



DESIGN, ACCESS AND HERITAGE STATEMENT

Extension to 72 Selwyn Avenue

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1.0 Introduction

This Design, Access and Heritage Statement has been prepared to accompany the planning application for 72 Selwyn Avenue, for a side infill extension to the rear of the property at ground level, as well the erection of a L-Shaped loft extension.

The proposal seeks to create additional space and enable an open plan kitchen dining room for a growing family.

In drawing up this proposal we have analysed and responded to relevant national and local planning policies.

We feel the resulting design is appropriate for its location and sensitive to its surroundings. This report is to be read in conjunction with the drawings submitted with this application.



2.0 Context

2.1 | The site

This property is located Selwyn Avenue is a Victorian terrace, two story property. It borders the Richmond conservation area but does not fall within its boundaries. The property is not subject to any relevant planning designations or restrictions.

The surrounding area is predominately residential and is characterised by terrace dwellings of a similar style and design. Rear, side and loft extensions are evident within the immediate and wider area as it can be seen on the aerial view and on the planning portal - both planning permission and permitted development have been granted in the street for similar proposals.

Within this application, consent is sought to extend the loft with L-shaped dormer at the rear and for a side mono-pitched rear extension.

2.2 | Relevant Planning applications

Most of the houses in this area have been altered from the original designs, with various extensions to the back or dormers and there are several planning precedents of a similar scope to our proposal. For example the following houses have been granted planning for side infill, rear and/or loft extensions.

No. 86, 56, 62, 78, 80, 1, 3,5, 19, 21, 23, 25,27 Selwyn Avenue and 22,24,26 Beaumont Avenue

29 Selwyn Avenue as well as 9 and 20 Beaumont avenue are particularly relevant given their side extension design is exactly the same as our proposal and 56 Selwyn Avenue has a similar loft extension to what we are seeking approval for.



Aerial View with some of the granted planning permissions highlighted

2.3 | Description of the existing property

External:

The existing building is a two storey terrace with a double storey outrigger element to the rear as per other terraces within the row.

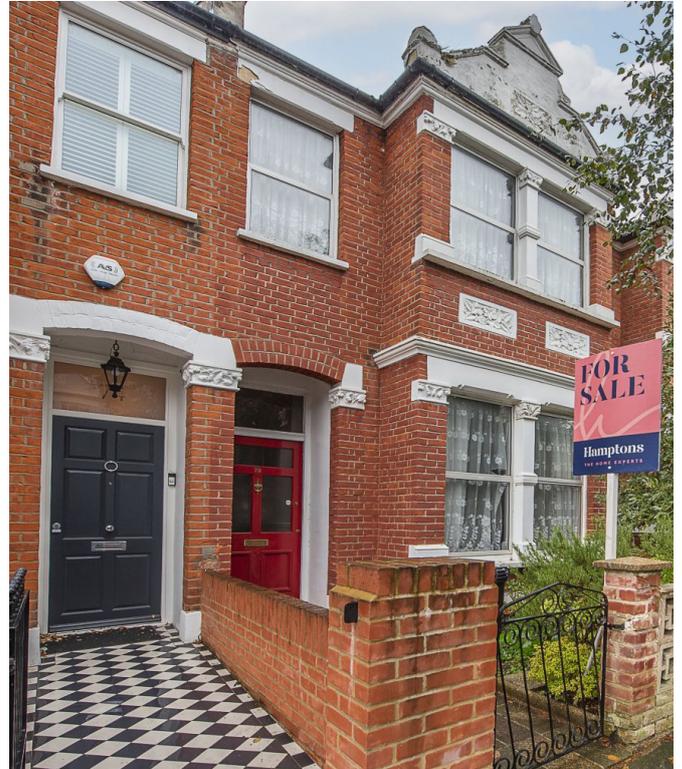
The house has its entrance on Selwyn Avenue and its front facade is in red bricks and white stucco details

The rear is somewhat more ad-hoc with a mix of london bricks facade to the upper floors with white render to the side outrigger at ground floor and to the ground floor rear.

