

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE OF LAND
39 SYDNEY ROAD, LONDON SE2 9RZ

April 2021



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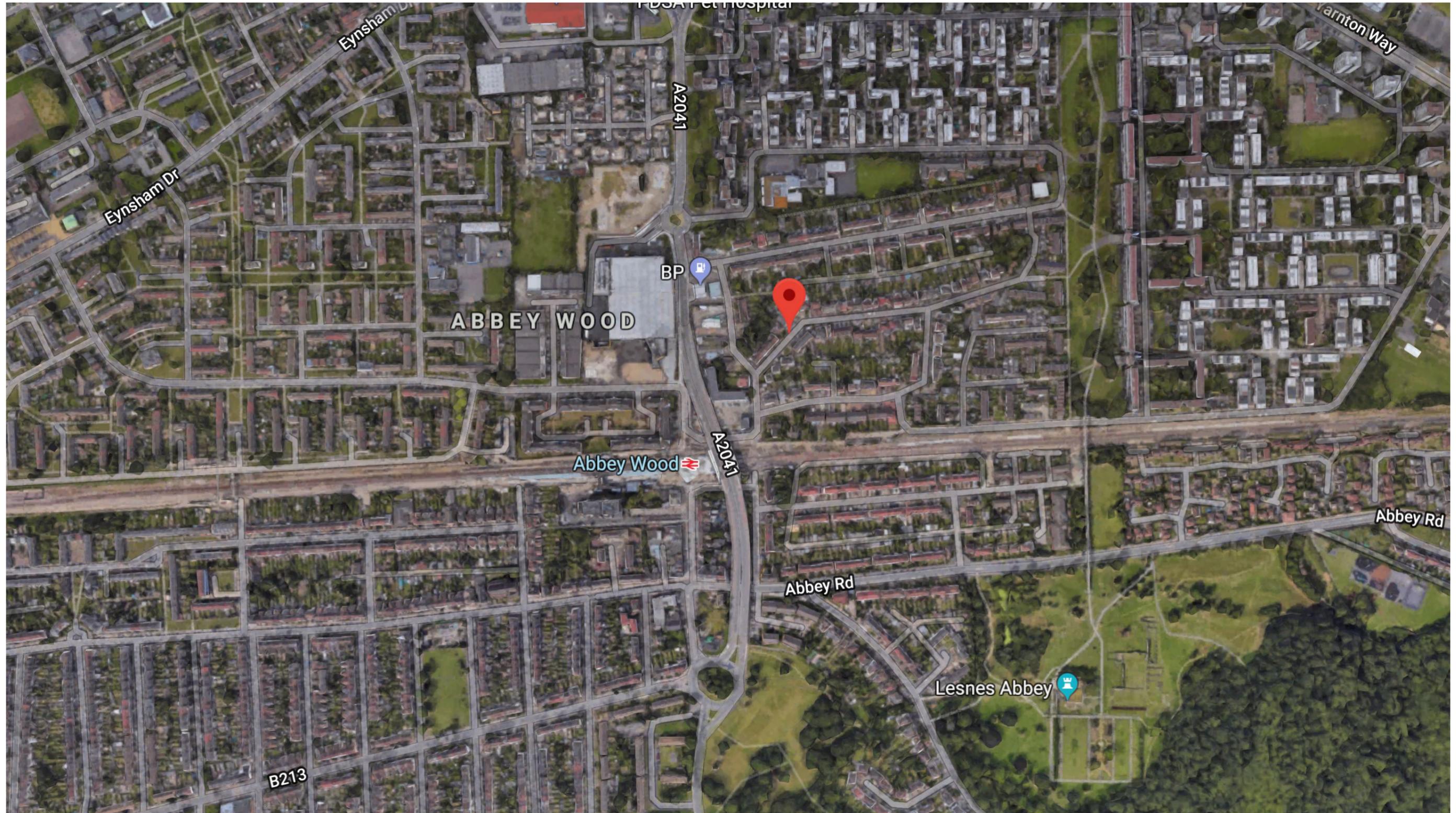
1. INTRODUCTION

This Design Statement has been prepared as part of a Planning Application submitted by Mr & Mrs Silva to the London Borough of Bexley. The application seeks consent for a Change of Use of Land to the rear of 39 Sydney Road from an alleyway to a residential amenity space. The total existing plot area is approximately 305 sqm and the proposed will be 354 sqm.

The property is located at 39 Sydney Road, London SE2 9RZ and has received an enforcement letter from Bexley Council with reference 21/00085/ENF in relation to the change of use of land.

