



MYRTLE CLOSE

DESIGN & ACCESS STATEMENT

JUNE 2021

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01. INTRODUCTION

1.1 INTRODUCTION

This design and access statement is related to the proposal of a new end-of-terrace, 3-bedroom 5person family dwelling which will be sited to the side of number 15 Myrtle Close, including car parking which will be provided in a lock up garage .

Gbolade Design Studio have been appointed to provide a design and sustainable approach to the clients' brief, while responding sensitively to the local design and planning context.

PRE-APPLICATION ADVICE: PRINCIPLE OF DEVELOPMENT

Pre-application advice was sought with a response received on 15/03/2021 (Your Ref: 21/00292/PREAPP). As a result, this design and access statement responds to the advice received and demonstrates how this has been applied to the proposal.

SCHEME OVERVIEW

The proposal includes:

- A lounge, kitchen and WC on the ground floor
- 2 double bedrooms and 1 single bedroom on the first floor
- Built-in storage in all floors
- Retaining walls for the sloping ground level to the West
- A south facing garden



1. Site Location Plan

02. CONTEXT, OPPORTUNITIES & CONSTRAINTS

2.1 LOCATION AND SITE

CONTEXT

The site is located in Erith, in the South-East London Borough of Bexley, which is within the Thames Gateway - an area designated as a national priority for urban regeneration. As a result, Bexley has rapidly developed over the decades.

Bexley consists of two main areas:

- The older and more established Erstwhile villages including Erith, which was a port on the Thames in the 17th century.
- The infill areas of suburban houses and centres, including Bexleyheath, an industrial town in the 19th century.

Although Bexley is largely suburban, the borough maintains over one hundred large and small parks and open spaces, including Erith Marshes - one of the last remaining areas of Thames-side grazing marsh in London.

Overall, the wider context of Bexley and Erith embrace a balance of suburbia and green space, which we aim to retain through our proposal.

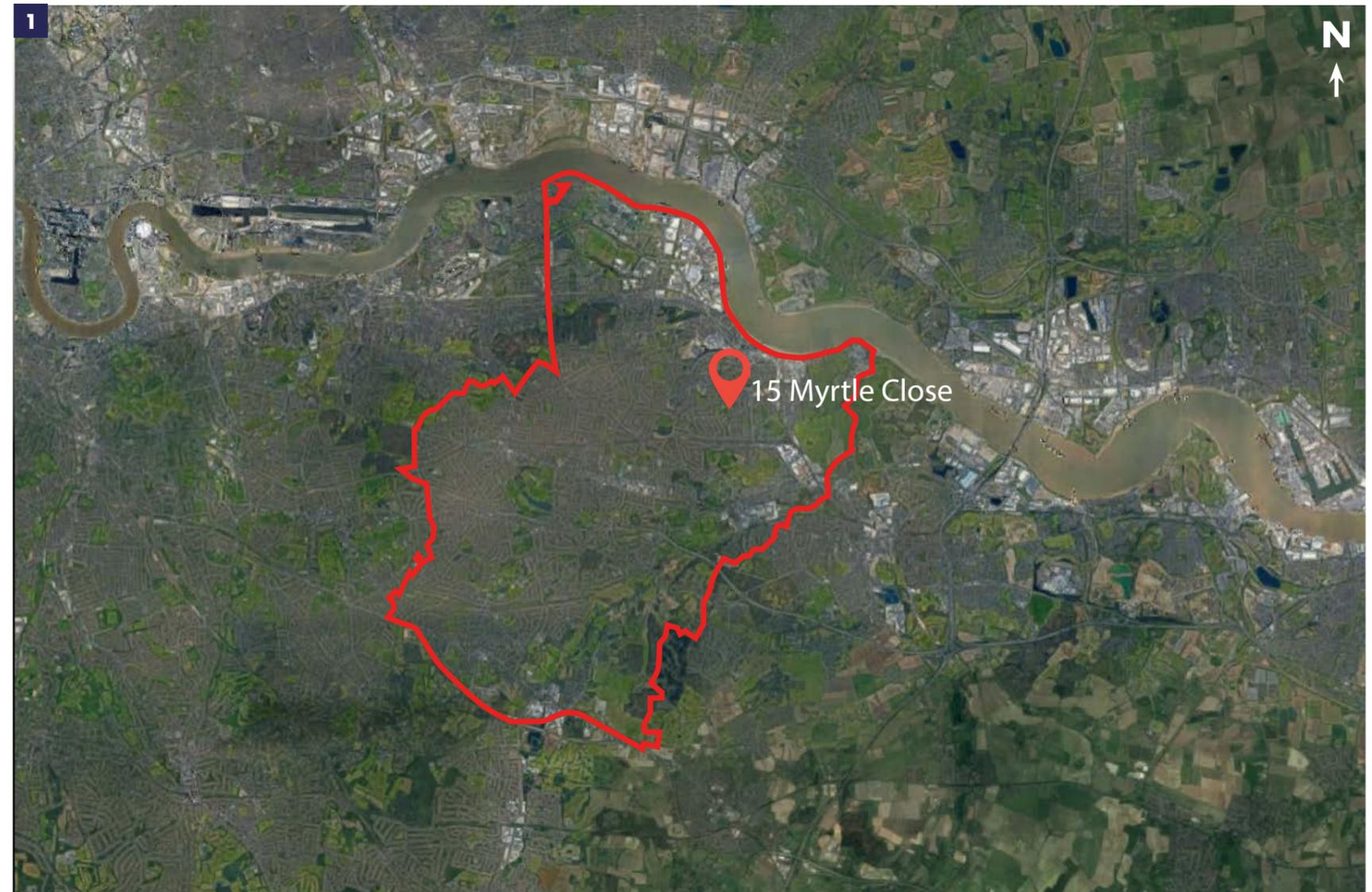
HISTORY

Prior to the 19th century, Bexley was sparsely populated featuring isolated buildings such as the Grade I listed Georgian Danson House and largely consisting of farmland and brownfield. Bexley village is mentioned in the Domesday Book and had a charter dated 814 AD.

According to the historic maps, Myrtle Close was formerly Myrtle Farm, with Normandy Farm towards the South-West. During the 20th century, this area was developed from the river edge, resulting in Myrtle Close appearing at some point in the late 1950's. In the late 19th century, Erith turned into an industrial town after the opening of the sewage works at nearby Crossness.

The present day's settlement pattern of Bexley is the result of suburban developments consisting of winding road networks, cul-de-sacs and a low urban density.

15 Myrtle Close has no planning history associated to the site, beyond the pre-application received in March 2021.



1. London Borough of Bexley
2. Historic Map 1850's
3. Historic Map 1950's
4. Historic Map 1958

2.2 SITE ANALYSIS AND OPPORTUNITIES

The site is in the garden of 15 Myrtle Close, which is the last house of the terrace row and features a stepped footpath from the street level, which leads to the front door. There is a footpath in between 7 and 9 Myrtle Close, which joins to another footpath behind the gardens of 1,3,5,7,9 and 11 Myrtle Close. The access point for this joining footpath is towards the east side of where 1 Myrtle Close is located.

There are no building frontages that face the site; however the rear end of 'Happi Feet Nursery and Pre-School' has a north facing window which overlooks the property's garden.

Due to this property's end-of-row positioning, the site's south facing garden wraps around the existing dwelling to the west. The topography of the site slopes down from the west towards the south-east.

Towards the western boundary edge, the area is planted with shrubs and trees - there are no protected trees on the site. Just outside the western boundary edge is a dense narrow strip of mature trees which continues north past Downtown Mews. Directly opposite 15 Myrtle Close is a large mature tree with shrubs and planting around its edges. The surrounding trees create elegant west-facing green vistas as you approach Myrtle Close, and through 15 Myrtle Close' street facing windows. Our proposal looks to retain these existing trees and protect the roots through construction.

There are no listed buildings or structures in the surrounding area.

The site is accessed through Myrtle Close, a 2 branched cul-de-sac road. The first branch leads to houses 1-15 Myrtle Close with a separate access road leading to resident's garages. The second branch leads to more terrace and semi-detached houses, ending with 58 Myrtle Close with further residential garages in the north-west corner.

