

DETAILS OF CONDITIONS 4, 6, 7, 9 & 11

PROPOSED RESIDENTIAL DEVELOPMENT AT
43 SYDNEY ROAD, LONDON SE2 9RZ

June 2021



CONTENTS

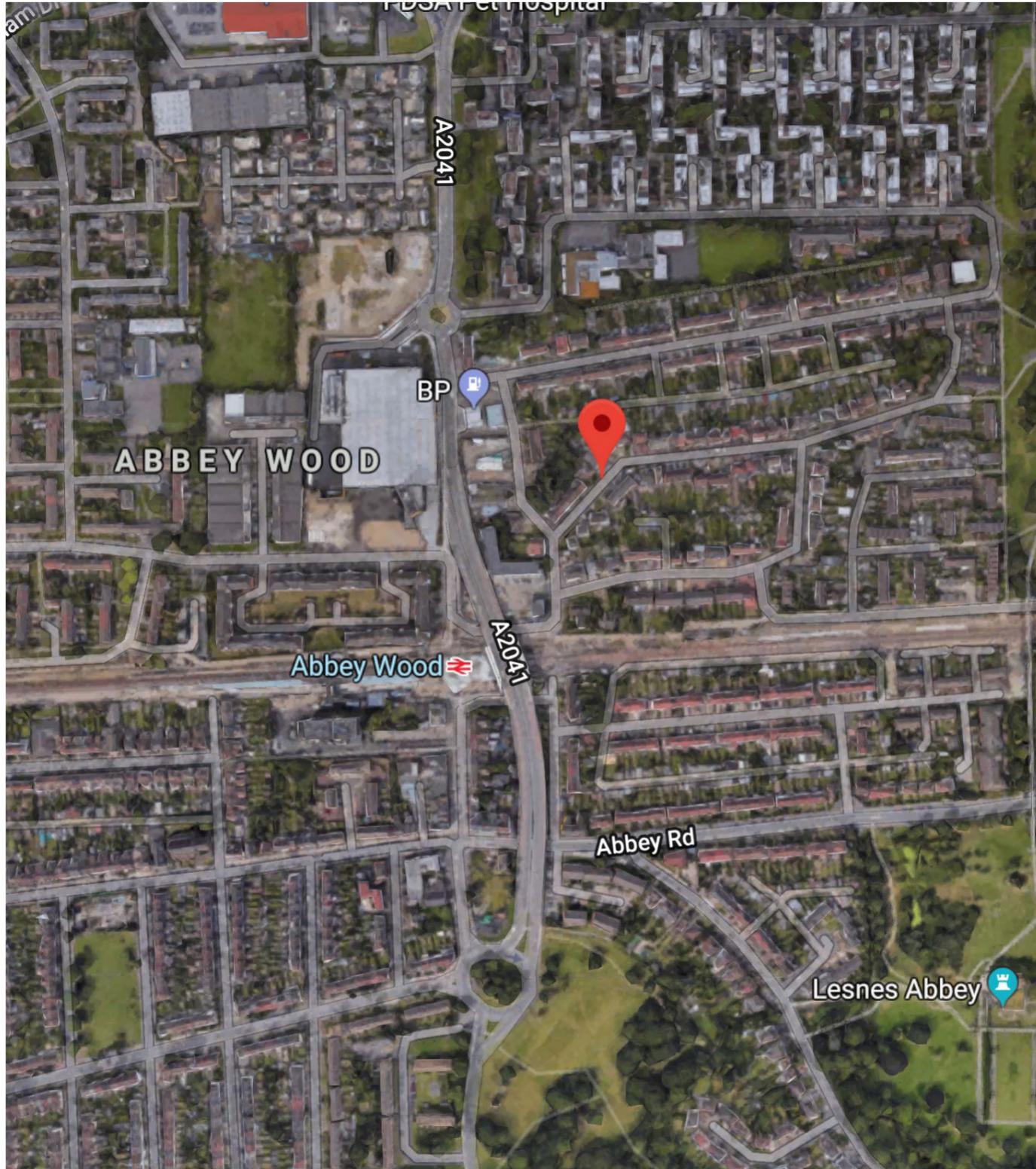
1.	Introduction	3
2.	Location Plan	4
3.	Condition 4. Landscaping details	5
4.	Condition 6. Storage of Refuse and Recycling details	7
5.	Condition 7. Vehicular parking details	8
6.	Condition 9. Parking of cycles details	9
7.	Condition 11. BR M4(2) details	10

1. INTRODUCTION

This Design Statement has been prepared as part of a Planning Application submitted by Lovells Property Ltd. to the London Borough of Bexley. The application seeks written approval of details reserved by a condition following the consent with reference code 19/01037/FUL for the single-storey side and rear extension and alterations to provide 2 x 2 bed dwellings with associated parking and amenity space. The plot area is approximately 391 sqm.

