

Design, Access and Planning Statement

124 Alderney Road

Erith

Kent

DA8 2JD

Construction of a new 1 bedroom detached dwelling and facade alterations to the existing property

September 2021

Contents

1.0 Introduction

1.1 Site and Location

1.2 Site History

2.0 Design Objective

3.0 Scale

4.0 Access

6.0 Conclusion

1.0 Introduction

This Design, Access and Planning Statement has been produced to support a full planning application for the construction of a 1 bedroom detached dwelling and facade alterations to the existing property at the site of 124 Alderney Road, Erith.

The purpose of this document is to describe the considerations and approach taken to produce the present design. This report is prepared for the Local Planning Authority, Bexley Borough Council, to facilitate the council with a full understanding of the proposal.

1.1 Site and Location

This application is made for 124 Alderney Road, Erith; a 3 bedroom semi-detached property, a corner plot located on the South-Western bend of Alderney Road, with gardens to the front, side and rear, fronting Alderney Road in a North-Eastern direction. The property is not listed, nor is it within a conservation area.

The surrounding buildings are mostly post-war semi-detached, two storey houses, finished in a red brick, some having been rendered or pebbledashed at a later date, with concrete or clay tiled hip-ended roofs. Originally fitted with aluminium framed windows most of the properties have had upgraded uPVC casement windows fitted.

The property at 124 Alderney Road is finished in a red brick with soldier course details above the openings, the property still has its original aluminium framed windows and concrete roof tiles.

The property features a hip-end roof with a chimney to the boundary and to the rear of the property.

A detached Garage sits to the side of the property set back half way. The garage is constructed of a pre-fabricated concrete frame with corrugated roof and aluminium door.

1.2 Site History

There is one previous refusal on the application site, for which this application is a redesign and resubmission. The property largely remains in its original state

2.0 Design Objective

The design objective is to create a 1 bedroom retirement home on a generous corner plot. The design looks to retain a generous plot for the existing property whilst providing substantial amenity for a 1 bedroom property

The current owner of 124 Alderney Road no longer requires a 3 bedroom property, in order to accommodate the owners requirements and provide a 3 bedroom property on to the housing market, the proposal looks to construct a suitable 1 bedroom bungalow within the corner plot and retain a more than sufficient 3 bedroom family home.

The Proposed bungalow will be positioned set back from the existing property, by removing the existing garage, the new building will be parallel to the boundary with windows facing in a

South-Western and North-Western direction.

The proposal will be finished with a white render, with grey uPVC framed windows, grey aluminium framed glazed doors, grey concrete tiles and black uPVC guttering and fascias.

Bexley's local planning policy and the London plan were used to guide decisions in the design of this development.

Since the previous refusal, the design has been revised to implement a more sympathetic hipped roof design, reduced down as much as possible whilst maintaining the minimum 2.5m head height across 75% of the dwelling to minimise the impact as much as possible. The building has been re-shaped towards the front and repositioned to provide more space around the building and more distance from the new boundary with 124 Alderney road, therefore minimising the impact on the amenity of the property.

The parking space to the side of 124 Alderney road has now been repositioned towards the front negating the issue of access or escape in an emergency.

3.0 Scale

The design ensures that the internal space is of a high quality and appropriate for the intended use. The new dwelling is designed in accordance with the London Plan with minimum space standards exceeded. The proposed bungalow is subsidiary to the existing dwelling as not to appear overbearing to the street scene, and set back to not break the separation between the neighbouring property. Separation has been given

from the new proposed boundary such that the building will have minimal visibility and impact above the fence line. The new reduced garden will match the size of those in the middle of the street as this corner plot benefits from a substantially larger garden and this proposal only looks to utilise that additional space.