Internal:

The existing use of the property is a residential dwelling. The proposal will maintain this but improve the amenity of this family house.

At the rear, the existing dining space and kitchen is outdated and lacks in daylight, width to provide enough storage and living space for a growing family. The views towards the garden are also limited.



View of front elevation



View of rear elevation



View of rear elevation



View of the kitchen at the rear



View of the dining room at the rear

3.0 Proposal

The proposal is to increase the bedroom numbers of the current dwelling by converting the loft. We are proposing to turn the attic into a bedroom with shower room and separate office by adding a rear L-shaped dormer to provide adequate floor and storage space.

Three roof lights are proposed on the front elevation to bring further natural lights into the new rooms.

In addition, we are proposing to add a side single storey extension to the outrigger at ground floor to enable a wider dining, kitchen and living space for the growing young family living in the house.

The proposed design and materials are designed to match and enhance the existing building.

- The proposed loft extension will not exceed 40 cubic meters. The main dormer extension adds 19.6 m3 and the dormer extension on the outrigger adds 17 m3 which is a total of 36.6 m3

- The extensions are set back 200mm from the original eaves and are not facing any principal elevation or side elevation facing a highway

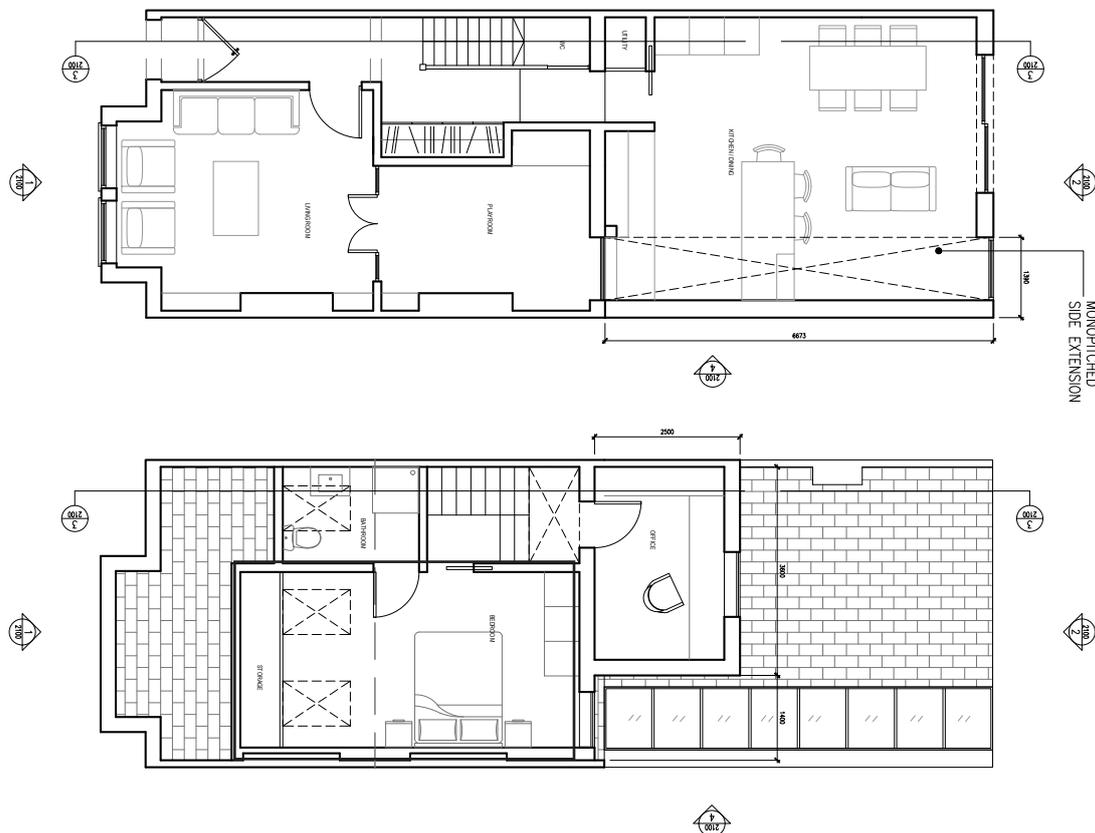
- The materials are similar in appearance to the existing house (slate tiles and glazing)

