



CLOVE ARCHITECTS

Design and Access Statement

22 Rothesay Road, London, SE25 6NY

This statement has been prepared as part of the planning application for the proposed rear and side ground floor extension for 22 Rothesay Road.

LOCATION

The property is situated on Rothesay Road, a residential street in the Thornton Heath area.

The application site relates to a terrace property with on street parking and rear garden. This area is characterized by terrace properties of varying scale and design. There is evidence of many high-quality architectural styles along the street alongside new extensions and alternations to the properties.

PROPOSAL

The proposal includes a rear and side ground floor extension.

APPEARANCE, ACCESS AND SCALE

The proposals have been carefully considered to enhance the properties character whilst enabling a larger living space. Great care has been taken to ensure that the extension is not disproportionate to the size of the original building and the proposals enhance the visual perception of the house.

The front façade of the house remains the prominent feature as both the ground floor extensions are subservient in scale and forms a coherent integration with the existing house.

The proposals have considered the neighbours properties with a sloped roof to the side extension and the rear extension roof level with the neighbouring rear extension. Given the location of the extension, the scale and proportion would have little adverse effect on the amenity and loss of privacy of the neighbouring properties.

MATERIALITY

The proposals seek to be sympathetic to the character of the existing road and use a palette of materials which are an enhancement to the existing property. The roof and brickwork materials are to be consistent with the existing materials. The proposed window and doors are to be double glazed, aluminium frames in anthracite grey.

PLANNING POLICY AND CONSTRAINTS

The proposals fit the criteria set out in the Croydon Local Plan policies whilst aiming to enhance the character and quality of the property. The proposals seek to enhance the current building whilst adhering to the planning guidance including those in the NPPF.