

11 Hurley Crescent

Design and Access Statement
26.03.24

Fisher Cheng

Introduction

This Design and Access Statement forms part of the householder application for the erection of a ground floor rear extension, rear loft dormer extension, an air conditioning unit, new rooflight and SVP to front roof slope and conversion of garage into occupiable space at 11 Hurley Crescent, SE16 6AL.

Site Location

The property was constructed in the 1980's as part of the wider Marlow Landings redevelopment of the area into housing. The property is located 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 & Parking

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, whilst retaining the appearance of the garage door to the front elevation.



Aerial Views



Context



Front view from Dock Hill Avenue



View from Thame Road looking onto the back of the terrace

Photos of the Existing Property



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 and will be replaced with a fixed metal panel with the appearance of a garage door.



Rear Elevation. The rear garden is accessed from the existing utility room via steps down.



The rear garden is paved with brick planters. There is a tree at the back of the garden will be retained.

Design Proposal

The applicant seeks to create a comfortable home for a growing young family through a series of considered, modest extensions of high design quality. The proposal is in keeping with the modern dockside character of the area and has no heritage impact.

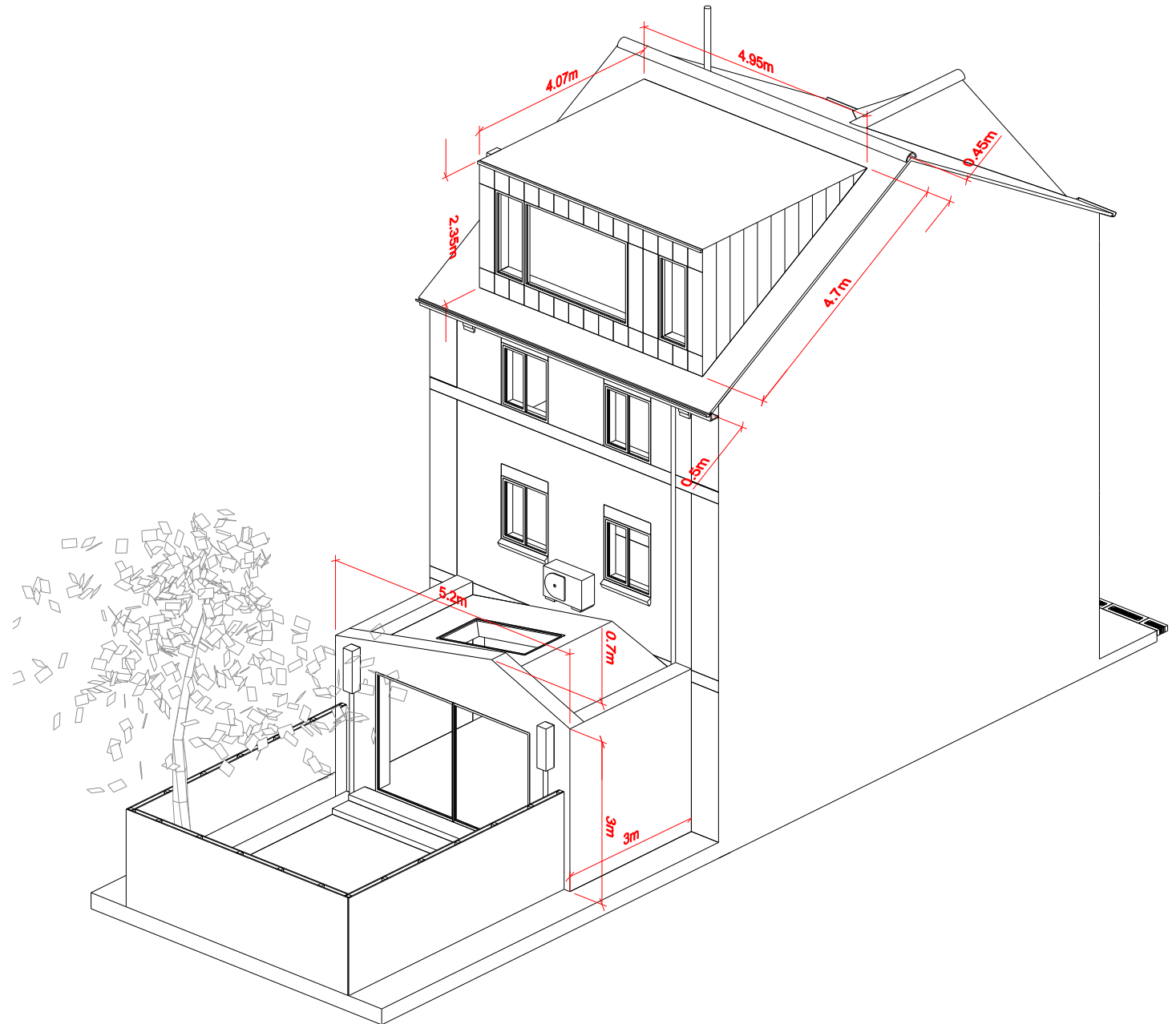
Massing

To avoid a tunnelling effect, the rear extension extends 3 meters, and has an eaves height of 3m on the boundaries, tapering to a parapet height of 3.7m offset towards the middle of the house in order to lessen impact.

The dormer extension is set back from the eaves by 0.5m, and down from the ridge by 0.45m. The cumulative impact of the extensions remains subservient to the host building.

Materials

A light buff facing brick is proposed for the ground floor extension, in similar tones to the existing brickwork. In line with the prevalent use of metal in the existing front elevation, a grey zinc cladding is proposed for the dormer extension, providing a high quality finish and pared back counterpoint to the host dwelling.