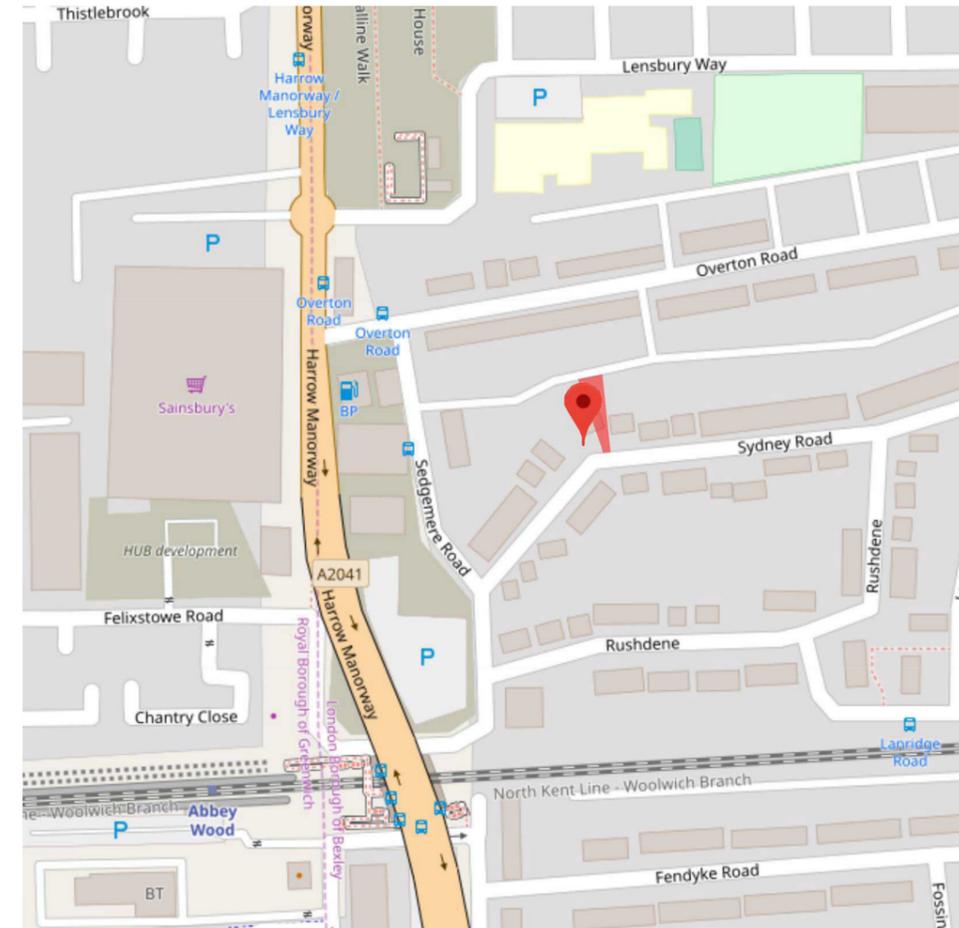
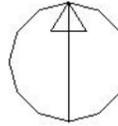
This proposal aims to reply to the enforcement letter seeking consent for the change of use of the land from the neglected alleyway to a residential garden and erection of two metal garden sheds.

