -AS PROPOSED

ABOUT US.

KHD is a leading multi-disciplinary practice based in south east London providing architectural and planning services from conception to project completion. We are a trusted partner for clients looking for a reliable, innovative, and practical team of professionals that can help them bring their vision to life.

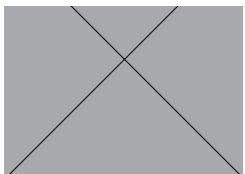
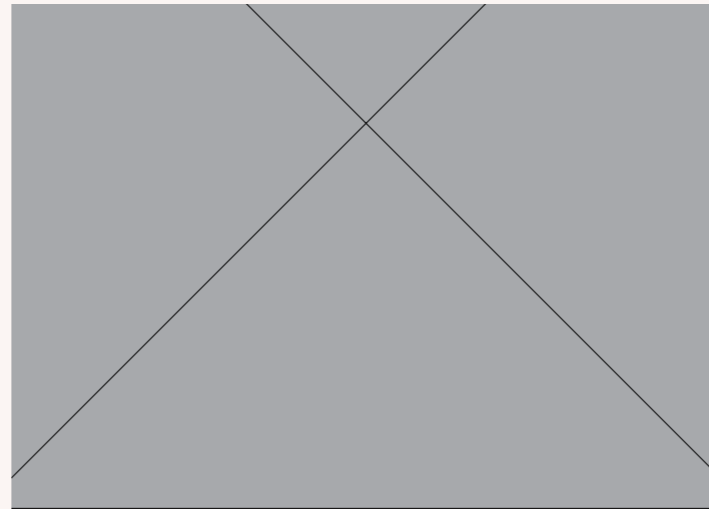
We approach each project with a proactive, friendly, and professional attitude, ensuring that we fully understand the requirements of each client before developing a tailored solution that meets their needs.

Our logical and practical approach has resulted in a track record of success, as demonstrated by the repeat work we receive from clients who recognise the added value we bring to every project. We pride ourselves on being able to deliver innovative and creative solutions that are not only aesthetically appealing but also functional and practical.

We offer the following professional services:

- Project brief development
- Stakeholder consultation
- Identifying potential sites for redevelopment
- Site appraisal & feasibility studies
- Full planning application packages
- Appeals to the Planning Inspectorate
- Full technical design packages
- Project Management





A: 234 Green Lane, London, SE9 3TL
T: 07444741827
U: Dkirby@khdarchitecture.com

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