The aim of this statement is to provide soft landscaping details, storage of refuse and recycling details, vehicle parking details, parking of cycles details and Building Regulation compliance with M4(2): Accessible and adaptable dwellings.

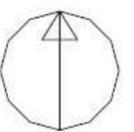
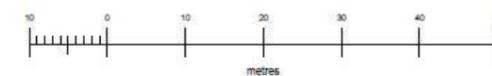
2. LOCATION PLAN



Ordnance Survey
Ukmapcentre.com



Serial number: 125615
© Crown copyright and database right 2017
Ordnance Survey licence 100048957
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey



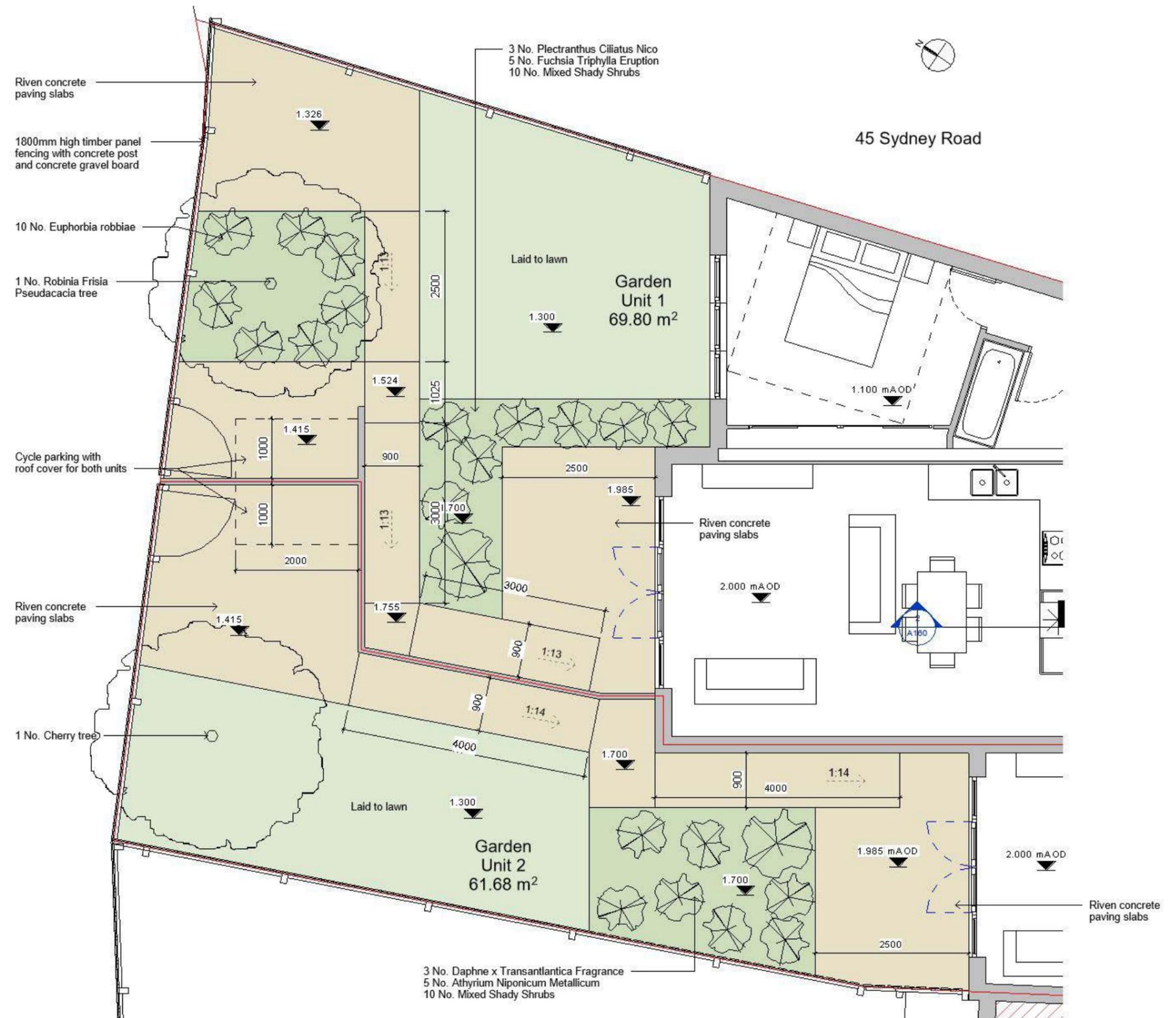
3. CONDITION 4. LANDSCAPING DETAILS

The details provided herein serve to outline a guide as to the requirements to deliver the soft landscape treatments which are to be integrated into the building.

The soft landscape scheme proposals look to achieve a combination of requirements including aesthetically pleasing for those areas which overlook or allow people to get up close to the planting proposals, recognition of the terrace uses, and flexible operation of the floors providing complimentary planting to accessible areas and establish the base case building design requirements and aspirations for the gardens.

The landscape will be used to encourage drainage away from the property. The back gardens will have a lower level than the properties.