2. LOCATION PLAN

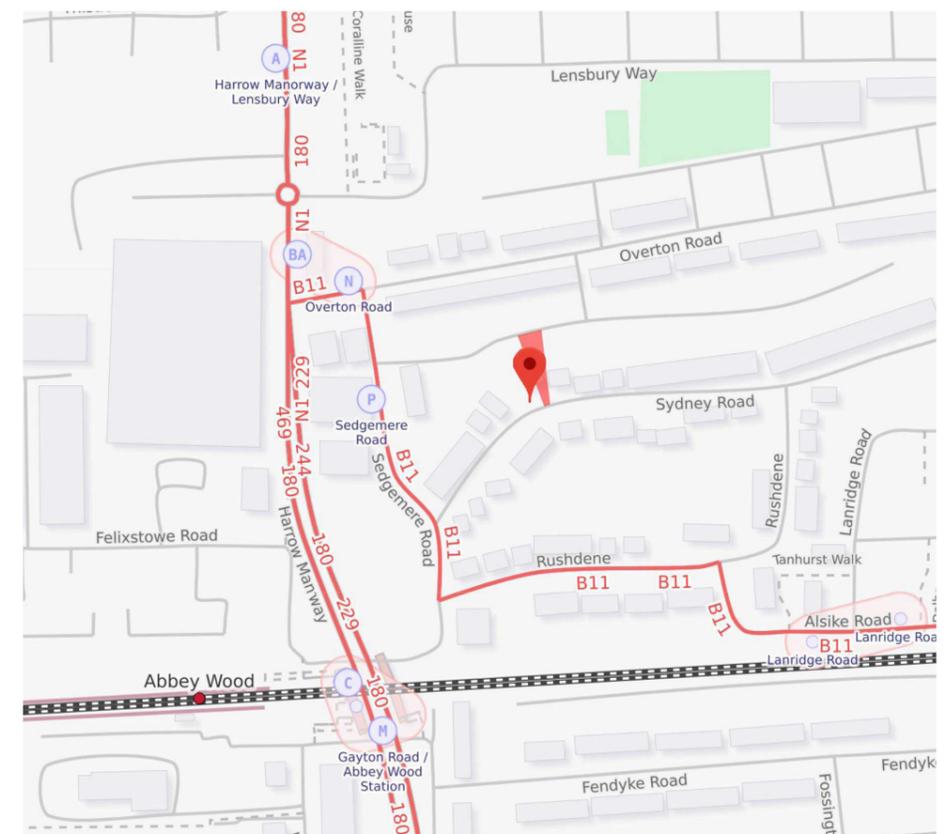




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LOCAL AMENITIES