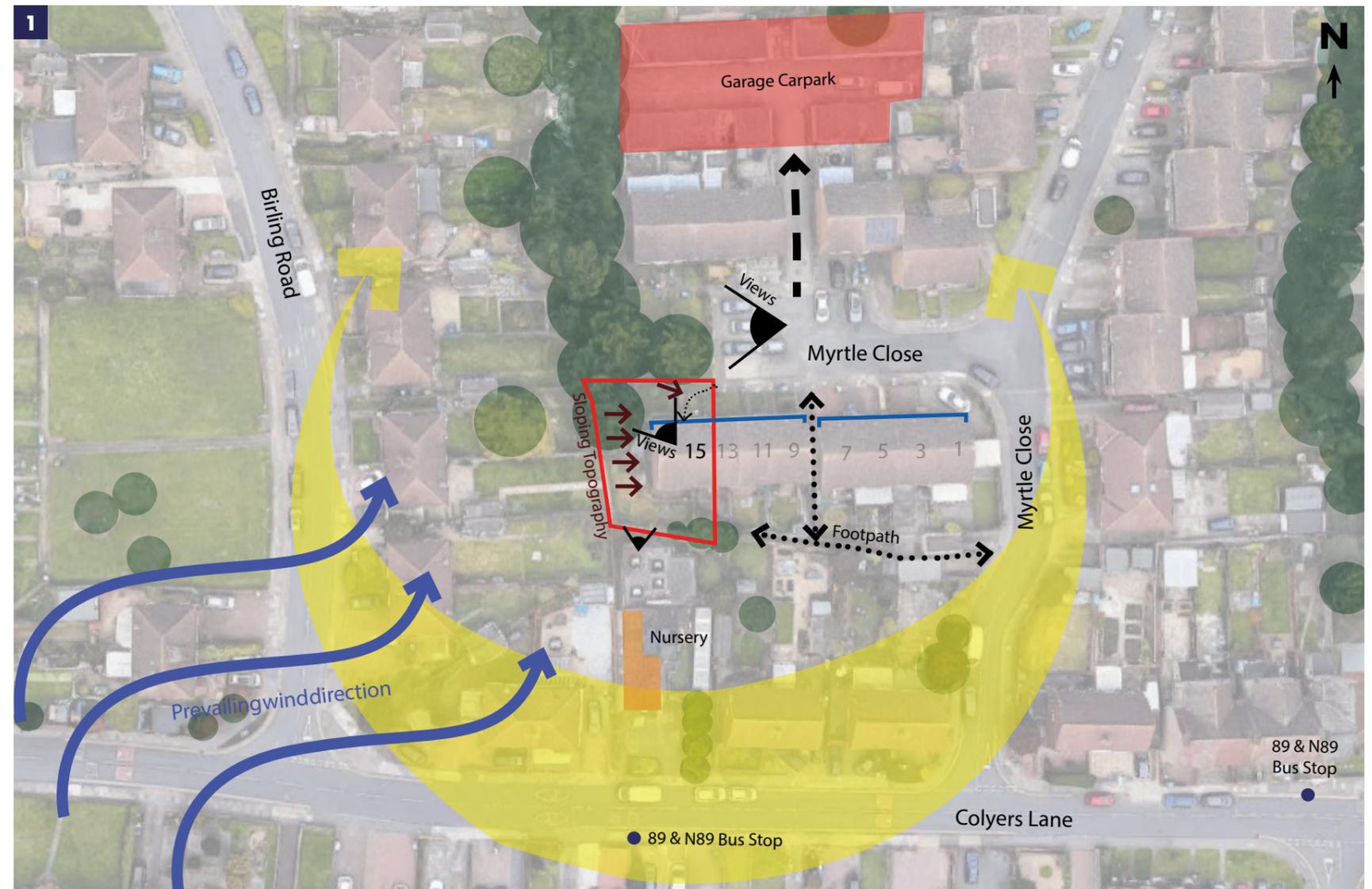
There are no designated cycle lanes/paths within the residential area, however cycle lanes are located on Northend Road, the London Distributor road to the east of the site. The bus service 89 and N89 stops on the adjacent road to Myrtle Road (Colyers Lane) with more bus routes available from Northend Road.

The microclimate of the site shows a south-west prevailing wind direction, and the south facing gardens receiving most of the sunlight during the day.

OPPORTUNITIES

Due to the ample space in the garden of 15 Myrtle Close, particularly to the western side, this creates an opportunity for another dwelling to comfortably sit alongside the existing terrace row, enjoying a similar sized amenity space to houses 9, 11 and 13 Myrtle Close. Other opportunities include:

- Cross ventilation through the proposed building
- Maximising the green vistas towards the north and west of the site
- Secure bicycle store access
- Retaining existing trees in the proposed rear garden which can link to the existing green corridor; promoting and enhancing biodiversity



1. Site Analysis
2. Front View
3. Rear Garden View
4. Front Side View

2.3 LOCAL CHARACTER AND MATERIALITY

LOCAL CHARACTER

The character of the local surroundings is typically suburban. Erith features many cul-de-sacs and suburban layouts with winding road networks. Many of the dwellings are 2 storeys and semi-detached with a few short-terrace rows, such as Myrtle Close.

Many semi-detached dwellings have on-plot parking, reducing the use of on street parking. These larger dwellings have a generous front garden and a good-sized rear garden to compliment the family home.

Many of the semi-detached houses in this area of Erith were built post-war, with either exposed red-brick or rendered masonry construction.

Off the main Northend Road are denser flatted developments of 6 storeys, and new developments which are denser in urban grain, featuring short, terraced rows (i.e. Downtown Mews).

MATERIALITY

The houses neighbouring our site uses a light coloured material palette with dark detailing and accents.;

- The brickwork is a light buff colour with hints of grey and cream
- Dark wood window and door frames
- Dark gutters are UPVC
- Clay roof tiles

Some dwellings also feature:

- Dark brown tiled cladding on the front exterior facing wall
- White windows & doors frames, and gutters

The proposed family house looks to adopt similar scale, massing, and materiality to ensures it sits comfortably in its context.



1. Window detail with light coloured bricks
2. Tiled wall cladding

2.4 PLANNING CONSTRAINTS, POLICIES AND GUIDANCE



PLANNING CONSTRAINTS

The diagram on the left illustrates the planning constraints in the local area which our proposal addresses:

Primary Residential Use – the proposal is for a residential purpose which aligns with Policy G15 ‘The Council will seek to protect or enhance the character and amenities of areas for primarily residential use shown on the Proposals Map and, where appropriate, seek to encourage the improvement of housing and its environment’.

Urban Open Space – the proposal is close to urban open space and will not disrupt or disturb this area. This aligns with Policy G27 ‘The Council will seek to avoid the loss of any public or privately owned open land, including water, trees and woodland, that fulfils a recreational, amenity or nature conservation function...’ and similarly Policy ENV19.

Aside from the two constraints mentioned above, the site location is not affected by any major constraints such as high flood risks.

According to the TfL’s WEBCat tool, the site lies within an area with a PTAL of 1b which is classed as having very poor accessibility to public transport, although having bus stops located on the adjacent road Colyers Lane.

As per pre-application advice, we have supplied a contamination assessment, parking stress assessment and an archaeological desktop analysis to support the proposal.

PLANNING POLICIES/GUIDANCE

The key planning policy documents informing the proposal are:

- The London Plan (2021)
- NPPF (revised Feb 2019)
- Bexley’s Core Strategy (2012)
- Unitary Development Plan (2012)
- Bexley’s Residential Guide ‘Design for Living’ (2006)

- 1. Borough Distributor Road
- 2. Existing and Proposed Cycle Network
- 3. London Distributor Road
- 4. Strategic Road
- 5. Site of Local Importance for Nature Conservation
- 6. Educational Buildings and Playing Fields
- 7. Urban Open Space
- 8. Primary Residential Use
- 9. Secondary Employment Area

1. London Borough of Bexley Policy Map

03. PROPOSED DEVELOPMENT

3.1 PRINCIPLE OF DEVELOPMENT AND PLANNING POLICIES

PRINCIPLE OF DEVELOPMENT

The site is in an area that is designated as 'primarily residential'. In alignment with the NPPF (2019) and the London Plan (2021), the design-led proposal achieves the following principles:

- **Density appropriate - (Paragraph 122 NPPF)**

The NPPF seeks to achieve appropriate densities through efficient use of land, and since the proposal is a 2 storey dwelling, it is in-keeping with the immediate and local context of Erith.