See drawings No. A301 & A302.





Euphorbia robbiae



Ilex aquifolium



Lonicera "Lemon Beauty"



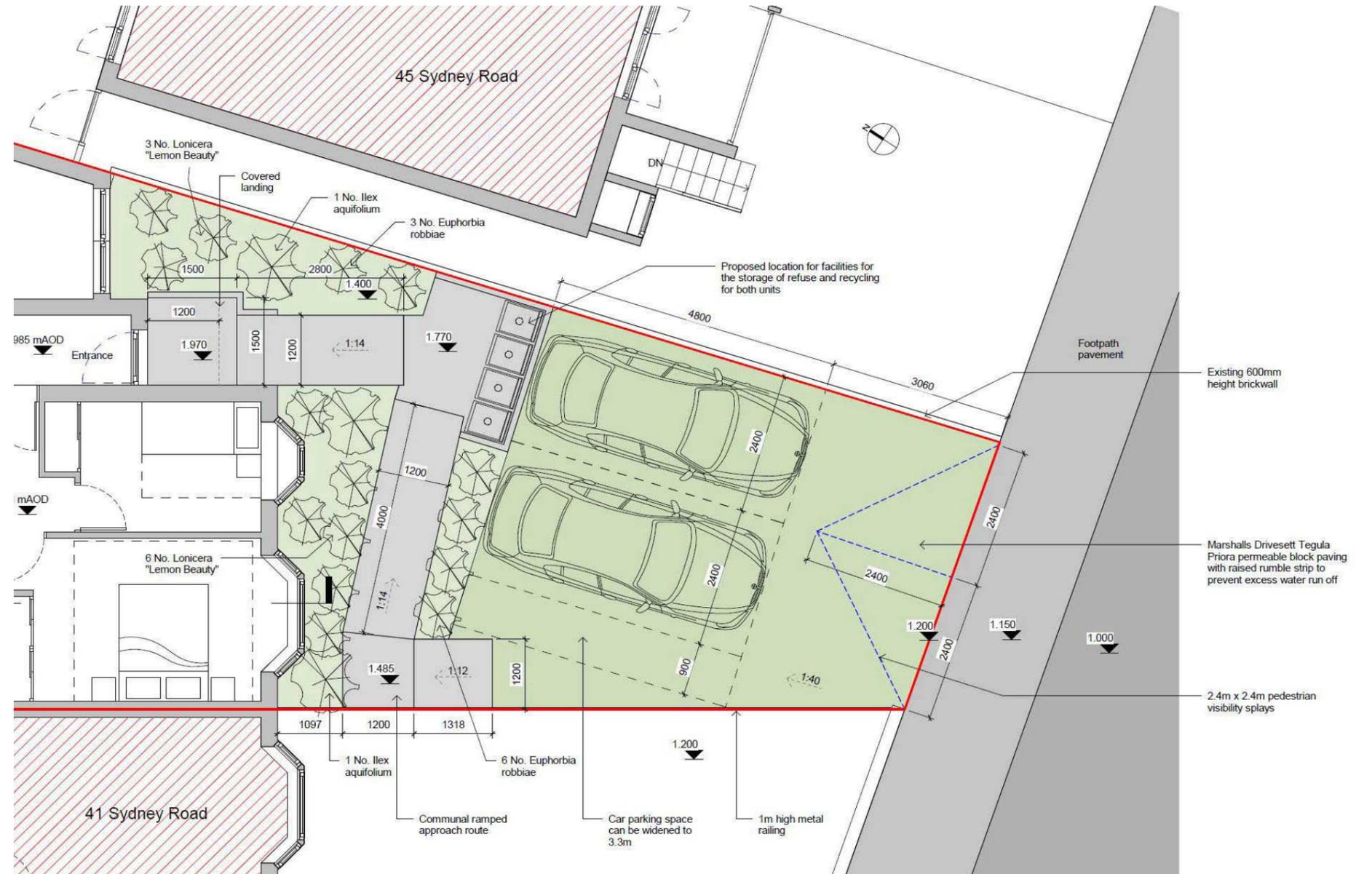
Daphne Transatlantica Fragrance



Cherry tree



Robinia Frisia Pseudacacia tree



5. CONDITION 7. VEHICULAR PARKING DETAILS

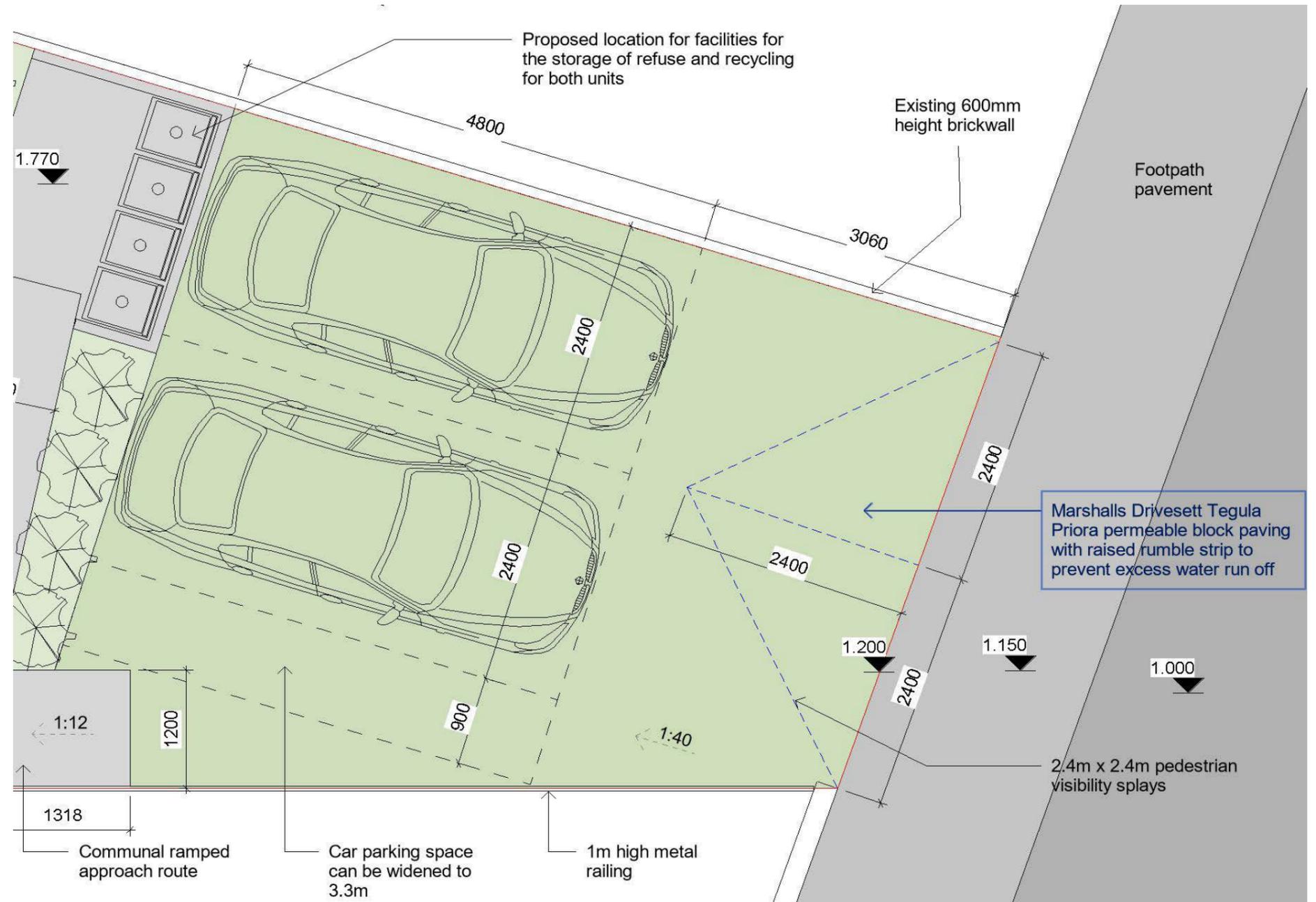
The car parking design has followed the Kent Vehicle Parking Standards where stipulates that the minimum parking bay for cars is 4.8m x 2.4m.

Following Building Regulation requirement M4 (2): Accessible and adaptable dwellings, one standard parking bay is provided close to the communal entrance and has a minimum clear access zone of 900mm to one side.

Also, the vehicle access will provide the 2.4m x 2.4m pedestrian visibility splays within the site in both directions for highway safety. The existing 600mm high brickwall to 45 Sydney Road and the metal railing to 41 Sydney Road will improve pedestrian visibility.

The ground surface will have a Marshalls Drivesett Tegula Piora or similar permeable block paving with raised rumble strip to prevent excess water runoff.

See drawings No. A301.