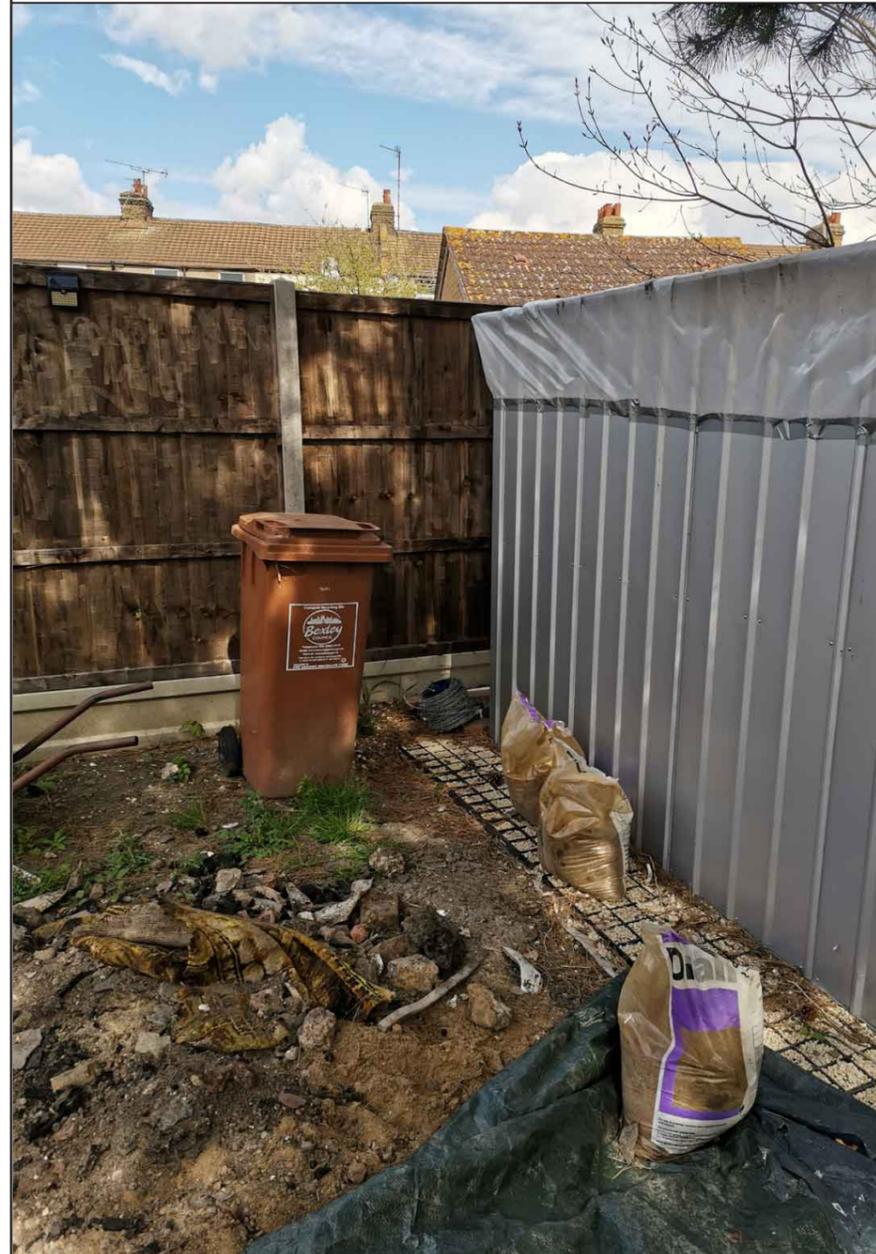
PUBLIC TRANSPORT

3. SITE PHOTOS

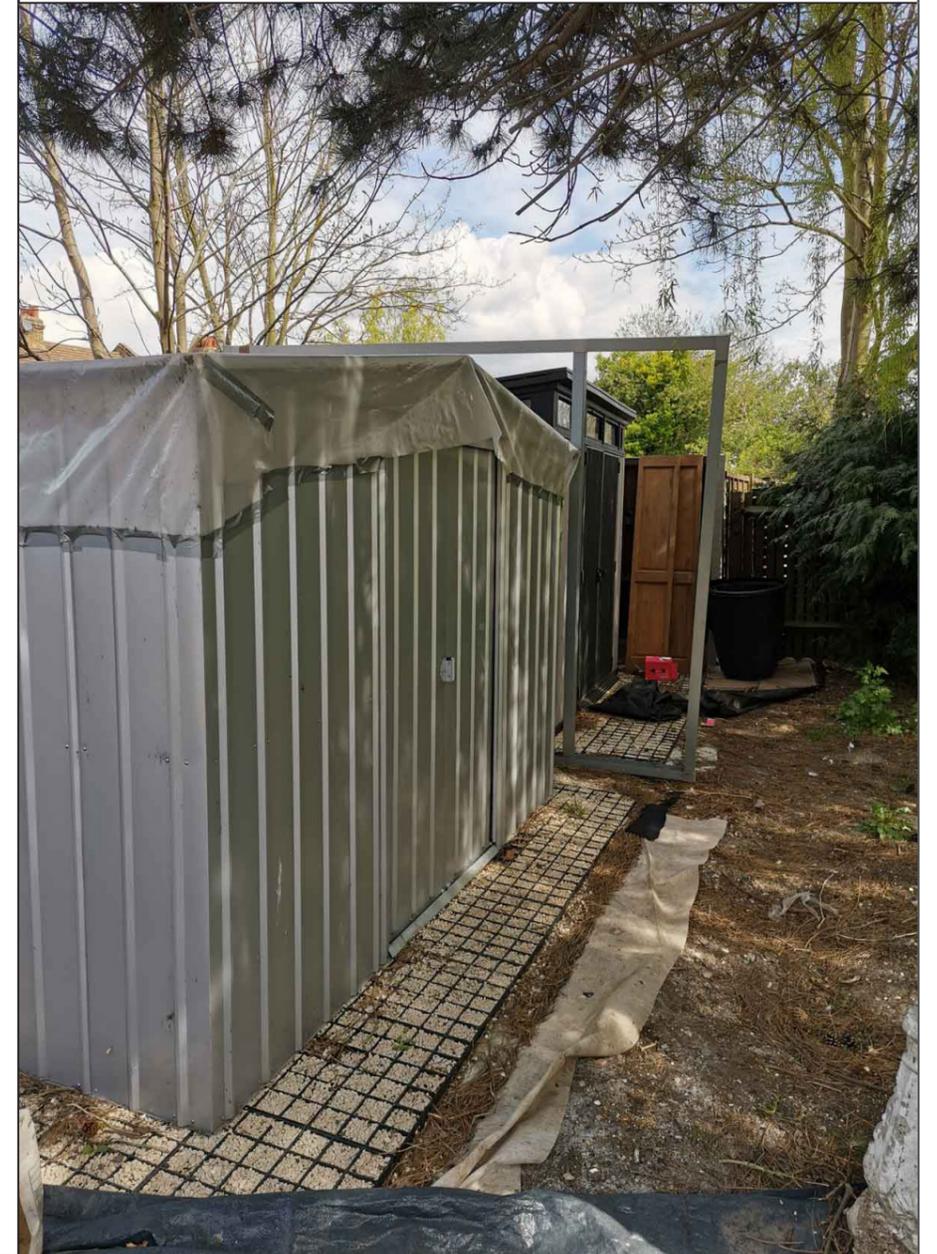
View towards 37 Sydney Road rear garden extension.