- **Design-led (Policy D3 London Plan)**

The development makes best use of the land by following a design led approach that optimises the capacity of the site. We have demonstrated that a 2-storey dwelling (3b5p) can comfortably sit next to 15 Myrtle Close, while including an accessible side entrance to the proposed rear garden.

- **Optimises the capacity of the site (Policy D3 London Plan)**

The site is currently the western side of 15 Myrtle Close' rear/side garden, which has little use due to its steep topography. Therefore, the proposal suitably optimises the sites capacity.

- **High quality accommodation (Policy D6 London Plan)**

That proposal enhances the local context by creating a family home with adequate internal and external spaces that positively respond to local distinctiveness through its layout, orientation, scale, appearance, shape, existing and merging street hierarchy, building types, form and proportion, which is demonstrated in the following pages.

- **Enhances biodiversity (Paragraph 175 NPPF)**

Paragraph 175 seeks to encourage development to incorporate biodiversity improvements, therefore, our proposal will retain existing trees and wherever possible retain or replace shrubs.

- **Sustainable design**

The proposal will incorporate SuDS and will be designed to limit it's water use, operational energy and embodied carbon to meet and exceed the 35% reduction of greenhouse gases on Part L of current Building Building Regulations.



3.2 DESIGN CONSIDERATIONS: IMPACT ON CHARACTER AND APPEARANCE

UDP Policy H3 – Residential development and other development in primarily residential areas should be compatible with the character or appearance of the area in which it is located

The proposed design looks to retain the existing terrace building line in keeping with its context. This affords it a generous rear garden and the existing footpath in front of No. 15 is extended slightly to the gate access of this new building. A gate is located to the west boundary, creating a secure entrance to the rear garden. The end terrace is bookended by a slight projection that reads as the end of a long row of terraces, as well as flooding the internal spaces with natural light.

The proposed house keeps a distance of over 20M from the adjacent houses on Birling Road, retaining privacy.

The west boundary will be leveled and a retaining wall installed along this boundary (to S.eng details) in the detailed design stage.

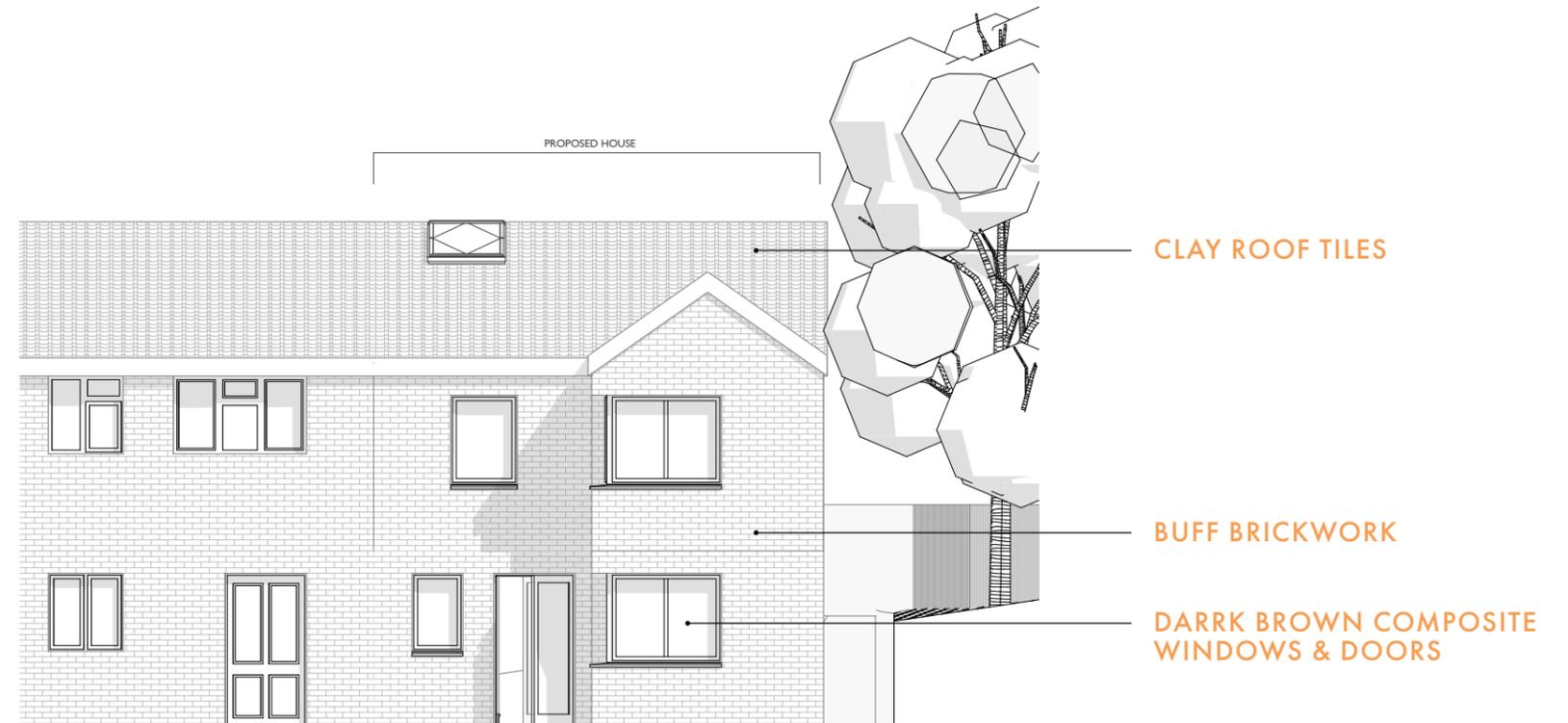
The character and materiality of the proposal will reflect the design of 15 Myrtle Close and the neighbouring properties, to be in keeping with the terrace row development and therefore having little impact to the street’s character or appearance.

The new dwelling addresses this policy by proposing the building to match the buff brick masonry construction of Myrtle Close, while incorporating a gable end roof to continue the terrace row style. Additionally, the end of the terrace is returned to bookend this west site boundary, while maximising natural light into the Kitchen and Bedroom spaces. This bookend return retains the scale and mass of the existing terrace to be in keeping with context.

All doors and windows are proposed to align with the heights and positioning of 15 Myrtle Close, and the dark wood frames on the existing building has become a better performing composite doors & windows.

The hard and soft landscaping at the front of the proposed dwelling will be a continuation of 15 Myrtle Close’s concrete paving tiles and green landscaping.

