

Document Name: Design and Access Statement
Site Address: 125 Birkbeck Road, Bexley, DA14 4DJ
Planning Ref: PP-10033500

1. Introduction

This document has been prepared in relation to a retrospective 'Full Planning Submission' for the erection of an outbuilding within the rear garden of 125 Birkbeck Street, Sidcup, Bexley, DA14 4DJ. The outbuilding provides ancillary study accommodation to the main dwelling house. The document sets out the key characteristics of the outbuilding and considerations undertaken during the design and construction period.

2. Existing Building

The existing property is a 2-bedroom terraced dwelling house (*Image No.1*). Access is primarily via the front entrance door, located on Birkbeck Road. An alternative access to the rear garden is also present, via a small alley accessed from Becks Road.



Image No.1 – Front Elevation from Birkbeck Road



Image No.2 – Entrance to Outbuilding

3. Access

The proposed outbuilding is intended to be used as ancillary accommodation to the existing dwelling house. As such the primary route of access is from the rear of the property via the existing back garden. 1No. double door provides access to the outbuilding (*Image No.2*)

4. Proposed Materials

The outbuilding is of a solid wall construction clad with timber panels externally. Entrance doors are double glazed, powder coated uPVC. Roof surface is a single ply membrane, with fascias and soffits of uPVC construction to match entrance doors (*Image No.2*).

5. Scale

The outbuilding is located within the rear garden of the existing dwelling house (*Image No.'s 3-4*). The outbuilding is designed to complement the existing building and provide meaningful ancillary accommodation. The building measures 6.0m (l) x 2.8m (w) in plan, with gross internal floor area of circa 15m². The outbuilding is open plan internally, comprising one single room. The external height is 2.8m from adjacent external ground to roof eaves. Proposed Plans and Elevations are included within this applications supporting documents detailing these measurements.

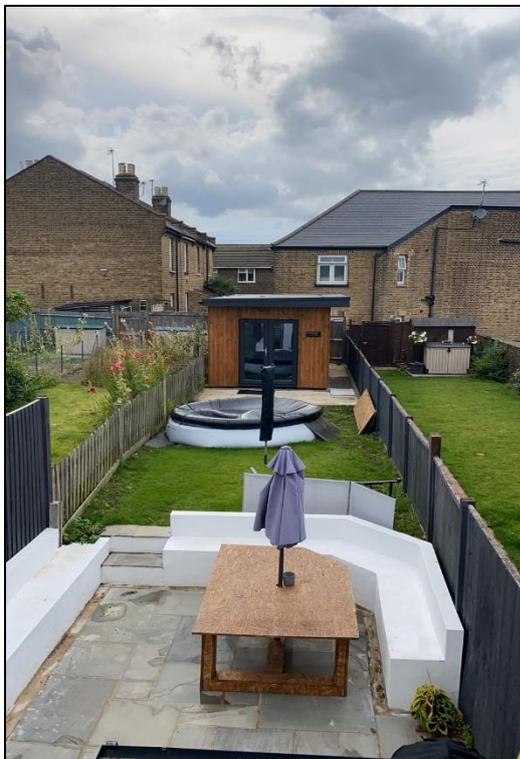


Image No.3 – Rear Garden and Outbuilding



Image No.4 Rear Garden from Ground Level

6. Conclusion

Upon review of the above, as well as additional supporting documents, it is considered that this application represents a proposal that is in line with the existing landscape and acts as a complimentary counterpart to the existing dwelling house.