Planning Context

Property Planning History

84\AP\9135 - Granted

Erection 122 Houses 24 flats ancillary works and landscaping (LDDC Stat Reg No S/84/135) (Marlow Landings).

This application granted the construction of this property within the wider development. Planning conditions within this application appear to remove permitted development rights from this property, and those within the wider development.

21/AP/2889 - Withdrawn

Construction of single storey rear extension, rear dormer extension with two roof lights to front roof slope and conversion of front garage to living room.

24/AP/0655 - Withdrawn

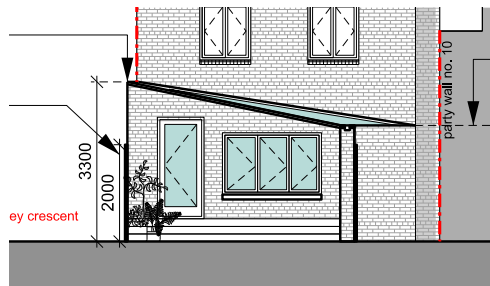
Certificate of lawful development (Proposed) for a single storey full width rear extension with rooflight, extending out 3m, with an eaves height of 3m and a maximum height of 3.7m A new rooflight to the front roof slope of the existing house, and a new rear dormer extension with a volume of 24 cubic meters. A new SVP to the front roof slope of less than 1m above the highest part of the roof.

Surrounding Context



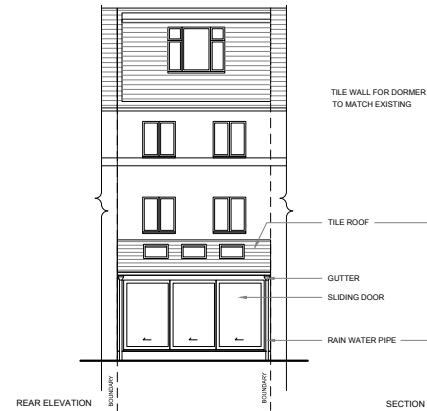
23/AP/1623 13 Hurley Crescent

This property was granted Permitted Development for a loft dormer extension, notwithstanding the planning conditions in place in relation to application no. 84\AP\9135.



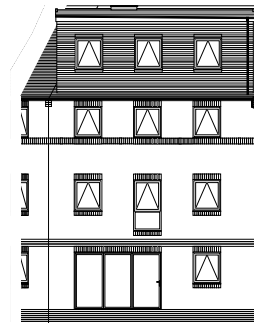
22/AP/0498 9 Hurley Crescent

Granted planning permission for a single storey rear extension, provision of raised terrace, and garage conversion.



23/AP/3017 15 Cookham Crescent

Granted planning permission for a similar proposal of a single storey rear extension with 3no. rooflights, garage conversion to a habitable space with new gate, rear dormer roof extension, and 2no. front rooflights.



23/AP/2622 7 Bray Crescent

Granted planning permission for the construction of a rear roof dormer extension.



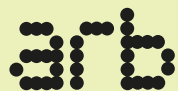
21/AP/4287 5 Cookham Crescent

Granted planning permission for a ground floor rear extension and enlarged first floor rear window and Juliette balcony. The property has an extant dormer extension.

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