

DESIGN AND
ACCESS STATEMENT
SUPPORTING A FULL PLANNING APPLICATION
FOR
THE CONSTRUCTION OF A PAIR OF
2BEDROOM SEMI DETACHED HOUSES
AT
60 CALDY ROAD
BELVEDERE
DA17 6JS

Project: 60 Caldly Road Belvedere DA176JS
Client: Allied Ventures Property Assets Ltd
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1.0 Introduction

This Design and Access Statement has been prepared on behalf of Allied Ventures Property Assets Ltd to support the detailed planning application for the design and construction of a pair of semi detached two bedroom two storey houses at 60 Caldy Road Belvedere. This statement will describe the site, surrounding area, social situation and relevant planning policies. The application proposal is then explained within the given context.

The proposal consists of 2 x new build two storey dwellings on a site measuring 259m². There is an existing single storey bungalow to be demolished on the site. The proposal provides 2 x car spaces and 2 x electric charge points for the 2 x units. Close access to public transport is also available. Access by foot is also provided to retail, employment and healthcare services. It is therefore considered that the site can be deemed to be in a sustainable location.

2.0 Site Assessment

The application site is located on Caldy Road, within the London Borough of Bexley, which itself is located to the eastern border of Greater London. The application site is also less than half a mile to the Belvedere Rail Station, which caters for services to Sidcup, Dartford and London Charing Victoria and London Canon Street. It is therefore considered that the site is rooted within the commuter belt. The site is predominantly surrounded by residential. The application site measures 259m² and there are no significant falls present on the site and no trees or hedges that require removal. At the moment there is a 3 bedroom detached bungalow on the site and the plan is to demolish it to give way to the new houses.

2.1 Physical Context

The site is constrained within the aforementioned boundary and the entrance shares a consistent building line with other properties along Caldy Road. The area is largely characterised by a mix of single, one and two storey residential units of various ages with various finishes such as brick work, rendered, slate, and roof tiles. Some of these houses are in terrace blocks, while some are semi detached houses and there are also a few detached bungalows.

2.2 Social Context

The applicant has decided that this residential development will both constitute a more effective use of the site and contribute to meeting the housing requirements within the borough.

3.0 Planning history and pre-planning Advice

No other planning application that has been submitted for this site.

In accordance with the pre-planning advice, the following have been incorporated into the design:

- Proposed units are of a scale and massing that reflect the surrounding area
- Proposed units incorporate external materials that reflect the surrounding area
- The number of room per unit have been reduced.
- Proposed units are sufficiently spaced from existing neighbouring properties to protect amenity space.
- All units meet the minimum requirements as set out in the London Plan.
- Each unit will be provided with a car parking space and charge point.

4.0 Design

Sustainability

This application is for the demolition of the existing bungalow and redevelopment of the site for the following reasons.

- So that the land can be utilized effectively and economically in order as to provide the maximum number of residential units possible and permissible.
- To regenerate the area with the creation of a new pair of houses that enhances the general ambiance and adds value to the immediate environment

Form and Massing

The form and massing of the scheme has been revised to take account of prevailing height, scale and form of the buildings around the site which have traditional forms and styles.

1.

Schedule of Accommodation.

The proposed schedule of accommodation is as follows:

1. Kitchen
2. Living/ Dinning Room
3. Ground floor WC.
4. 2 Double bedrooms
5. Study
6. Parking
- 7 Amenity space.

Space Standards

The space standards are based on the requirements of the DCLG's National Described Space Standard (March 2015).

The standard specifies a minimum GIA of 50sqm for a one bedroom/ two persons unit, 61sqm for a two bedroom / three persons unit and 70sqm for a two bedroom/ four persons unit.

The document also specifies minimum bedroom sizes of 7.5sqm for single rooms and 11.5sqm for double or twin rooms. All the units and rooms meet and surpass these space requirements

Furniture provisions are included as recommended in the guide and shown indicatively on all internal layouts.

Both units are spread over 3 floors and all have a WC which is accessible from the entry level.

The minimum floor to ceiling height is 2.5m at ground and first floor levels.

Neighbouring Amenity

There will be no form of direct overlooking into the rear gardens of any of the adjacent houses as a result of the new proposal.

5.0 ACCESS

Site Access

The existing access from Caldy road will serve as the main access for vehicles and pedestrians

Car Parking

A parking space has been provided to the front of each of the houses

Cycle Storage

Covered cycle storage of two spaces per dwelling has been provided within the rear gardens.

Waste

One external refuse collection space per house with direct access to the refuse trucks has been provided for storage and collection of sorted refuse. Sorted waste receptacles will be provided in accordance with the council's waste and recycling strategy.

6.0 Use

The proposal offers the opportunity to provide high quality housing that meets the need of the local area. The aim is to provide 2 x 2 bed 3 person dwellings with associated hard and soft landscaping and car parking. The intention is to utilise the site as best as possible and generally improve the look and feel of the site as a whole. The site essentially represents an opportunity to provide good quality housing with no adverse effect on the historic fabric of the neighbouring area.

7.0 Layout

The layout of the houses is standard and straightforward with living areas and kitchen on the ground floor and bedrooms and bathroom on the first floor and loft space.

8.0 Appearance

The houses will essentially be formed of white colour render with grey uPVC windows and doors along with concrete roof tiles.

9.0 Landscaping

The external works for the proposed scheme consists of hard landscaping to the front of the proposed units for car parking and soft landscaping for the amenity to the rear. The hard landscaping has been designed for easy maintenance.

10.0 Conclusion.

Having fulfilled the council planning policies for new developments of this type it is believed that the scheme we propose is appropriate for the location. It will also enhance the general ambiance of the environment and also provide the much needed family size accommodation within the area.