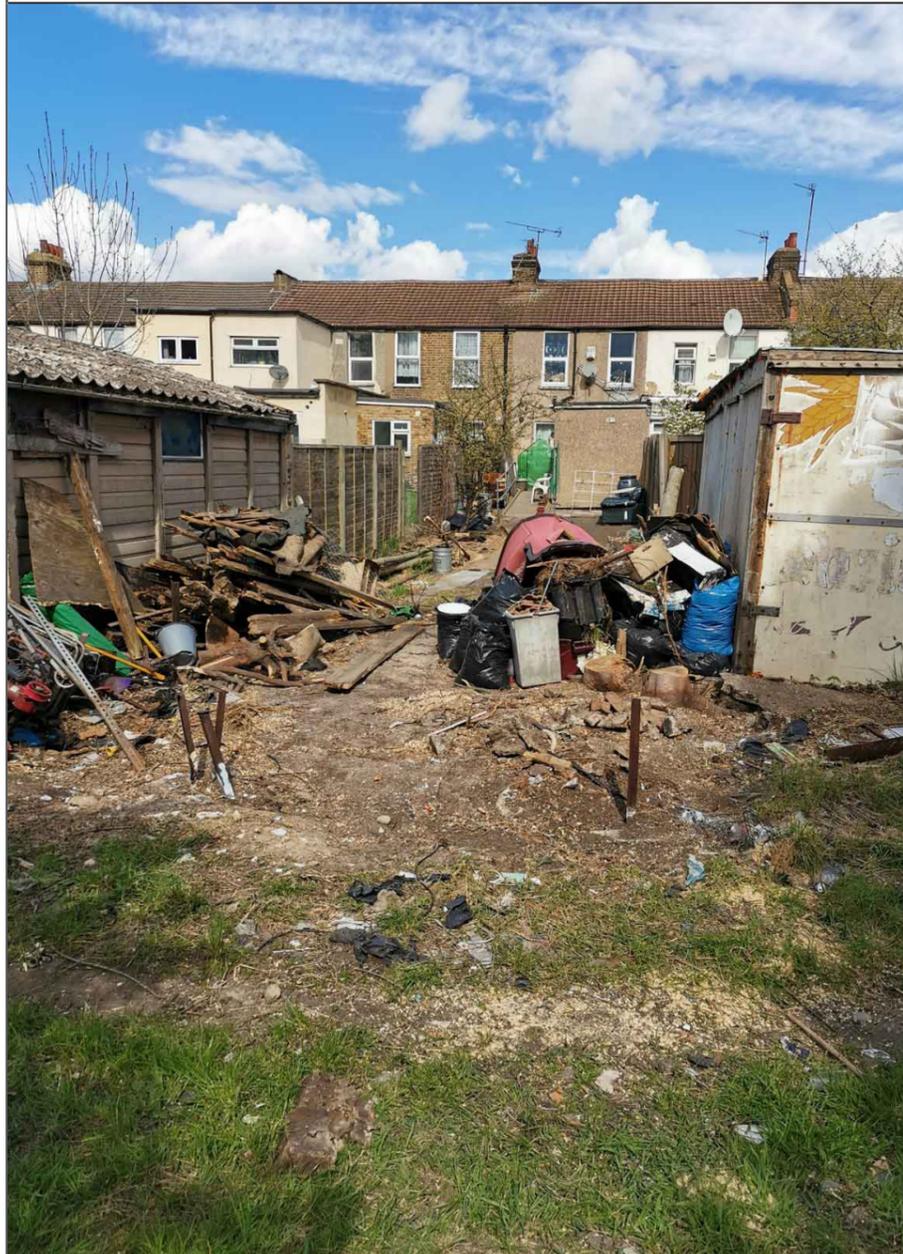
View towards the rear alleyway.



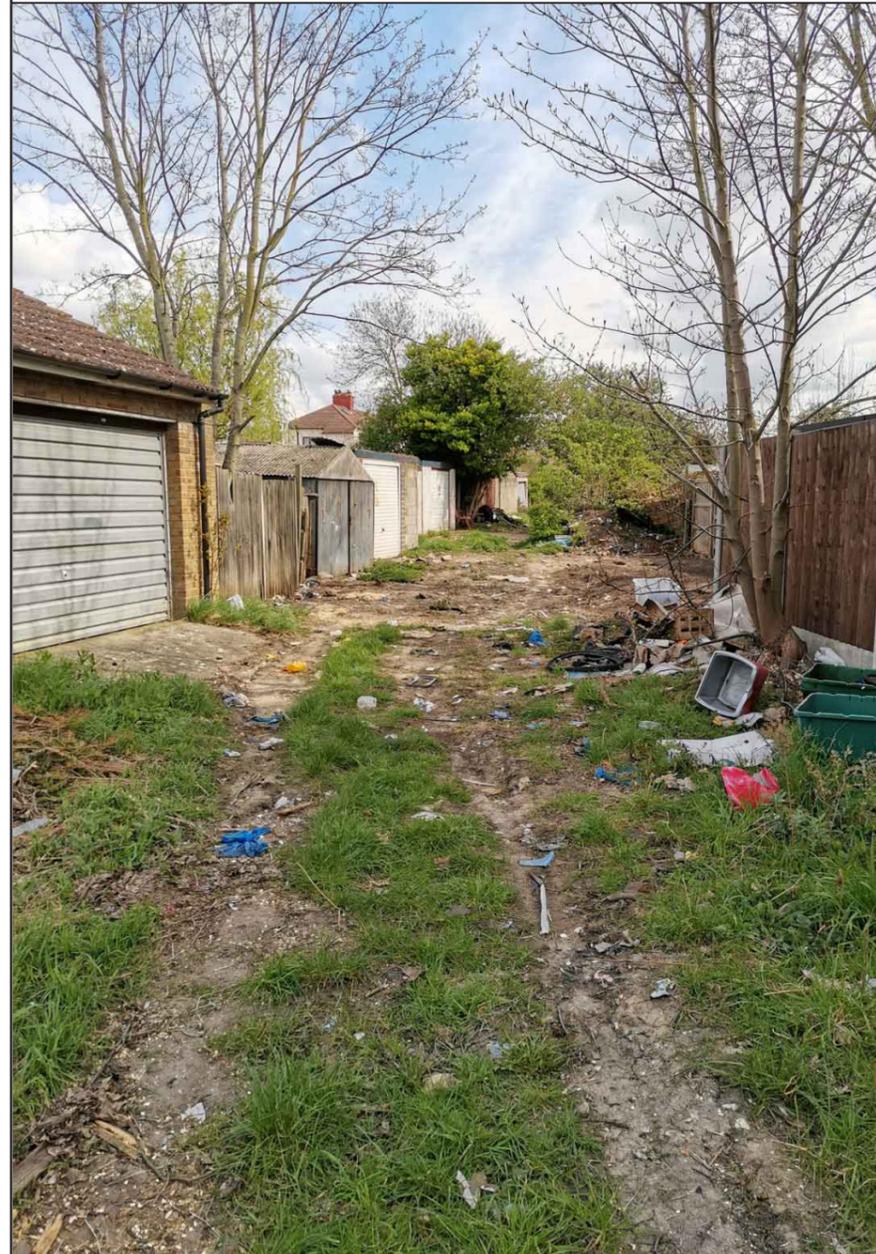
View towards 41 Sydney Road.