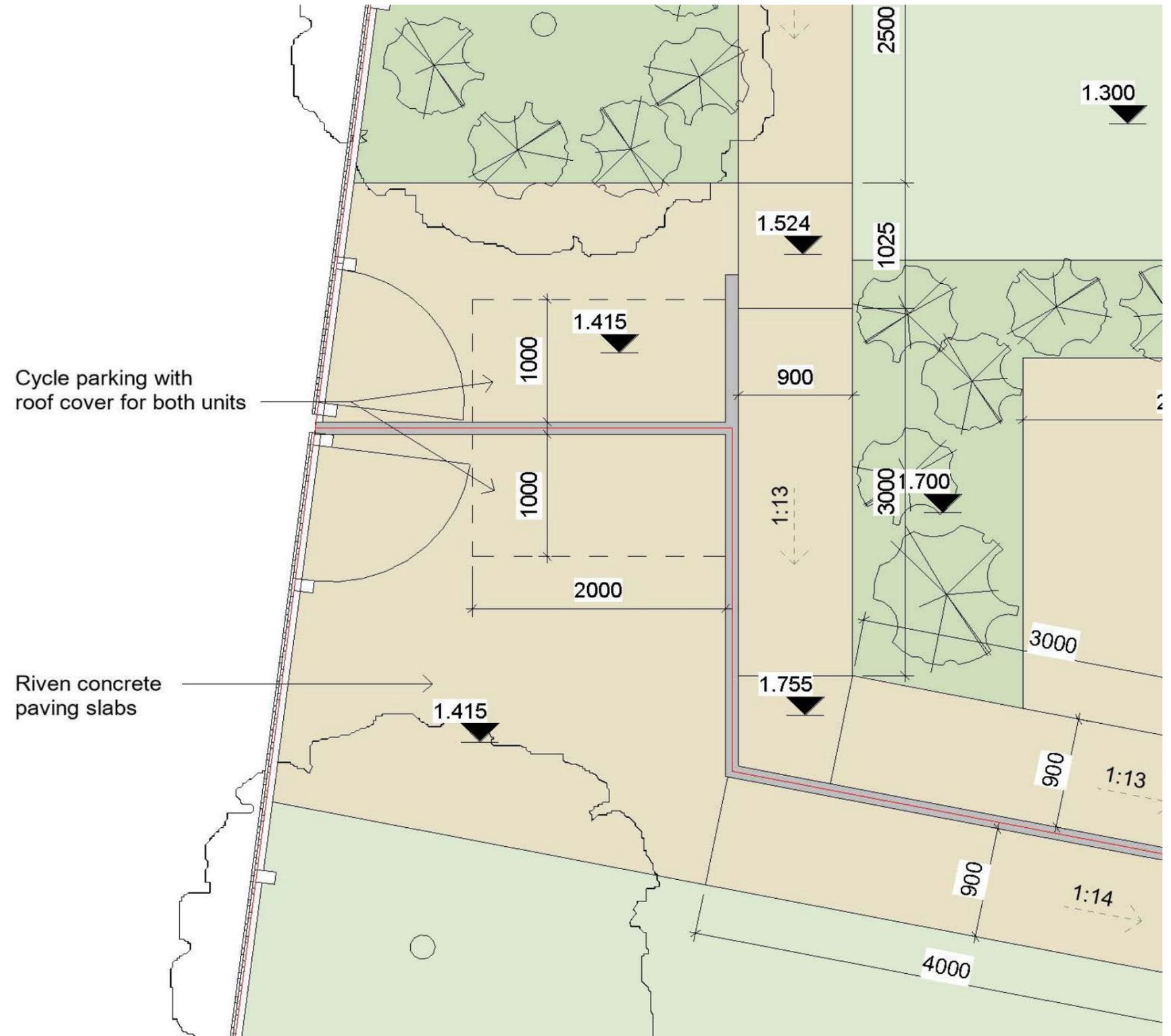
6. CONDITION 9. PARKING OF CYCLES DETAILS

The car parking design has followed the Kent Vehicle Parking Standards where stipulates that the development should provide a minimum of 1 cycle parking space per residential unit. The bay size for bicycles is 1m x 2m.

The access to the parking will be through a locked gate at the rear of each garden that will connect to a rear alleyway.

The parking space for each unit will have a wall loop to secure the bicycle, the ground surface will have riven concrete paving slabs and it will be covered with a roof to protect the bicycles from the elements.

See drawings No. A302.



7. CONDITION 11. BUILDING REGULATIONS M4(2) DETAILS

Building Regulations requirement M4(2) will make provisions to access the dwelling and incorporates features that make it suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. The following provisions have been considered in the dwelling.

