

## **Planning, Design & Access Statement**

### **29 Riverdale Road, Erith , DA8 1PU**

#### **Introduction:**

The plot at 29 Riverdale Road is area of approximately 142.9 sq. m. At present the site is occupied by a residential dwellinghouse which has been expanded through traditional planning applications.

#### **Existing Use:**

The intention of the planning application submitted is to change the use to C4 for HMO use to form 8 bedrooms.

#### **Layout:**

The rooms are sufficient in areas, kitchens and also have decent size bedrooms and Bathrooms. The room on the ground floor has benefitted from an extension at the rear of the property which has a more spacious outlook of the rear garden.

The design of the dwelling is of a traditional appearance creating a continuous street scene. There is also adequate space for the provision of refuse collection on the site. Internally, all the rooms are of a reasonable size and if the property is sold on it would be relatively easy to revert the property back to a single dwelling house if the council prefers.

#### **Transport:**

Access to public transport would seem relatively good in terms of buses, which stop nearby. The property is also reasonably situated for the local amenities of the surrounding area.

#### **Security:**

It is considered that the accommodation is very secure. Access is provided by the front door of the property which will be secure.

#### **Appearance:**

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced and neutral impact on the existing street scene. The design is also simple in its appearance and not ostentatious nor contemporary. The gutter and ridge heights have not been altered in anyway and therefore match to existing building stock in the surrounding area.

#### **Landscaping:**

The property is provided with a rear garden to the property. No landscaping is proposed on site as the existing garden area is sufficient. It is considered that with the local vicinity of nearby park areas which features a wide mass of green area to the public is benefitted by the tenants of the HMO if more green area for sports is needed.

#### **Scale:**

The dwelling has had no external changes and is matching to those of the surrounding area with the width and length being within the constraints of the plot. The design of the loft, ground and first floor rear extension which can be seen as additional components to the original house are in scale with those of the surrounding area and entirely in keeping causing no visual disruptions.