24 Overton Road rear view from alleyway.



Alleyway view towards 26 Overton Road and 39 Sydney Road.



View towards 41 Sydney Road from rear alleyway.



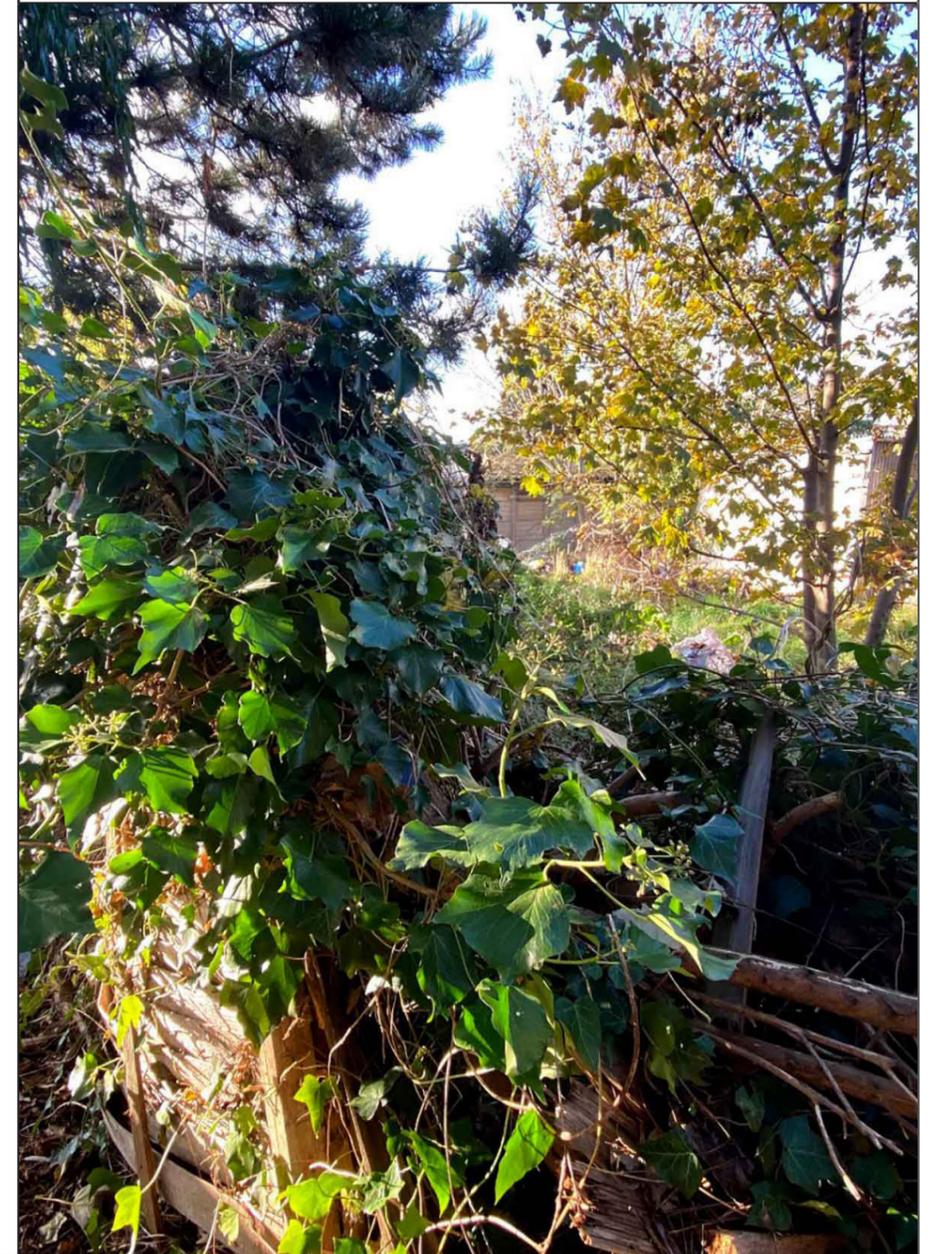
Alleyway view towards 26 Overton Road before clearing the overgrown vegetation.