1

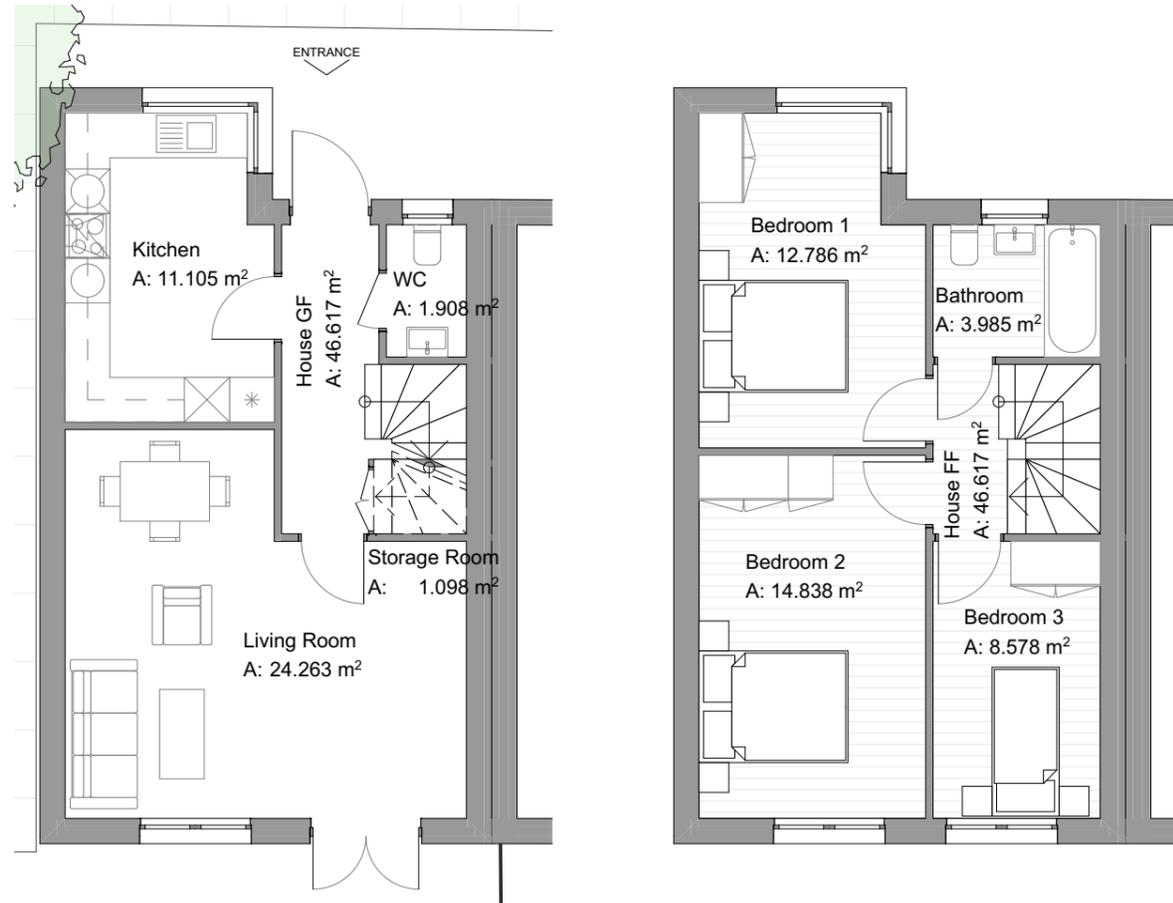


ELEVATION SHOWING LABELLED MATERIALS

1. Proposed elevation

3.3 QUALITY OF RESIDENTIAL ACCOMMODATION

1



GROUND FLOOR PLAN

FIRST FLOOR PLAN

London Plan Policy D6 – Housing quality and standards

Housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose

The proposed dwelling creates a high quality of living accommodation for 5 people in a 3-bedroom family home:

- ▷ The total internal floor areas meet the minimum requirement of 93sqm
- ▷ The double bedroom spaces exceed the minimum space requirement of 11.5sqm, being 14.3sqm and 12.3sqm
- ▷ The single bedroom space exceeds the minimum space requirement of 7.5sqm, being 8.5sqm
- ▷ The built storage exceeds the minimum space requirements of 2.5sqm being 11.1sqm
- ▷ The rear garden far exceeds the minimum 5m² of private outdoor space for each 1-2 person dwelling plus an extra 1m² for each additional occupant. Since the proposed dwelling is suitable for 5 people, the requirement for the private outdoor space is 8sqm which the proposal exceeds.

2 number of bedrooms (b)	Number of bed spaces (persons(p))	(square metres)			
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5

1. Proposed ground first floor areas

2. Minimum internal space standards for new dwellings - London Plan (2021)

3.4 HIGHWAYS: CYCLE AND CAR PARKING



SITE PLAN SHOWING PROPOSED PARKING AND CYCLE STORE IN LOCK UP GARAGE

UDP Policy ENV39 requires developments to make adequate provision for vehicle parking in accordance with the Council's vehicle parking standards

The stress parking survey (Appendix) highlights that there is capacity on the streets to accommodate additional carparking spaces should this be required.

Car parking for this dwelling is also available in a lock up garage on Myrtle Close, alongside the on-street parking.

Secure and enclosed cycle parking will also be accommodated in the rear garden of the new property - accessed off the gated side path.

1. Site plan showing proposed car and cycle parking

3.5 LAYOUT

UDP Policy ENV39 – built environment - criteria for development, including strategic views seeks to protect and enhance the quality of the built environment and ensure all new developments are satisfactorily located and are of high standard of design and layout.

The layout is simple and adopts a similar arrangement to many 2storey modern houses. Public spaces; Kitchen, living Room are located on the ground floor, with the first floor reserved for more private Bedrooms.

The window layout of the kitchen and the double bedroom above extends past the original building line to create a bigger and higher quality kitchen and bedroom space, maximising the views to the opposite green vistas while wrapping around an otherwise inactive frontage (since the proposed dwelling is at the far end of the terrace row). This increases the perception of safety and security for the residents.

Due to the new dwelling being located at the end of the terrace row, it would have no prejudice to the environment of the occupiers of neighbouring property nor will it adversely affect the street scene.

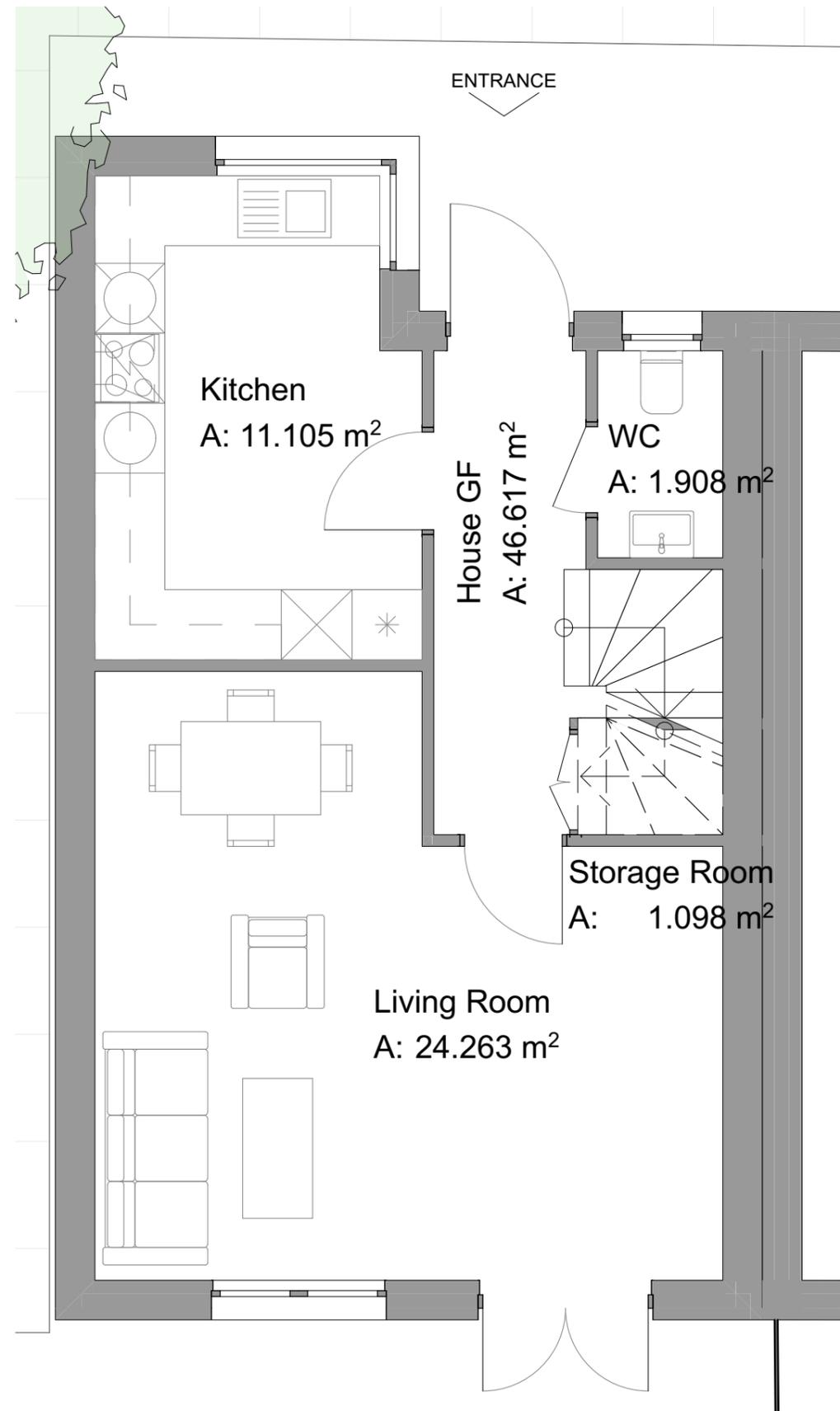
3.6 ACCESS AND MOVEMENT

The London Plan Policy D7 - Accessible housing - To provide suitable housing and genuine choice for London’s diverse population, including disabled people, older people and families with young children

