

**1 BEECHWAY, BEXLEY, KENT, DA5 3DQ**

**Design and Access Statement**

**July 2021**

YB Architects

RIBA 



AERIAL VIEW OF SITE

## 1. The site and Context Analysis

This is a revised proposal for a house on a plot of land as shown in the site plan, adjoining No 1 Beechway, purchased by the applicant. This site was granted planning permission previously for a 2 bedroom house on 02/12/2020 under planning application No 20/02464/FUL. This revised scheme is for a 3 bedroom house on the same footprint as the permitted house, but with the addition of a small single storey rear extension.

The site consists of a subdivided plot located to the northern end of No 1 Beechway, formed by the removal of the existing conservatory, garage and shed with a site area of 261m<sup>2</sup>. No 1 Beechway is a semi-detached house built in the 1930's as part of the Blendon Estate. The site was further enlarged with a purchase of a plot of land to the north of the property. Later, the house has had several alterations including a two-storey rear extension.

## 2. Proposal

### Use

The project consists of a 3-bedroom 5-person bungalow.

### Layout

The building would occupy a similar footprint as shown on the permitted scheme, but with an added single storey rear extension to allow for a slightly larger kitchen-dining- lounge commensurate with the new 3b5p house proposed.

The site will also allow for car parking space, as well as bin and cycle stores.

The house footprint will occupy approximately 30% of the site area.

The hip ends of the roof will be slightly raised in the form of “Dutch” style roof, to allow for raised internal headroom and thus allow for two loft based bedrooms at each hip end.

The central front dormer will be made slightly larger than in the previous proposal, so as to allow for the location of an adequate shower room between the loft bedrooms.

The ground floor will have more or less the same layout with the single storey rear extension adding 2.4m depth to the kitchen–dining area. The ground floor will also include a main bedroom, bathroom and utility room

Ceiling heights in both floors will be raised to 2.5m, but the roof pitch will remain the same at 45 degrees.

### **Amount**

The GIA of the house is 102m<sup>2</sup>, and includes:

Kitchen-dining-lounge: 31m<sup>2</sup>

Bedroom 1: 13.5m<sup>2</sup>

Bedroom 2: 12.5m<sup>2</sup>

Bedroom 3: 12.5m<sup>2</sup>

Bathroom / shower room: 4m<sup>2</sup>

Shower room: 4m<sup>2</sup>

Utility: 3.5m<sup>2</sup>

The above areas meet the national technical standards.

### **Scale**

The house is 6.3 m in height at the highest point, is 11 metres wide facing the highway and 5.8 metres deep. The front elevation will line up with the front wall of 1 Beechway with similar projecting gabled bows. The side wall will be kept 1m clear of the new boundary between the houses.

### **Landscaping**

This location has approx. 150 square metres of landscaped green space, with space to be allocated to parking space, bins and cycle stores at the front, whilst the rear will be mainly used as garden space with grass and hedges.

The existing front brick fence wall will be retained with a slightly enlarged opening for the car access.

Overlooking of neighbours properties to the rear will be avoided by having only rooflights on the rear roof slope to provide daylight to the rear upper floor. The bathroom window on the front dormer will have obscured glass.

### **Materials**

Walls:

House walls will be built with red brick to match as closely as possible the one used at No 1 Beechway

New boundary fences will be built with a close boarded timber fence similar to the existing

Pitched roof:

The roof will covered with brown plain tiles similar to the existing ones at 1 Beechway

The gables over the bow windows and dormer will be partly rendered as in adjoining houses

Flat roof to extension:

The rear extension roof will be covered with single ply

Windows and doors:

Windows and doors are upvc framed with high thermal performance double glazing, as per existing on No 1 Beechway

The lantern over the extension flat roof will be framed with grey aluminum

The materials are shown on the submitted plans.

### **Bin store**

A timber framed bin store will be built against the front brick fence wall to take 3x 240L bins; for organic, general waste and recycling to meet the waste disposal needs of the proposed house. These bins would be taken out to the pavement on collection day.

### **Accessibility - Future proof house**

The house will be built to meet the national technical housing space standards and will aim to meet part M4(2) of the building regulations (“accessible and adaptable dwellings”).

The house will be fully accessible to reduced mobility users. It will have:

- Entrance level approach – threshold with level access to ground floor
- step-free access into the house, from associated parking and access path
- step-free access from the main entrance door to certain features within the home, including the toilet
- bathroom with 1500mm turning circle for wheelchair using level access shower
- glazed external doors and low windows
- Corridors minimum width: 900 mm
- reinforced walls to WC, cloakroom, bathroom or shower room to allow easy fitting of grabrails or wall-mounted seats
- wall-mounted switches, sockets and other controls to be reasonably accessible for people with limited reach

### **Environmental and accessibility considerations**

The house will be built to high environmental standards and will include:

- External cavity walls including brick cavity outer walls with a highly insulated timber frame inner layer
- Highly insulated roof
- High thermal performance glazed doors and windows

## **3. Design**

### **Scale of development, daylighting, and privacy**

The proposed design aims to provide a low scale building with a minimum impact on the surroundings, and in character with the local context. The house is small and opens out onto the garden as much as possible.

All the windows and doors - being at ground floor level - do not overlook any neighbouring property.

The set back of the building behind the fence walls, and the east-west orientation of windows and external doors allows the house to receive the maximum amount of daylight all year round, but allow for passive cooling in summer.

### **Access – Parking**

The house will be accessed on foot, bicycle or car through an opening on the brick fence. One car parking space is proposed on the garden paved area at the front (space previously part of 1 Beechway)

A sheltered and secure parking space for 2 bicycles will be provided in bicycle stores located against the front fence wall.

### **Access - Transport**

Beechway is located around 10 minutes walk from local shops along Blendon and Blackfen Road. Beechway is on a major bus route; the 132, as well as being close to other bus routes with connections from Bexleyheath, and Sidcup shopping areas.

### **Flood risk**

The site is in Zone 1 therefore outside the Environment Agency's flood risk zones.

## **4. Conclusions**

The proposed house will occupy a similar footprint to the previously approved scheme, with more or less a similar low profile, elevations and materials.

It will however provide an improved layout with better headroom and more functional shower room. The added single storey rear extension will provide more space to the living area, and will open it further to the garden.

The doors and windows are all on the ground floor and will prevent overlooking neighbouring properties