View towards 41 Sydney Road from rear alleyway.

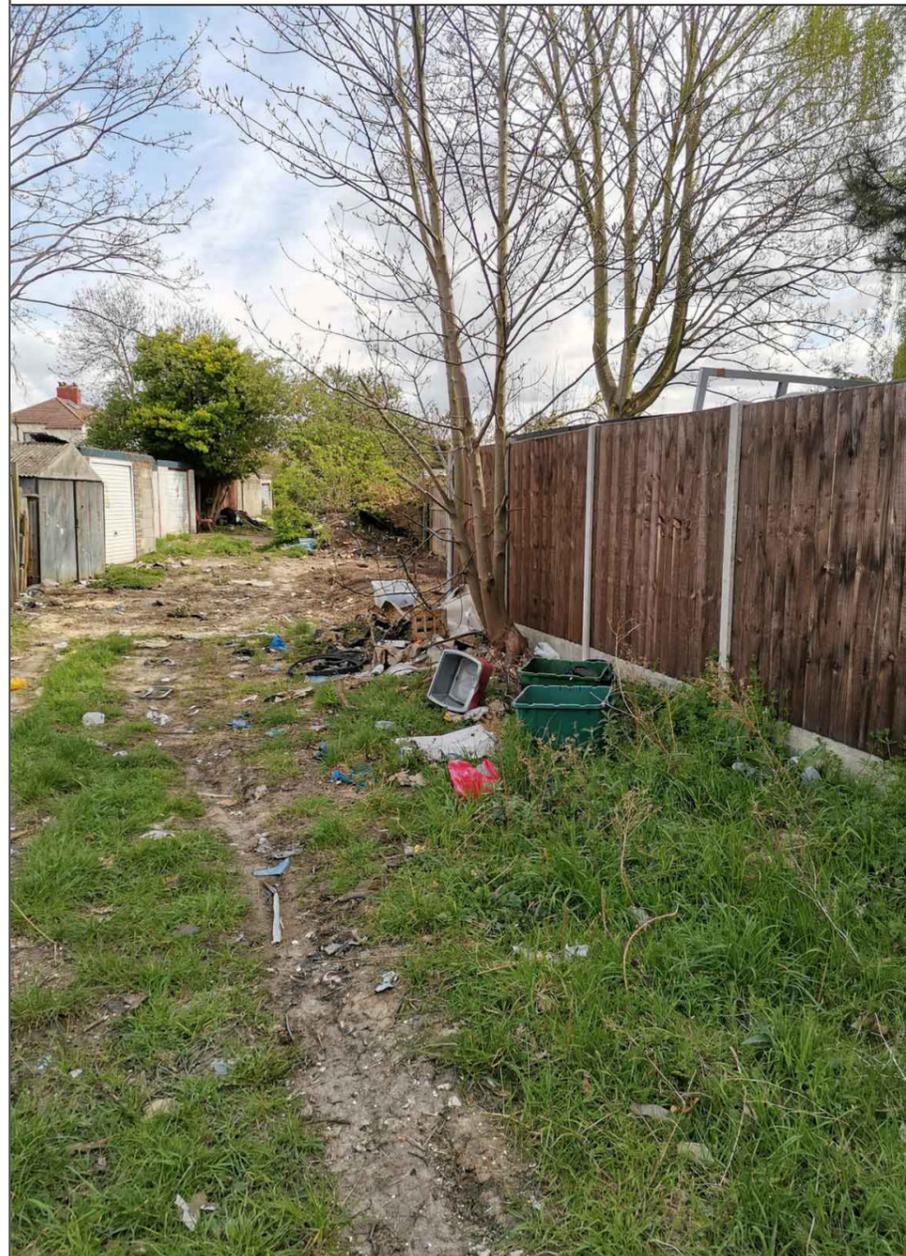


View towards 26 Overton Road from 39 Sydney Road.