The proposed dwelling will meet Building Regulation Requirement M4 of being ‘accessible and adaptable’. This is demonstrated in the following ways:

- The approach route for the new dwelling features a concrete ramped path from the street level towards the front entrance, enabling accessibility for disabled and older people.
- The existing stepped access (which leads to 15 Myrtle Close) will be continued to branch off towards the new dwelling’s front landing.
- The front door includes a levelled access from the front door into the dwelling’s ground floor.
- All hallways, rooms and approaches meet (or in some cases exceed) the building regulations minimum requirements.
- Both ground and first floor do not have any level changes, making the movement through the house convenient and accessible.

1



1. Proposed ground floor plan

3.7 SCALE AND MASSING

In table 3.2 of the London Plan Policy D6: it states that

'The built form, massing and height of the development should be appropriate for the surrounding context, and it should be shown that alternative arrangements to accommodate the same number of units or bed spaces with a different relationship to the surrounding context have been explored early in the design process.'

Through internal design iterations, we believe the resulting outcome is the most suited to the sites' constraints to accommodate a 3b 5p dwelling. The proposed design achieves high quality internal spaces, maximises daylight and views and adds a visual interest to the front façade, while still being in-keeping to the character of Myrtle Close.

UDP H3 - the layout, scale and massing, elevational treatment, and materials of building should be compatible with the local character or appearance.

Since the surrounding form of development are two storey dwellings, the scale of development proposed is appropriate for this site (according to the pre-application comments).

The proposed dwelling features an extended volume which projects north by 1500mm. This is to maximise the capacity of the site while creating a high-quality space for the kitchen and one of the double bedrooms.

The gable-end form of the proposal aligns with the existing terrace row, including the pitch angle and ridge height.

1



PROPOSED SCALE AND MASSING IN CONTEXT

1. Proposed massing model with neighbouring context

3.8 PRIVATE AMENITY AND SECURITY

Bexley's Residential Guide 'Design for Living' (2006)

In addition to this minimum requirement at the regional policy level, Bexley's Residential Design Guide 'Design for living' recommends that amenity space in flatted developments should be, at a minimum, 45% of the plot area.

The current garden of 15 Myrtle close is large, and due to its positioning on the end terrace row, it has a bigger garden than its neighbours. This extra space accommodates for the proposed dwellings garden, while achieving a minimum of 45% of the plot for the garden space.

The amenity space is designed reflecting the layout to 15 Myrtle Close, featuring a hard and soft landscaping scheme.

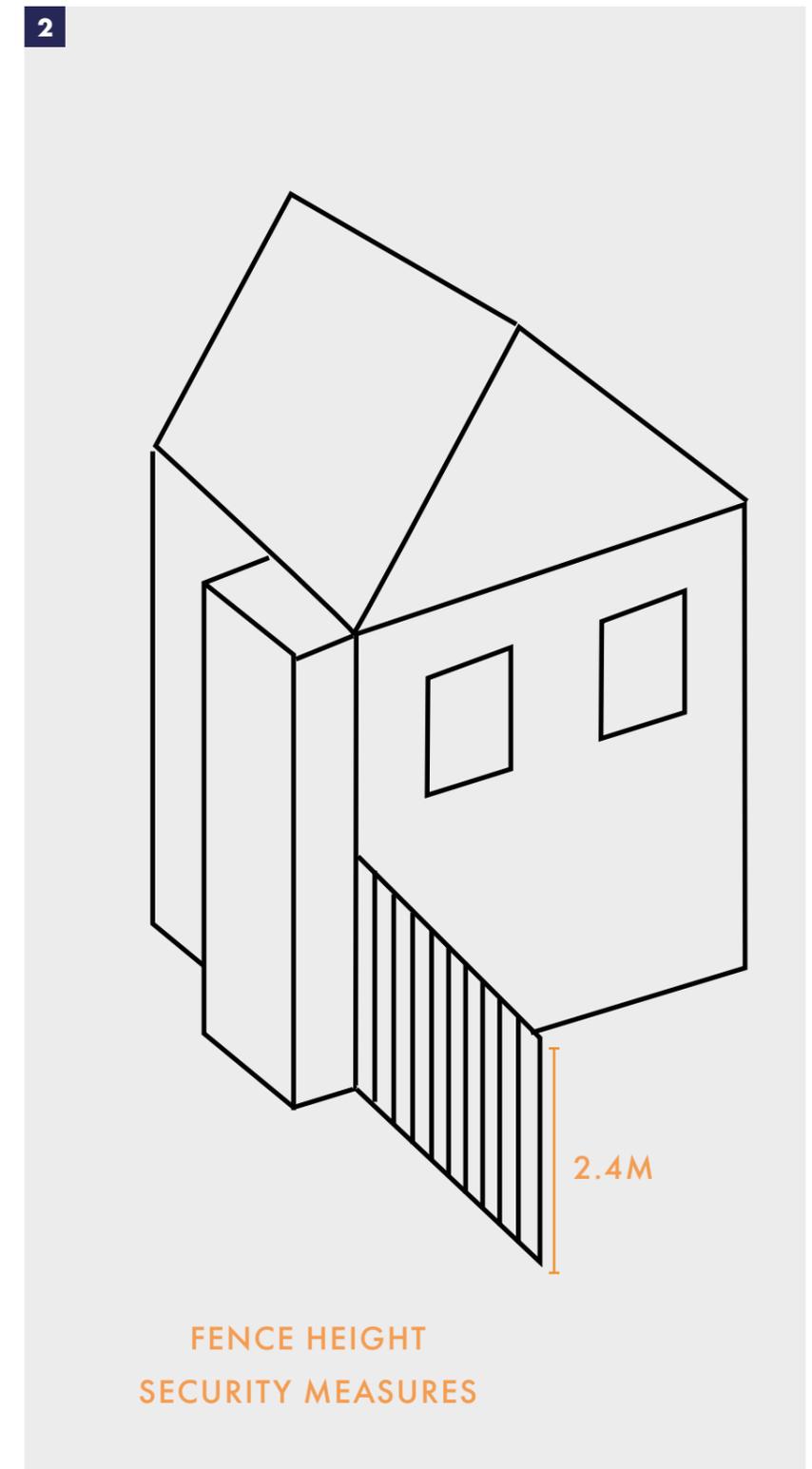
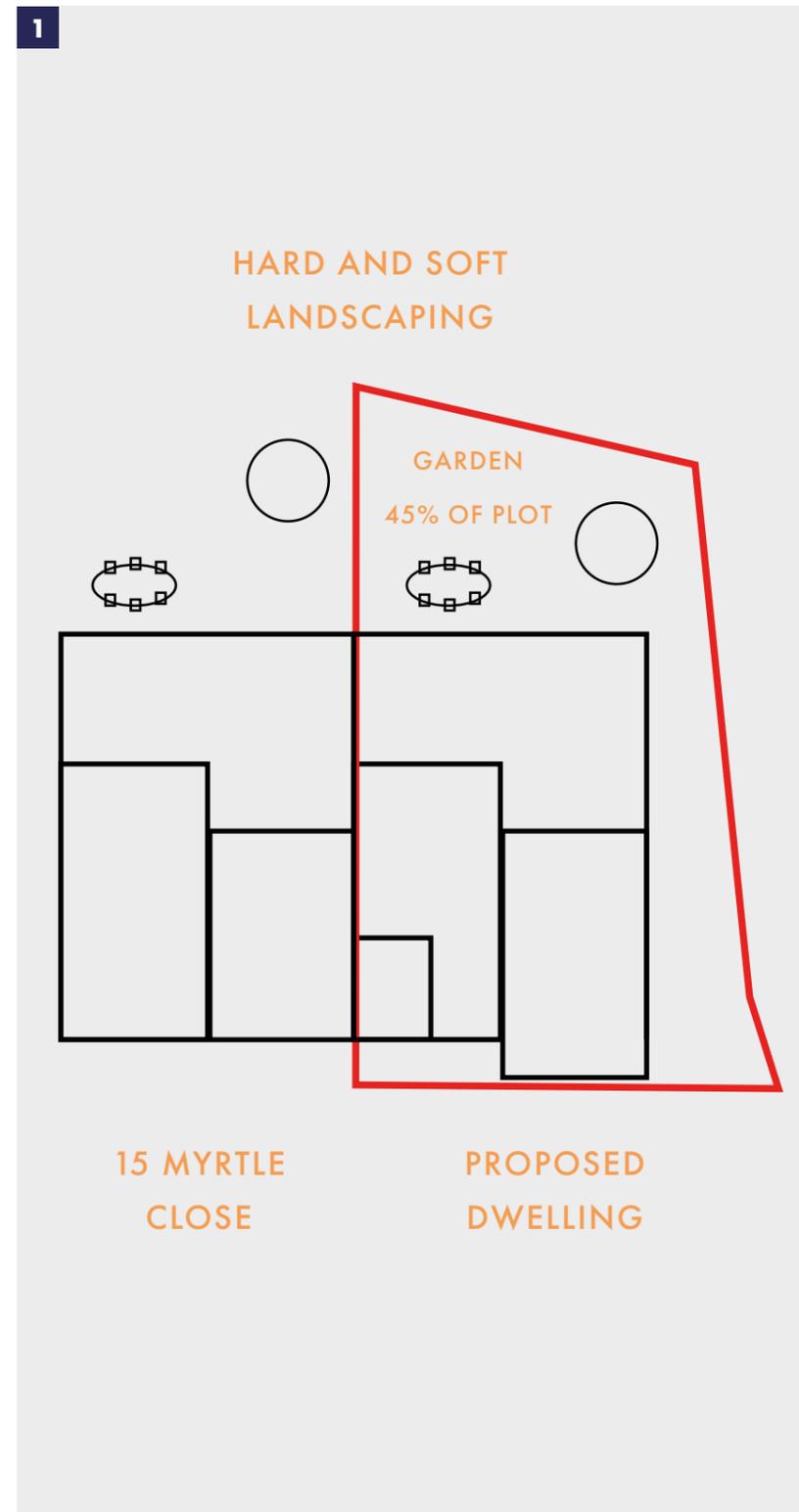
The proposed layout demonstrates that both the existing and the new dwelling provides adequate and useable amenity space that is commensurate with family type dwellings through the comfortable placement of garden furniture and a 3m trampoline.

