

# Design and Access Statement

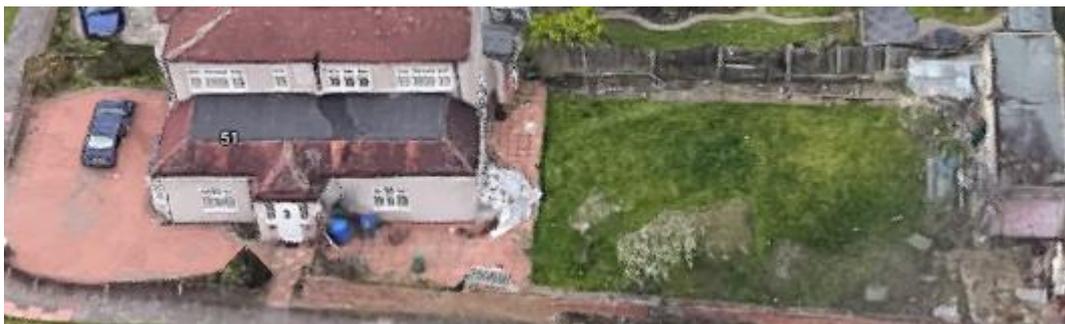
51 Canterbury Avenue Sidcup Da15 9Ay

## Introduction

This Design and Access Statement is submitted in support of the proposal to develop part of the land situated at the rear of 51 Canterbury Avenue, to construct a 1 bedroom single storey dwelling and associated amenity/garden area.

## The Site and its Surroundings

The plot is situated on the junction of Canterbury Avenue and Blenheim Road in a residential area. The area of the plot equates to 0.06 hectares and at present to the Canterbury Avenue Frontage sits the existing 5 bedrooms house, with associated off road parking area occupying the width of the plot. The garden to the rear extends to finish adjacent to a row of Bungalow. Presently the end of the garden occupies an unused garage with access way at the rear of the plot there is a set of unused gates set in the boundary wall serving the brick-built garage building which are in a state of some disrepair and dilapidation.



## 51 Canterbury Avenue View



Existing bungalow View

## The Proposal

The Proposal is to divide the existing plot into two areas. The proposed plot will have a site area of 0.025 hectares and it will contain a 1 bedroom single storey dwelling with an internal floor area of 71 sq meters, 764sq feet. The garden will have a usable area of 68sq meter, 732sq feet with resin Bound surrounding the building and forming the drive with an area of 79sqm, 850sq feet. There are 2 short trees in the area of the proposed development, which can be replaced for screening the development from the main house.

The garage will be demolished and cleared and the existing raised brick boundary wall to Blenheim road will be maintained up to the front of the proposed bungalow where it is lowered to leave the bungalow visible from Blenheim Road. The garage door will be removed, and the access left open so existing vehicle splay can be used for cars to be driven in and out of the parking space to the front of the bungalow. The Garden to the bungalow will be given privacy with the planting of tall trees across the boundary of the divided plots and the front of the proposed bungalow is set in line with adjacent existing bungalow at 24 Blenheim Road.

## Design

The area comprises of a mix of both render and facing brick on the external finishes of the buildings. It is proposed that in order to compliment the existing dwelling, a matching white but texture render is to be applied on the upper part of the building whilst having exposed brickwork on the

lower part, area below the Sill. The roof design will be such that it projects to the front of the bungalow and form a sloping canopy over the entrance to the dwelling, similar in design to 24 Blenheim Road, with a gable end over the lounge area.

### **External Material.**

It is proposed that regrading external material the drive/parking area will be finished with resin bounded and this will be carried round the building. This will facilitate good surface water drainage around the building, the remainder of the external area will be covered with grass. There will be timber fencing separating the existing main house from the bungalow and the same fencing used to separate the existing bungalow from the proposed.

### **Bicycle Storage/ Bin store**

The site Layout includes to the front, an area for bin Store and Secure Bicycle store which can be access form the vehicle access area.

### **The Construction Phase.**

Should planning approval be granted for the scheme we would point out that due to the proximity of the actual building position it is felt that no undue inconvenience will be felt by any of the inhabitants of neighbouring properties. Due to the overall size of the development the actual length of time of the build should be Considerably fast. Every effort will be made to minimise construction time with the use, where possible prefabricated construction.

### **In Conclusion**

It is felt that the proposals set out in this Design and Access document and the information indicated on the submitted drawings in relation to the site, support the provision of a new dwelling that compliments the neighbouring properties with minimum impact on the street scene. It allows the main house to have manageable size garden and help to remove the dilapidated, unused garage and surrounding overgrown shrubs. The addition of a new 1bedroom bungalow creates a comfortable new home and helps to meet the demand for affordable homes in the Bexley Borough.