- The width of the side extension is not more than half the width of the original house

- The eaves of the extension are no more than 3m on the boundary

- The maximum height of the extension is no greater than 4m

- The materials are similar in appearance to the existing house (bricks and glazing)



3.1 | Layout

The design opens up the ground floor internally to provide contemporary open plan living by adding width and allows for better visual connection to the garden, together with natural light.

The new sky-lights on the side and rear extension brings light deeper at the back of the plan

The side extension will provide an additional 6.2 sqm internally and the loft 32.5 sqm.

3.3 | Scale

The proposal has been designed to respect the scale, form and external appearance of the existing neighbouring properties and its host building as per the guidance of the policies.

The proposed infilled extension will be single-storey with a new boundary wall which will not be higher than 3m. As the extension has a sloped glazed roof and is in the shadow of the two storey outrigger, the new extension will be unobtrusive to its neighbours and will not have any harmful impact in term of daylight or sunlight to number 70.

The proposed extension remains subordinate to the main house and is in keeping with its character.

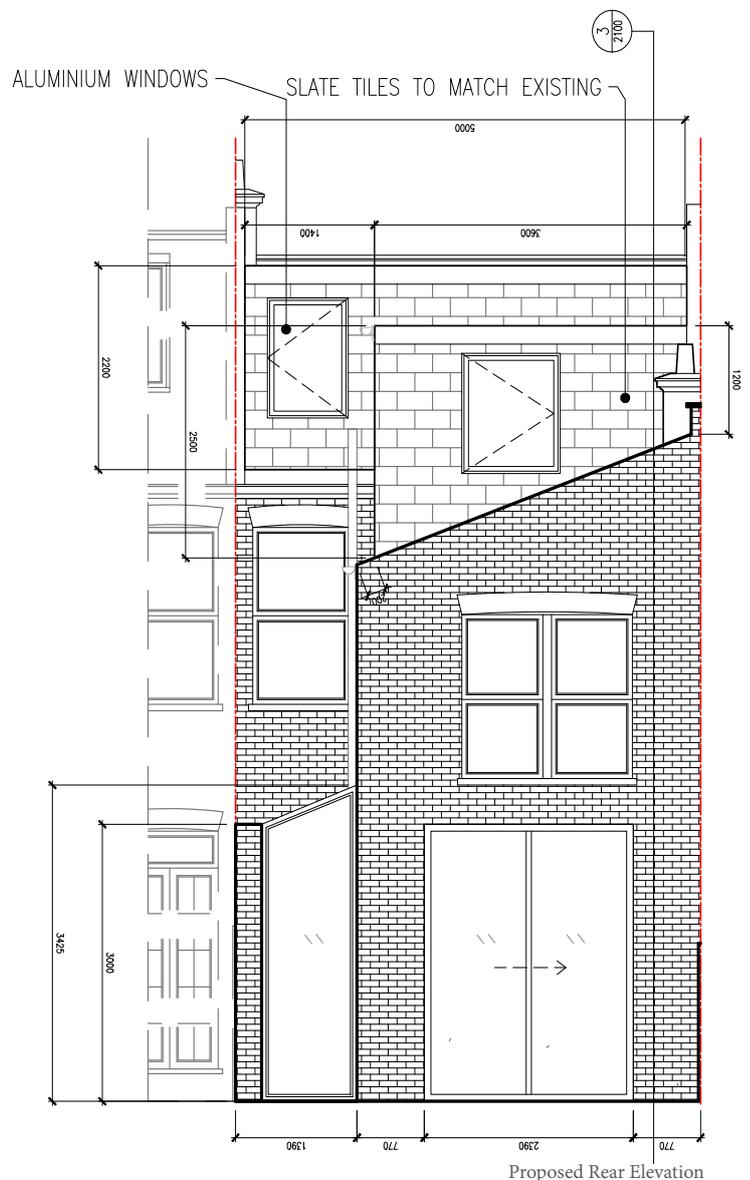
The main part of the loft extension will be sandwiched between the loft extension of number 70 and number 74 and the L-shape loft on the outrigger aligns with the neighbours at 74. The loft itself is designed to follow all the permitted development rules.

