

Design Access and Heritage Statement

for the erection of a new ground floor rear extension at 320 Well Hall Road London SE9 6UF

1.0 Site Analysis

The site is basically rectangular in shape. It is approximately 32 metres in depth and 7.5 metres in width.

The site is located on the eastern side of Well Hall Road and comprises a two storey mid terrace dwelling. The surrounding area is residential in character consisting of variety of dwellings. The property is located within Progress Estate Conservation Area, which is covered by an Article 4 direction seeking to restrict the types of external alterations that may be made to the dwellings on the estate without the grant of planning permission.

The existing house has not been subject to any enlargement in the past.

2.0 Design Components

In considering the design components of the site, Greenwich Councils UDP saved policies have been considered, along with the Advice Notes regarding the Progress Estate Conservation Area, and Guidance for home extensions.

The overriding objective of the Royal Greenwich policy framework is to deliver high quality development which improves the quality and distinctive identity of places and contributes to their success and the area's popularity as somewhere to live, work and stay. As such, it has been acknowledged that extensions to existing dwelling houses can facilitate additional and enhanced living space for improved living conditions for occupants. They are therefore considered acceptable in principle subject to ensuring a high quality neighbourly design.

Density

The site has an area of 0.024 hectares.

Context

The surrounding houses are of similar heights and design and a number of properties have rear extensions.

3.0 The Proposal

The proposal consists of constructing a new rear extension of moderate 4.0m in depth and run full width. The extension is to gain additional ground floor kitchen and dining space, overlooking the rear garden, constructed with insulated cavity walls, floor and roof. The new flank wall of the extension will be slightly setback from the boundary to No.318 and 322. A flat roof with pitch roof sloping towards the garden is proposed to ensure no overall adverse impact to neighboring properties. A folding door set and new window would be incorporated within the rear wall of the extension to match existing. The scale of the proposal would still respect the original house, by being subordinate in character to the main building. The neighboring properties would be relatively unaffected by the extension. The new white colored uPVC window would conform to the guidelines in respect of thickness of exposed framing. Four roof lights will be included in the pitched roof, consisting of conservation area roof light.

It is considered that the character of the surrounding buildings, the neighborhood, and the amenities of neighboring properties would not be adversely affected by the proposal; there would be no change to

the safe movement of emergency and refuse vehicles or other essential traffic, and pedestrians; the property in its proposed occupancy will provide a higher standard of accommodation for a growing family.

The proposed rear extension has no impact on the appearance of the conservation area. The proposed rear extension is more in line with other rear extensions in Progress Estate. The design will improve the heritage value and preserve the existing appearance of the estate.

The proposed development respects the character and appearance of the existing dwelling, It respects and accord to the established local character. The rear extension does not change the street scene or when viewed from public vantage points. The proposed development is therefore acceptable and policy compliant with appropriate material.

The materials proposed for the single storey rear extension and window will match the finishes of the existing dwelling house and includes a conservation style roof light.

The dimensions and design of the proposed single storey rear extension is in keeping with the character of the site and adjoining properties. It is proportionate in scale to the host dwelling, and is within the guidance in the Residential Extensions, Basement and Conversions SPD (2016). As such, the proposal would not have an adverse impact on the character and appearance of the Progress Estate Conservation Area.

4.0 Use

The proposed use would not be altered.

5.0 Scale

The proposed scale of the extension would be correct for the Progress Estate.

6.0 Access

There would be no change to the access arrangements.

7.0 Landscaping

No change.

8.0 Conclusion

The materials, scale, form, and design of the proposal is in keeping with the character of the application site, and neighboring dwellings, and is proportionate in scale to the host dwelling. Furthermore, the proposal would not cause harm to the Progress Estate Conservation Area. Overall, it is considered to comply with policies 7.4, 7.6, and 7.8 of the London Plan 2016, policies DH1, DH3, DH(a), and DH(h) of the Core Strategy 2014 and the guidance under the 'Residential Extensions, Basements and Conversions Guidance SPD (July 2016)', and the Rectory Field Conservation Area Character Appraisal (2010).