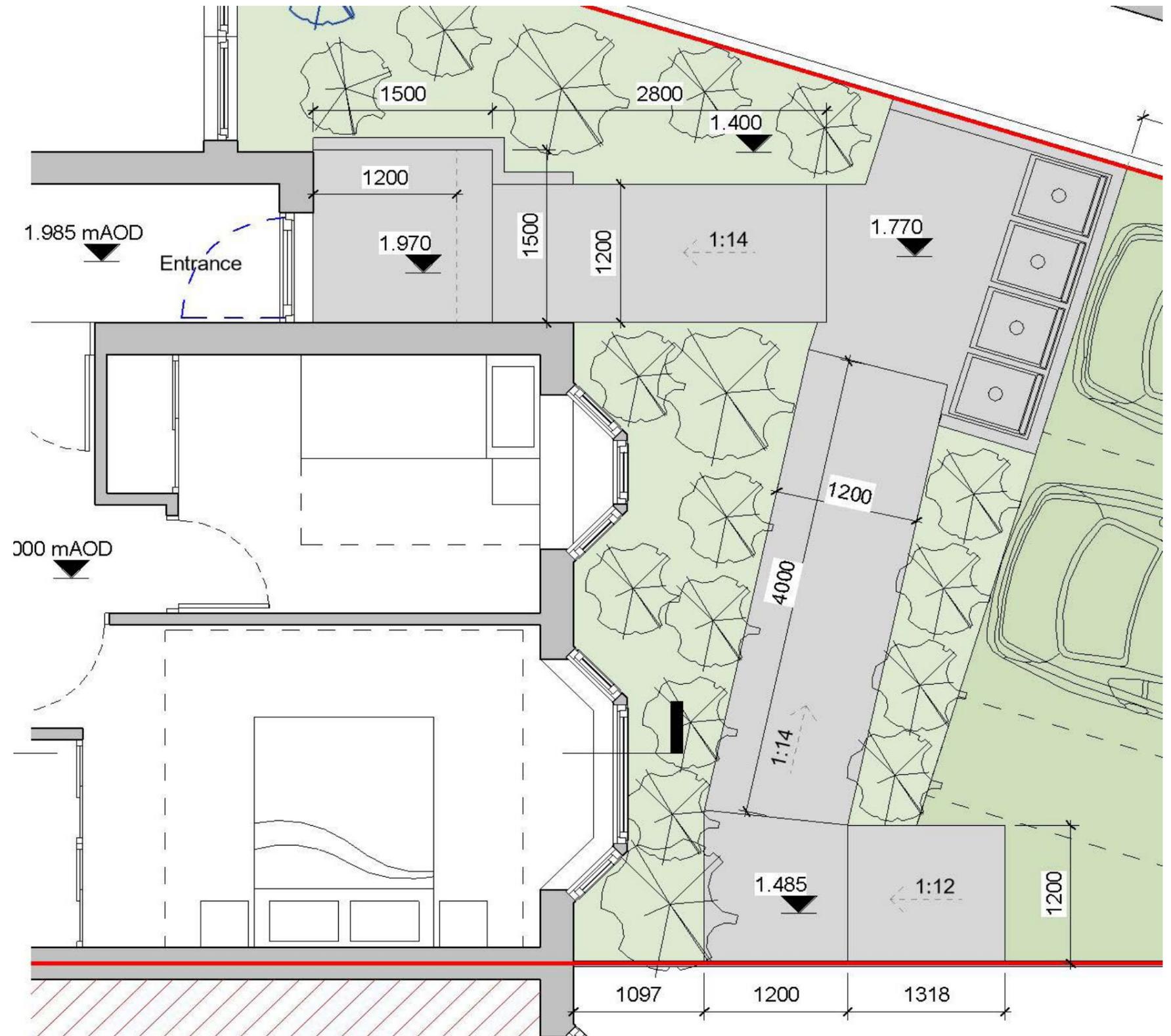
- Step-free approach access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use.

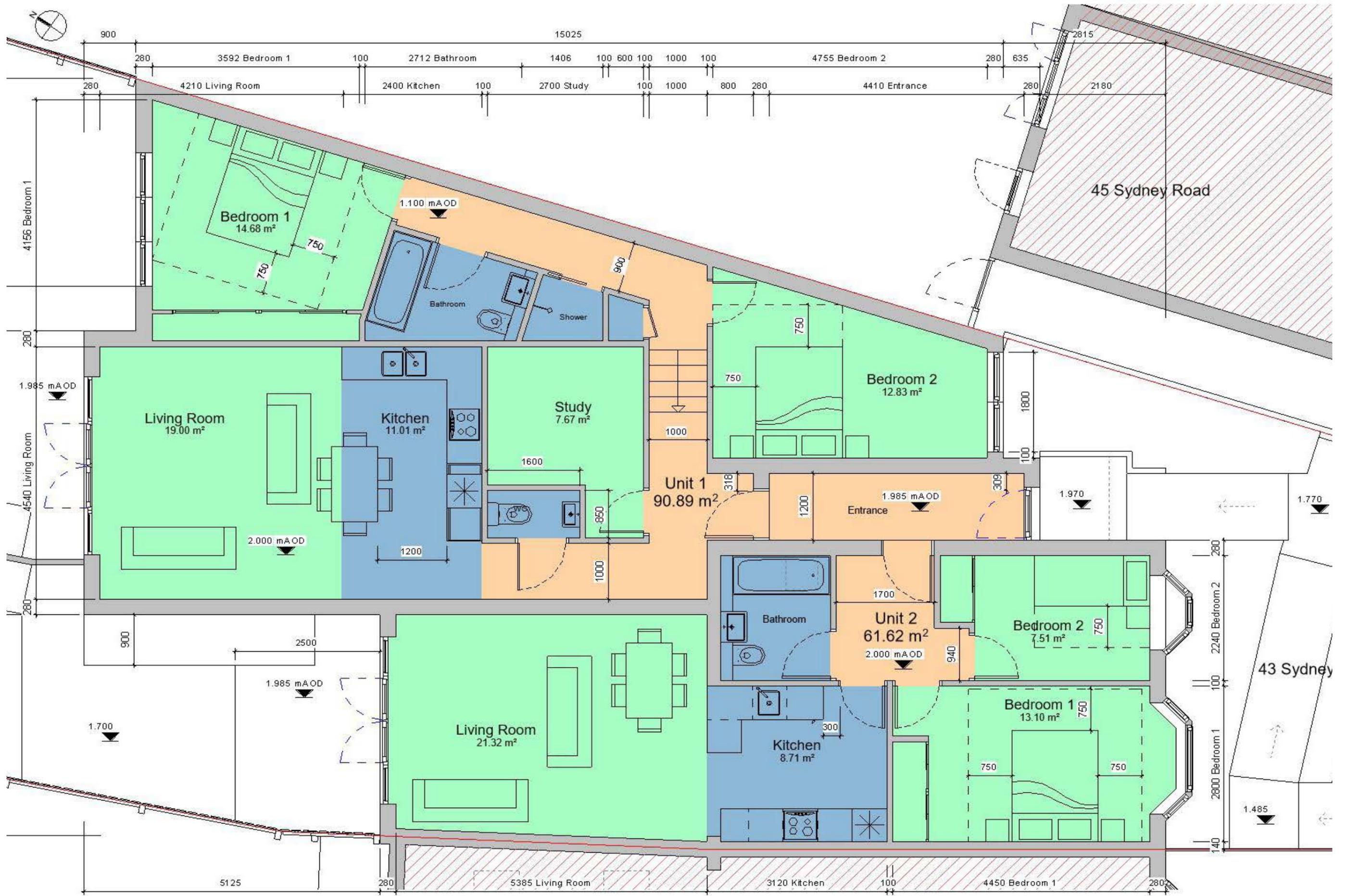
- One standard parking bay is provided close to the communal entrance and has a minimum clear access zone of 900mm to one side. See page 8.

