

DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

19 LAWRENCE ROAD, ERITH, BEXLEY DA8 1YG



Demolition of garage of the existing dwelling and erection of a new 2-bedroom house.

1. INTRODUCTION:

- I. This supporting design and access statement has been prepared in support of the planning application for proposed work at 19 Lawrence Road, Erith DA8 1YG for Mr & Mrs Agbaje.
- II. The proposal comprises demolishing the existing garage and constructing a new dwelling to be attached to the existing dwelling.
- III. It provides a 2-bedroom one family dwelling house with private amenity space at the front and rear garden, satisfying the demand for family dwelling and housing in the area.
- IV. The proposal is to create a terraced dwelling to the side of 10 Lawrence Road. The existing property forms part of a row of five terraced houses.
- V. All information should be read in conjunction with other supporting documents submitted with this application.
- VI. Great attention has been given to the pre-application advice sought (Ref: 21/01404/PREAPP), the design altered to increase the gross internal area in relations to the London Plan policy requirements and provision of parking for the existing house.
- VII. The new design provides adequate standard of accommodation and amenities for the future occupiers, while keeping with the surrounding developments and maintaining the character and appearance of the area. It also aims to avoid any adverse effects on the residential and visual amenities of the neighbouring properties in terms of outlook, sunlight and noise.
- VIII. Below are listed the documents accompanying this statement. They have been prepared and submitted to assess, illustrate and demonstrate the design components and to show that all features and characteristics of the site have been thoroughly examined.
 - 19LWR/PP/011
 - 19LWR/PP/012
 - 19LWR/PP/013

- 19LWR/PP/014

2. SITE CONTEXT

- I. The application site is approx 280 sqm and is in the north-western corner of Lawrence Road approximately 50m north of its junction with Sussex Road. Lawrence Road is an unclassified residential access road.
- II. The Site is currently occupied by a three-bedroom semi-detached dwelling, No. 19, and its surrounding garden. It has a single storey attached side garage that would need to be demolished to implement the new design.
- III. The London Borough of Bexley (LBB) is the Local Planning Authority for the Site.
- IV. There are no yellow line waiting restrictions in the vicinity of the site. The site is not located within a conservation area and the existing building is not listed.
- V. There is an existing conservatory at the rear of the existing building. This will not affect the proposed development, but the access door of the conservatory will need to be relocated to from the side to the back.

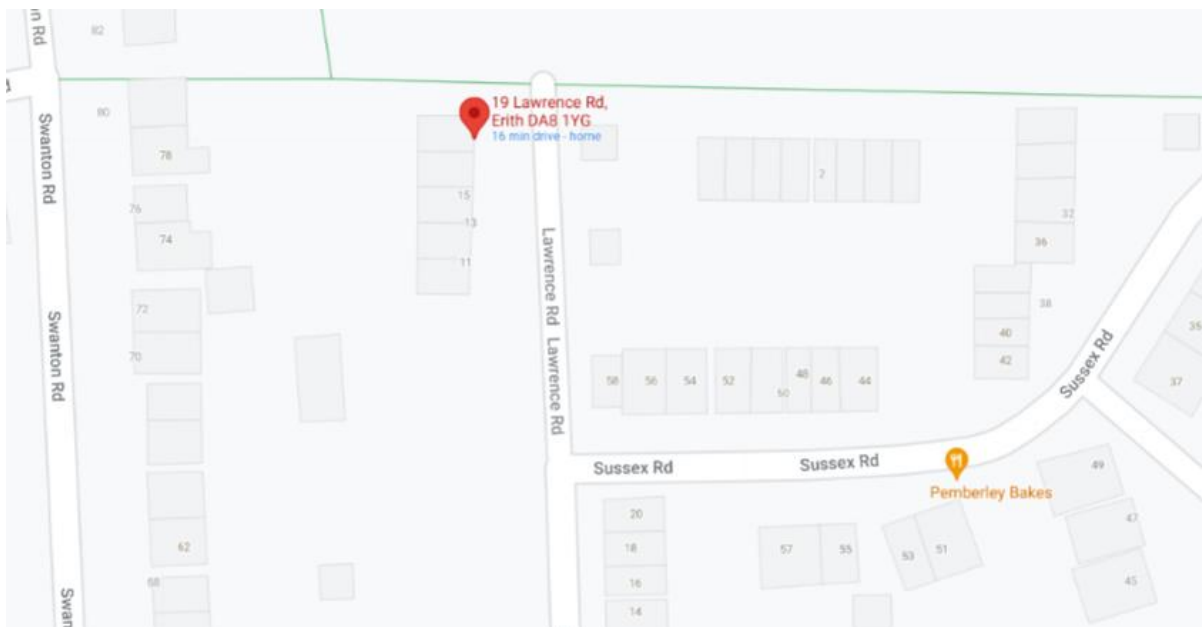


Figure 1 - Site Location within the London Borough of Bexley - Courtesy of Google Maps



Figure 2 - Site Location - Courtesy of Google Maps

3. DESIGN PROPOSAL

- I. The proposal is to create a terraced dwelling to the side of 10 Lawrence Road. The existing property forms part of a row of five terraced houses.

- II. The proposed development introduces a new build dwelling house at the right hand side of the plot. The entrance to the building opens unto a living room, dining room, guest wc, stairs and kitchen.

- III. The staircase leads to the upper floor where there is a double bedroom, a single bedroom and the family bathroom.

- IV. The existing garden space at the front and rear garden will be shared between the existing and proposed dwellings. Boundary fences will be erected to preserve the privacy of both dwellings.