UDP Policy ENV39 takes due account of the need to deter crime, both against individuals and against public or private property whilst maintaining an attractive environment;

- This is demonstrated by the wrapping and protrusion of front elevation of the dwelling, to deter crime and unwanted access to the side access gate while adding to the visual interest of the building.

- The gated fence will be 2.4m tall to prevent unwanted climbing made from attractive wooden material.

- There are no ground floor windows present on the west facing elevation to deter crime.



1. Existing and proposed garden plan
2. Security measures diagram

3.9 DAYLIGHT AND SUNLIGHT

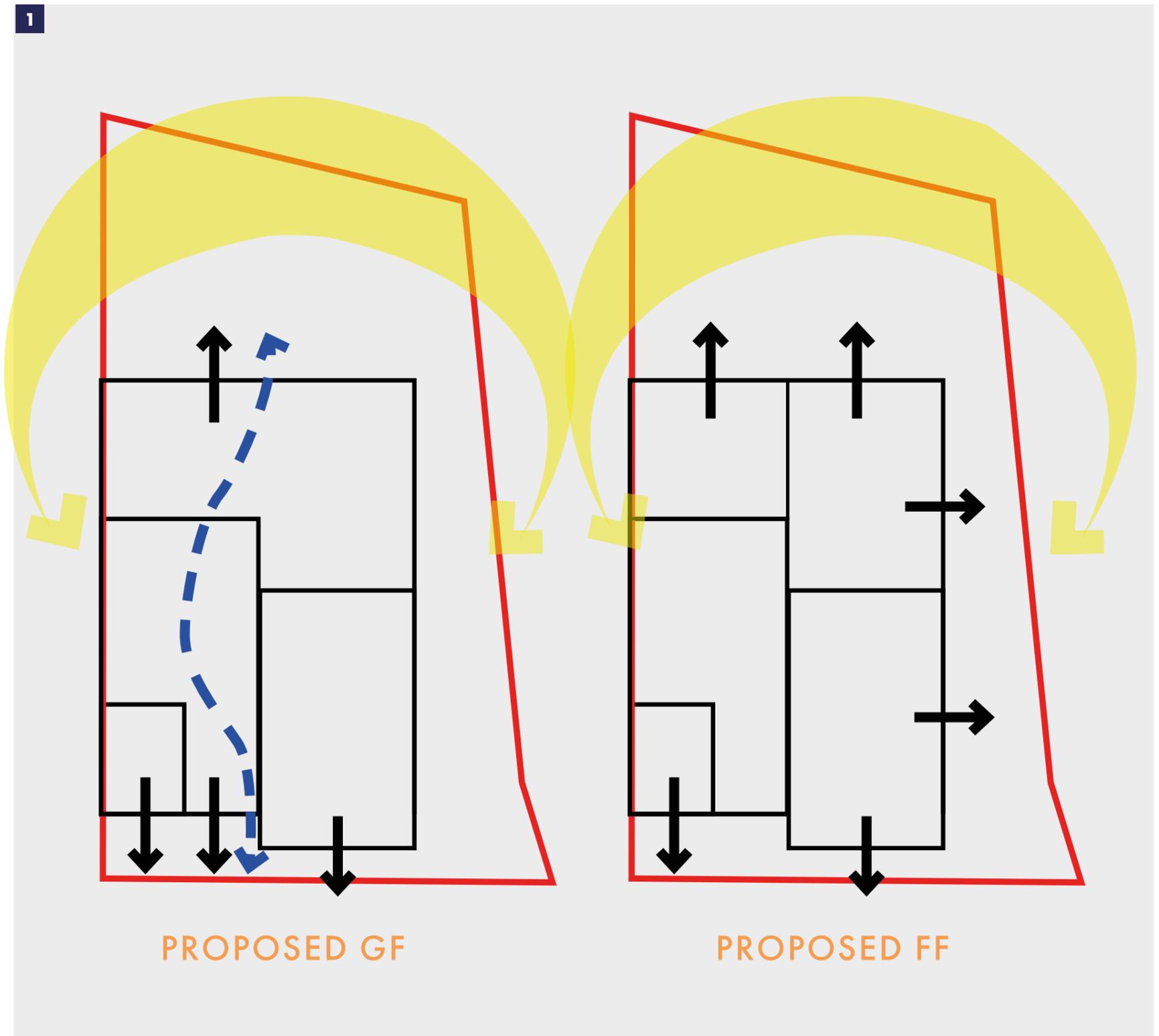
London Plan Policy D6: Housing Quality and Standards
Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings.

The ideal positioning of the proposed dwelling located at the end of the terrace allows the design to become a triple aspect dwelling, featuring west facing windows on the first floor. This allows the bedrooms to have better daylight during the day and towards the evening.