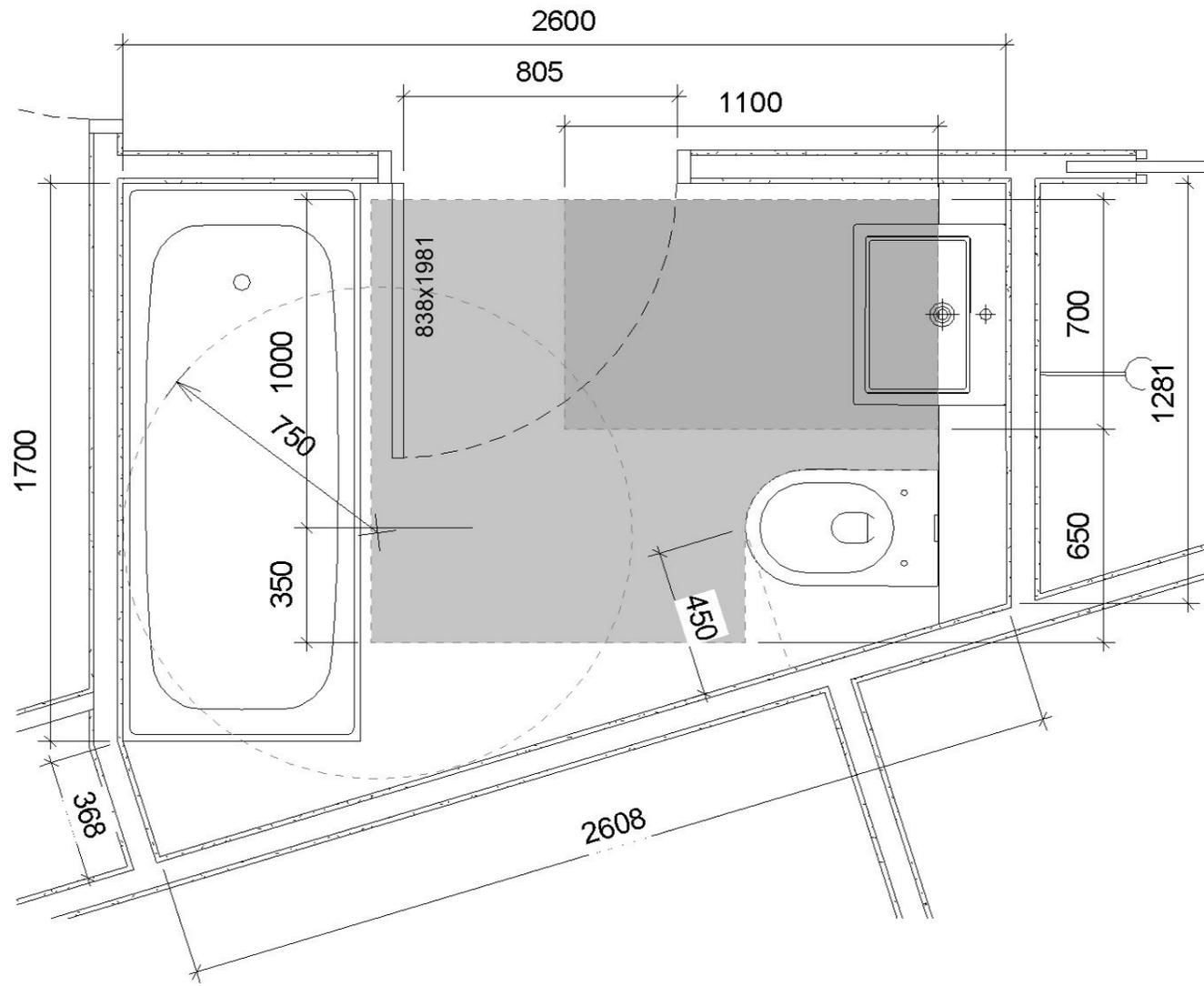
- Step-free access to the WC and other accommodation within the entrance storey and to any associated private outdoor space directly connected to the entrance storey. See page 11 & 5.