3.4 | Access

The property has direct access from Falkland Road. There is no proposed alteration to the existing access

3.5 | Flooding

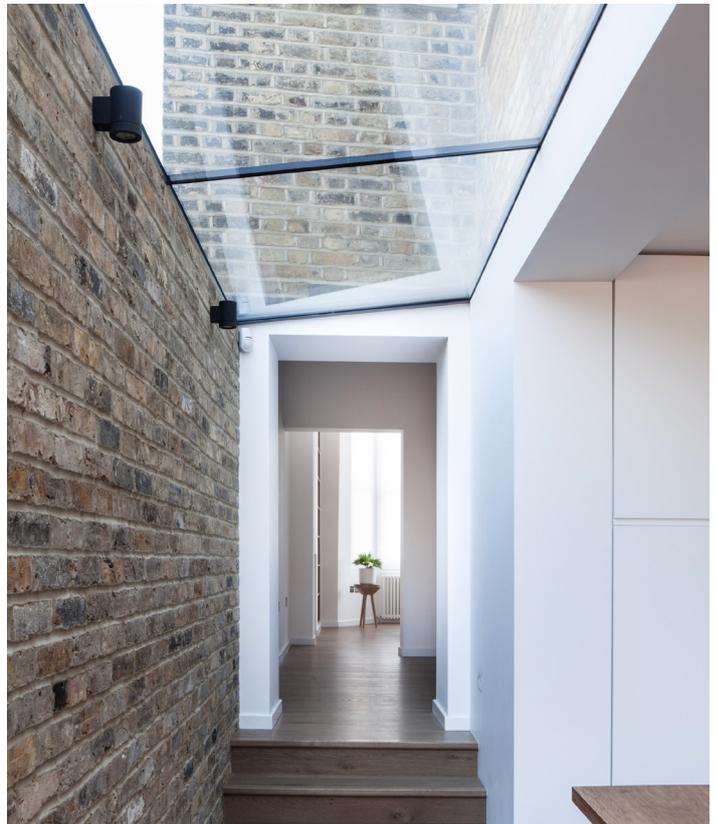
The site does not fall within an area that the Environment Agency classify is at a risk of flooding.



3.5 | Appearance and Materials

The materials will all match the existing house. New London stock bricks, closely matched to the existing, will be used in the construction of the proposed boundary walls. The existing render at the rear ground floor will be stripped off to reveal the existing bricks which will be repaired and repointed. Modern slate tiles will be used for the loft extension to match the existing.

The proposal will be in-keeping with the materials and scale in appearance to the existing building as it seeks not to detract from the original dwelling. It will however enhance its character by creating a more coherent and higher quality materiality.



Matching Brickwork and Skylight infill extension precedents

5.0 Conclusion

The proposal is conceived as a minimal proposal. It has been designed to achieve minimal visual impact on its surrounding. The developments proposed seek to improve the usability of the family dwelling.

The key design benefits and qualities of the new proposed ground infill extension are:

- The creation of a high-quality habitable modern living space within the dwelling, including an open plan kitchen dining room
- An increase in the natural daylight into the rear extension
- An improved visual connection between the rear ground floor extension and the south facing garden

It is our opinion that the proposed scheme we've submitted for 72 Selwyn Avenue is compliant with local planning requirements for residential dwellings and would give a clear benefit to a growing family whilst maintaining the character of the existing building and respect the neighbouring context.

With minimal reconfiguration of the first floor, access is provided to the loft. The loft conversion provides a good size double bedroom, En-suite, storage and a new home office.

Although the property does not fall within the conservation area, the developments proposed are in-keeping with the existing character of the dwelling in order to have little impact on the surrounding aesthetic of the area.