Both ground and first floor allow for natural cross ventilation and great views to the surrounding green vistas. The south facing garden allows for the high-quality amenity space to have access to direct sunlight during the day.

Every room in the house has access to at least one window.

The corner windows in the kitchen and the north facing double bedroom, maximises the views and gives the opportunity for more sunlight during longer summer seasons in the morning.



1. Daylight and sunlight diagram

04. SUSTAINABILITY

4.1 SUSTAINABILITY GOALS

For this proposal, we believe it is good practice to exceed the minimum requirements set by the building regulations for sustainability. The onsite greenhouse gas emission reductions will be at least 35% above those set out in Part L of Building Regulations. In addition to this, the scheme will be designed to be use low operational energy, and low embodied carbon and water usage during construction.

To meet these target, we have demonstrated:

Operational energy and carbon emissions

Target < 70 kWh/m² /y operational energy use for domestic buildings

- Designing for natural passive ventilation through the dual-aspect design
- Adopting a fabric-first approach proposing that the external walls, roofs, floors, windows & doors that are: super insulated, airtight, and windtight.
- Use of natural daylight to reduce the constant need of artificial lighting

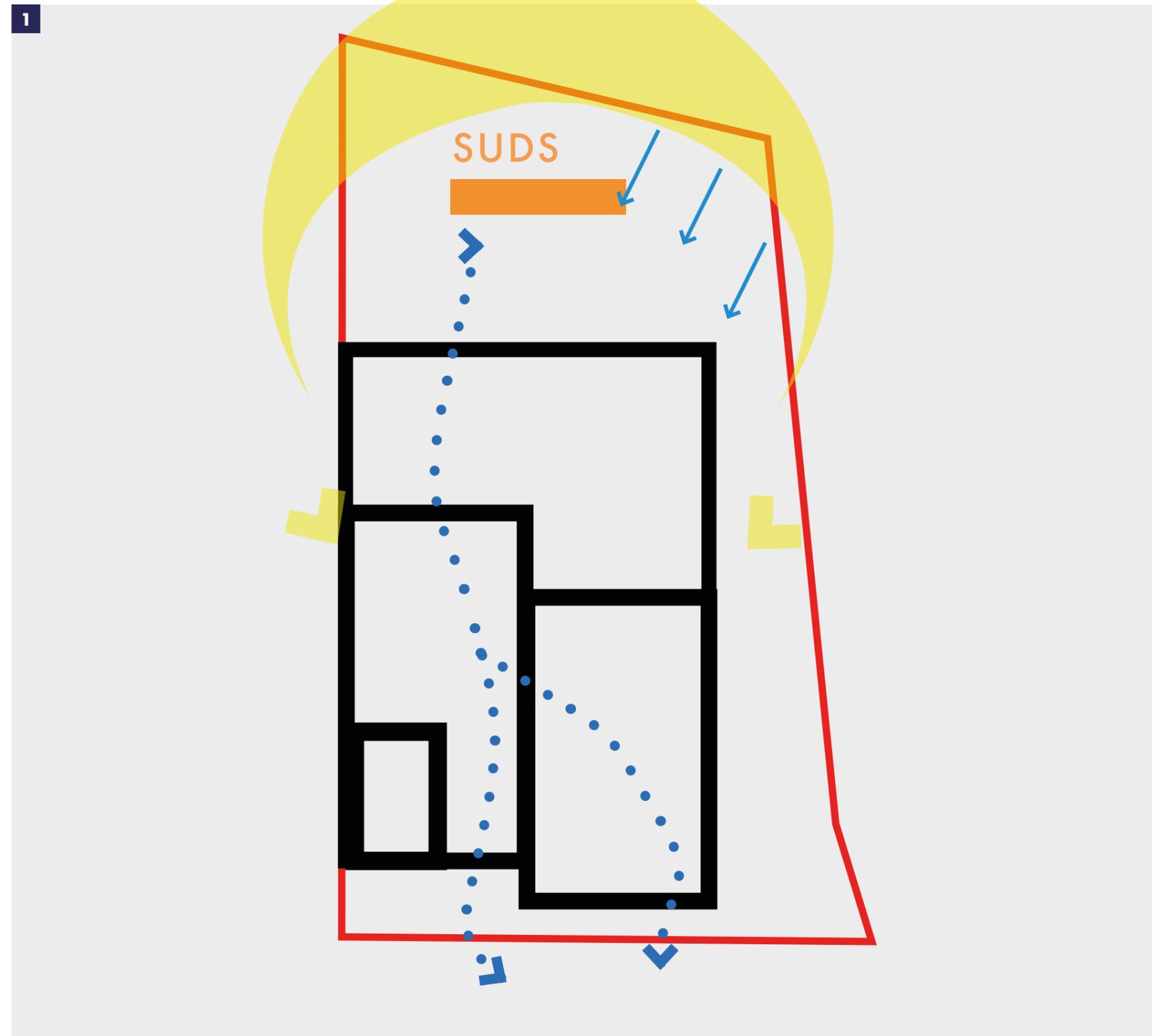
Embodied energy and carbon emissions

Target embodied carbon of 450 kgCO₂e/m² for domestic buildings

- Using low carbon healthy materials that are responsibly and ethically sourced such as the wood fibre insulation and timber for some structural elements
- Using locally sourced materials as a default
- Using recycled materials where appropriate

Water use

Target 75 litres/person/day for domestic buildings by minimising water demand (instead of the maximum 105 litres per day as per Part G of Building Regulations);



4.2 TREES, BIODIVERSITY AND SUDS

UDP Policy ENV39 requires that developments are appropriately landscaped, including the retention of appropriate trees and shrubs.

London Plan Policy G6 – Biodiversity and access to nature

Requires that the development proposal should manage impacts of biodiversity and aim to secure new biodiversity gain.

The NPPF 2019 paragraph 175 seeks to encourage development to incorporate biodiversity improvements.

The proposal for the new dwelling does not require the removal of any trees on site, but some shrubs around the north area of the site may need to be removed to optimise the site's capacity for the new dwelling. Where shrubs are removed, we propose to replace them with native shrubs/wildflowers to contribute to the biodiversity net gain.

- Should any new trees be planted, we suggest species of native trees to plant: Silver Birch, Alder, Wild Cherry