4.0 Access

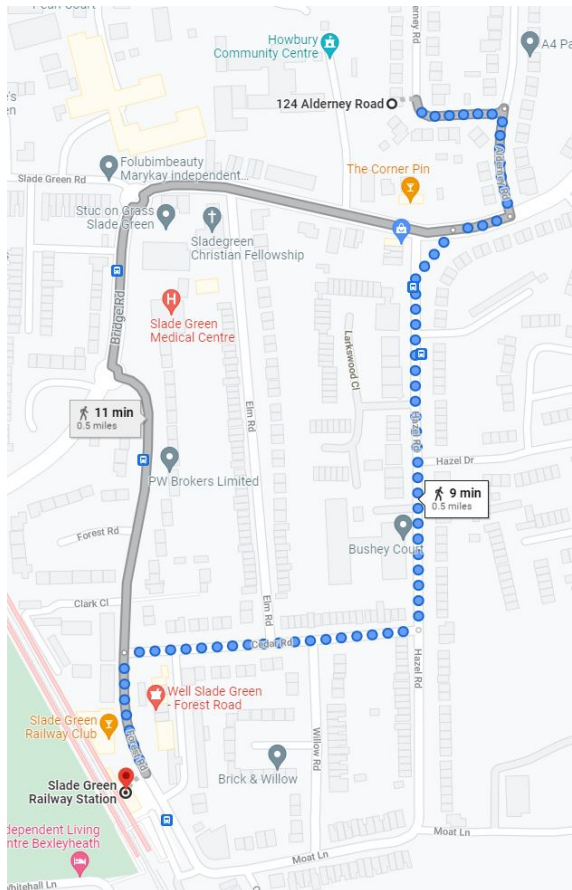
The property currently has a 2 car drive fully paved, accessed via a single dropped kerb, the garage is accessed to the side of the property with a 2.2m distance from the boundary, which most modern cars would not fit through. The existing house is accessed via a single door to the front and single door side access.

The front and side accesses into the existing property will remain with a right of way formed for the existing property. In accordance with the London plan, a 1 bedroom dwelling requires less than 1 parking space, and a 3 bedroom dwelling requires 1-1.5 parking spaces, in conclusion to this, 2 parking spaces have been maintained for both of the properties, as well as this, Alderney road has additional unrestricted on street parking, more than sufficient cycle parking has been provided and Slade Green station is a 9 minute walk with direct access into Central London, and main bus routes less than a 2 minute walk. Refer to extracts below.

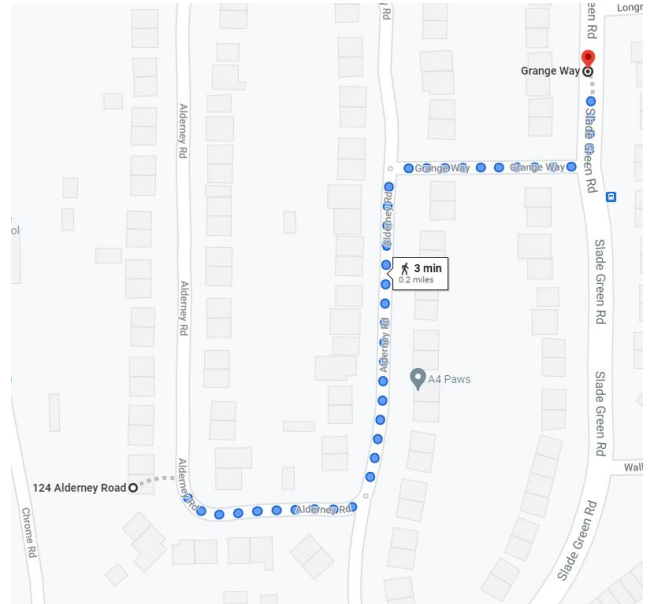
5.0 Conclusion

It is considered that the proposed scheme is sympathetic to the existing building and will complement and enhance the local character, whilst providing additional housing suitable for

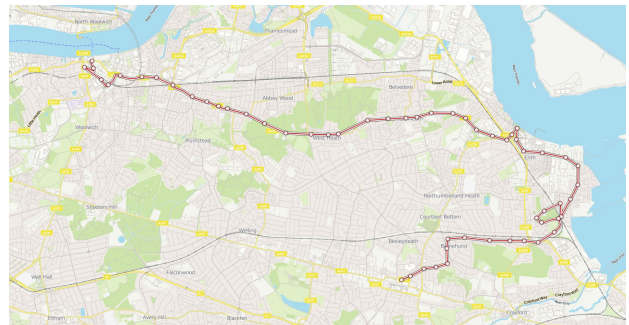
retirement or a starter home, and freeing housing ideal for families. It is requested that this design, access and planning statement is used as supporting documentation to the submitted drawings, as part of the full planning application to 124 Alderney Road, Erith, DA8 2JD



Walk from 124 Alderney road to Slade green station with lines directly into central london within 36 minutes



Walk to nearest bus stop which serves the 99 Bus route.



99 Bus route which leads from Woolwich High street to Bexleyheath High street. giving good connection to shops or local services.