- V. Both properties have been designed to accommodate onsite parking for residents. The new proposed can accommodate maximum of one (1) car, the existing property can accommodate up to two (2) cars with a proposal to lower the kerb, which is similar to the arrangement of other properties on the terrace and nearby. This will therefore not be out of character.

- VI. The siting and building lines of the new dwelling would match the existing terrace. Its roof ridge, eaves and fenestration would all mirror the three smaller terraced properties. As such it is in keeping with the nearby development and therefore is considered to be of acceptable form and scale.

- VII. As the plot is situated at the end of the road, an additional terraced dwelling is not considered to harm the wider character of the area.

Table 1 below summarises the design of the proposal:

Proposed dwelling (No 19a)	Unit	Type of accommodation	Gross Floor Area (m2)	Amenity (m2) (garden)
Ground and first floor	1	3b5p	70.5	51

Existing dwelling (No 19a)	Unit	Type of accommodation	Gross Floor Area (m2)	Amenity (m2) (garden)
Ground and first floor	1	2b3p	68.3	59

- VIII. The proposal incorporates modern design ideas with the living spaces and spacious bedrooms in order to create a building within current standards that meets the needs of the future users.

- IX. All spaces are used as effectively and efficiently as possible. All living spaces are provided with direct light and ventilation. The scheme show a multi aspect and would receive sufficient levels of light.
- X. Great attention has been given to the choice of materials, size and style of the structure, in order to match with the surrounding properties, maintain its character of the existing terrace and that of the local area. Brick facing walls, roofing tiles, uPVC windows and doors will be employed to match the existing dwelling.
- XI. The proposal has been formulated to provide modern internal habitable spaces and appropriate amenities for circulation, living and comfort for the occupants. The layout employs generous proportions and use of formal/informal spaces, combing them with adaptable rooms suited to modern family life.
- XII. Overall, the development will create a building with a long lifespan and low-running costs for the future residents, safeguarding their privacy and providing adequate sunlight/daylight.

4. SUSTAINABLE MEASURES

- I. The proposal has been driven by strong principles of environmental and sustainable design and adheres to the sustainable design and construction policies of the 2015 London Plan.
- II. The systems used are numerous, integral and across all levels of the design. Some examples of actions taken to respond to and utilize climate and to maximize the sustainability of the project are as follows:
- New rooms will have adequate natural light and the appropriate visual links with the outside world are safeguarded.
 - Thermal insulation to walls and floors would exceed current building regulations standards.
 - All hot water pipes would be lagged.
 - Fitting thermostatic valves to radiators and avoiding heating empty spaces.

- Use of materials that require low energy for manufacture.

5. OUTDOOR AMENITY

- I. The new dwelling would be provided with a private garden measuring approximately 51m². The existing dwelling will be provided with a similarly sized garden which is also considered acceptable and is also similar to the gardens for other properties nearby and so would not be viewed as being out of character in the area.

6. NEIGHBOUR AMENITY

- I. The proposal development is not considered to harm residential amenity. The established building line is followed and so there is no overshadowing of the adjoining property. A single story rear extension to the proposed does not exceed 2.8m in depth and approximately 2.5m (to eaves) in height to ensure that there is no harm to the amenities of the adjoining property.
- II. The external doors for the rear conservatory for the existing dwelling presently located near to the proposed boundary between the existing and new dwelling, will be moved to the rear elevation of the conservatory.
- III. The proposal also retains a good quality garden for the existing dwelling. In addition, the proposal will not result in pressure for on street parking for neighbouring properties, as there will be onsite parking for both existing and new dwellings.

7. HIGHWAYS & PARKING

- I. The proposed development is for a semi detached 2 bed residential property. The London Plan requires a maximum of 1.5 spaces for the proposed development. The new dwelling is to be provided with space to park one (1) car onsite. Minimum of one (1) is provided for the existing dwelling.

- II. In addition to the parking, cycle parking to meet London Plan standards and refuse storage provision have been provided on site. This has been indicated on the proposed block plan.

8. BIODIVERSITY

- I. The proposed development aims to secure net biodiversity gain on site. The proposal combines measures such as bird bricks, bird boxes and planting to improve biodiversity within the site.
- II. The site is currently bounded by a close boarded fence with hedgerow to the North. The hedgerow which forms an attractive with the footpath will be retained on site.

9. DESIGNING OUT CRIME PREVENTION

The proposal has been sensitively designed to ensure it create a place that is safe, inclusive and accessible for existing and future users.

- I. The proposed development will provide entry security systems to ensure the safety of the occupiers and those of the immediate surroundings. The addition of lights in and around the proposed development will also contribute to increasing the security of this local area.

10. CONCLUSION

- I. The proposed development will renovate the land at the side of the plot with a new function, without altering the character of the existing building or its location. In fact, it is designed to be in keeping with the surrounding buildings in scale, form and materials.
- II. The proposed development has been designed to a very high quality with a coherent, comfortable, and pleasant flow and circulation as seen on the attached drawings.

- III. The proposal will complement the scale, form, layout and materials of the adjacent buildings and complement the nature of the area.
- IV. Overall, the proposal is taking into account sunlight/daylight, circulation and friendly habitable spaces.
- V. The optimized use of existing property is a very effective and sustainable method of providing additional residential accommodation.
- VI. Pertaining to the above and the attached documents, it is hence considered that this proposed development does conform to the relevant policies of the above mentioned Development Plans.
- VII. It is therefore concluded that the proposal is acceptable and presents no foreseeable harm.