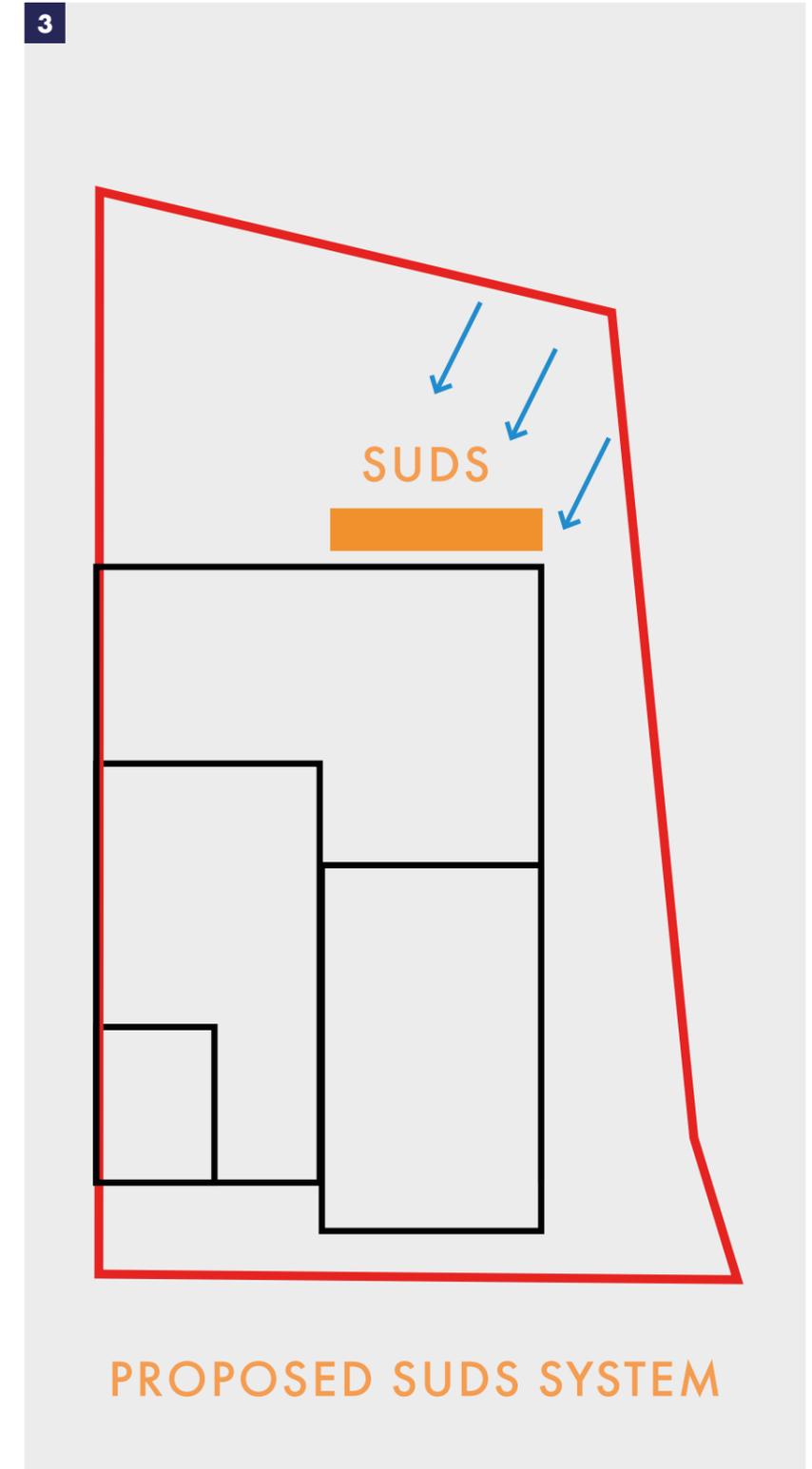
- Should any new shrubs be planted, we suggest species of native wildflowers to plant: Bluebell, Betony, Corn Marigold

These new plants and trees will connect to the existing urban green space on the west side of the site.

SUSTAINABLE URBAN DRAINAGE SYSTEM

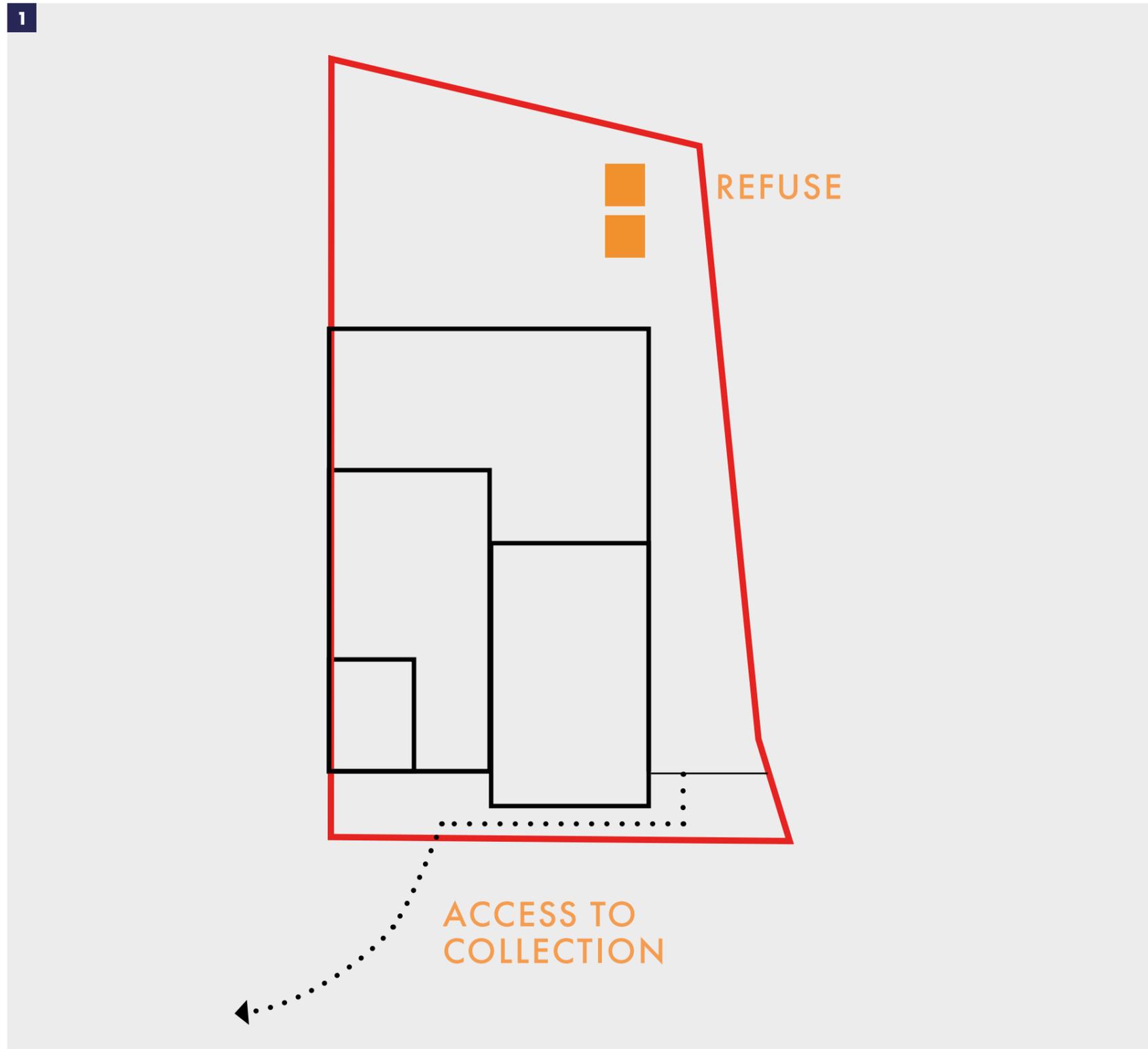
The site is located in flood zone 1 and has a very low risk in flooding. The UDP policy requires the use of sustainable urban drainage systems to minimise the surface water runoff from the site.

Consequently, a garden soak-away is proposed to minimise surface water runoff and is based on where the structural engineer states that is necessary.



1. Birch tree
2. Bluebell wildflower
3. SuDS

4.3 WASTE AND RECYCLING



To conform with the London Plan standards, the refuse store for the new dwelling will be located on the western elevation behind the new side access to the rear garden. This will allow for discreet storage with direct access to the rear and front garden, and the ability to be conveniently pulled on the front levelled entrance and rolled down the ramp to the street level.

1. Refuse storage

05. CONCLUSION

5.1 CONCLUSION

In conclusion, we believe that the design-led and highly sustainable proposal for this 2 storey family home is designed to a high quality and optimises the site's capacity, while contributing to the biodiversity net gain. This development creates a needed family home in poorly utilised site and causes little-to-no disruption to the existing street context. The proposed dwelling fits comfortably at the end of the terrace row while enhancing the existing local character through an upgraded, modern design which reflects the massing, scale and material palette of the Myrtle Close.

The pre-application advice report supports the proposal stating that 'the principle of the proposed development is acceptable'.

We have applied the advice into the design proposal addressing the concern regarding 'sufficient amenity space, cycle parking, refuse storage and car parking'. We have demonstrated that the proposal exceeds the quality of living stated in the London Plan Policy D6 through our conscious efforts to meet the RIBA 2030 Climate Challenge.

Furthermore, the planning application for this site is supported by both requested archaeological and contamination preliminary scheme of investigations.

1



FRONT ELEVATION

1. Proposed front elevation

06. APPENDIX: PLEASE SEE SEPARATELY ATTACHED DOCUMENTS

15 MYRTLE CLOSE
DESIGN & ACCESS STATEMENT
JUNE 2021