- The staircase and bathrooms provided will enable common adaptations to be carried out in the future to increase the accessibility and functionality of the dwelling. See page 12.

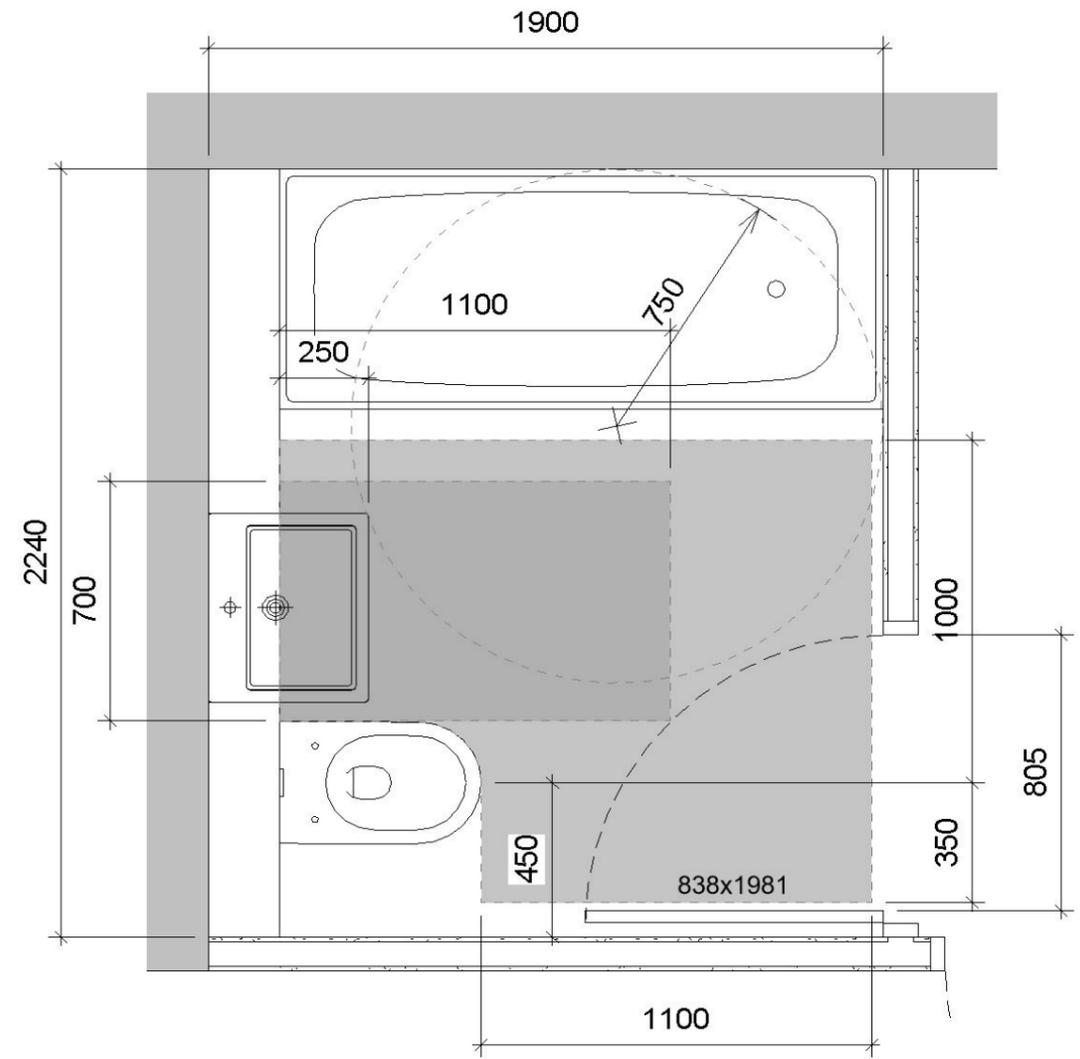
See drawings No. A103, A105, A301, A302, A401 & A402.







BATHROOM DETAILS UNIT 1



BATHROOM DETAILS UNIT 2