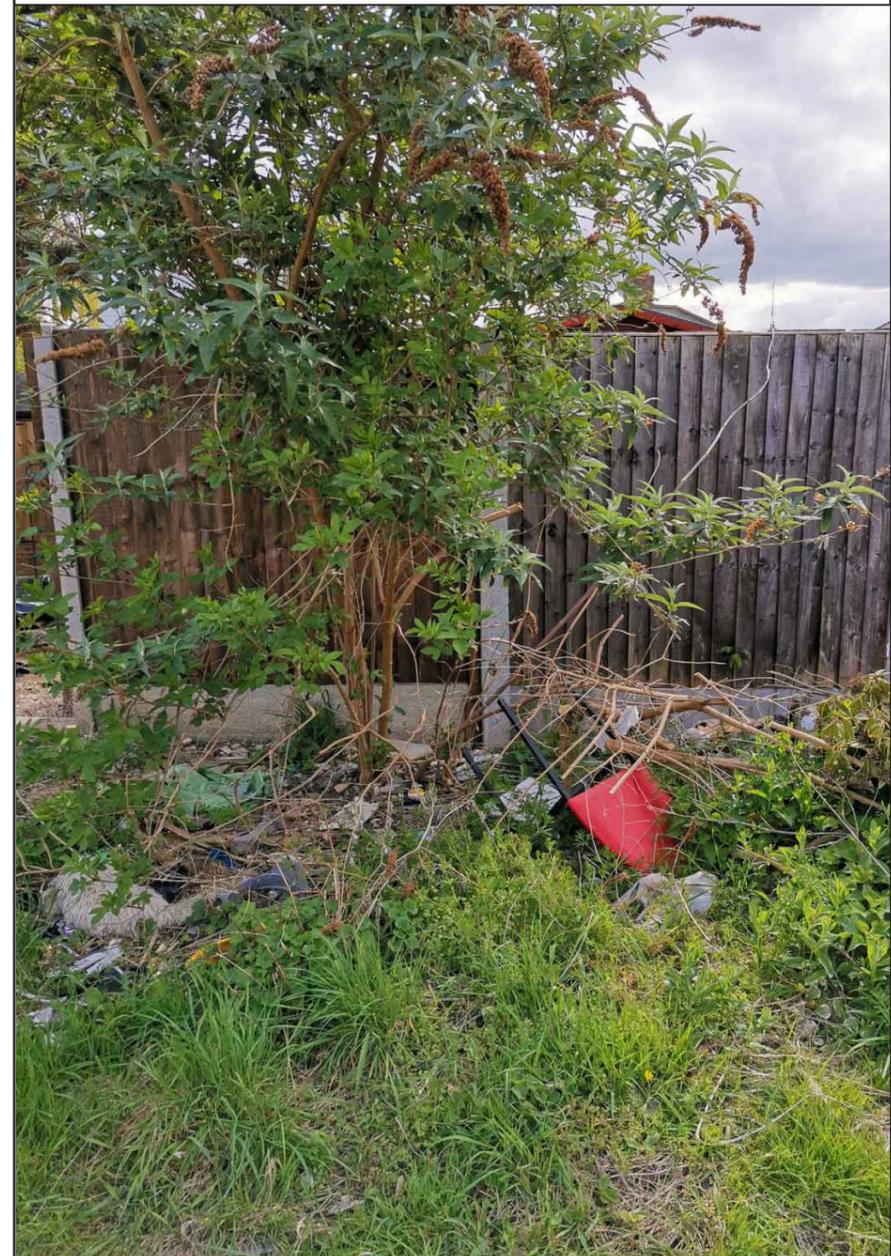


4. PROPOSED FENCE

Proposed concrete post and timber panel fencing behind existing tree.



Proposed fence to match fence at 37 Sydney Road.



View towards 41 Sydney Road.



5. DESIGN AND ACCESS STATEMENT

Access

The main access to the property is from Sydney Road and is very well served by public transport. Abbey Wood Train Station is approximately 0.2 miles away and the shopping area is 0.5 miles away offering an extensive range of facilities and amenities.

Layout

This parcel of land was quite densely overgrown and in our opinion did not offer any visual benefit to users of the alleyway. Also, the existing tree at the centre of the alleyway was not helping the circulation of vehicles. By moving the rear boundary of the property out it would line up with the end of the neighbouring property and as such would not appear out of place.

The depth of the land is such that an area of land would remain between the new boundary and the rear garage at 26 Overton Road keeping the existing tree, therefore, would not have any detrimental visual impact of adding to the sense of enclosure for users of the alleyway.

Built Environment

The proposal has considered Policy ENV 39 in order to protect and enhance the quality of the built environment. The rear garden extension is compatible with the character of the surrounding area, will not prejudice the environment of the occupiers of adjacent properties and will not adversely affect the intensity of development. It will be appropriately landscaped, including the retention of appropriate trees and shrubs.

The alleyway has access gates but has not stopped the dumping of rubbish from neighbours. By reducing the alleyway width to the minimum standards will stop the uncontrolled fly-tipped rubbish whilst maintaining an attractive environment clear of overgrown vegetation.

The redundant alleyway areas where the cars are not circulating are subject to the accumulation of rubbish and overgrown vegetation. The hazard and danger to leave the alleyway at its current status will attract further rubbish and probably rats.

Future proposals

The adjoining neighbours at 41 and 43 Sydney Road are also considering applying for planning consent for the change of use of land in order to keep the neighbourhood clean and tidy and safe for everyone.

Boundary treatment

The proposed fence consist of a concrete post, concrete gravel board and timber panel fencing between the posts that is in accordance with the surrounding neighbour fences.

6. DRAWINGS