

# **DESIGN AND ACCESS STATEMENT.**

**LAND TO REAR OF 24 Maple Crescent Sidcup DA15 9LT**

**14<sup>th</sup> September 2021**

## **Design.**

### **Planning History.**

#### **Full.**

RELEVANT PLANNING HISTORY 01/01989/FUL

Single storey side extension. Conservatory. Porch. Provision of pitched roof to existing extension. Approved.

### **Pre Planning.**

RELEVANT PRE-APPLICATION HISTORY

21/00220//PREAPP Construction of 3 x 4 bed dwellings to the rear of 24 Maple Crescent.  
19/01836/PREAPP Construction of 3 x 4 bed dwellings. **Second** follow-up to  
19/01836/PREAPP - Construction of 1 x 4 bed and 1 x 3 bed dwellings.

Two pre planning applications 21/00220//PREAPP 19/01836/PREAPP and 1 follow on consultation have been made to Bexley all of which have impacted the final design proposal being submitted in some form.

### **Existing Property.**

A two storey end of terrace property. The site is at the end of a residential cul-de-sac, and comprises the main dwelling, hardstanding with off-street parking to the front and a substantial sized garden to the rear. Internal area from site boundary is approx. 655m<sup>2</sup>

### **Proposal.**

Post two pre planning applications the submitted design is for two connected bungalow structures forming a semi detached front elevation . Considerations were taken on board from the consultation process and the list below summarises the design changes made over time to reach this point.

DESIGN AMENDS IN RESPONSE TO -BEXLEY PLANNING DEPARTMENT  
REFERENCE 19/01836/PREAP and Further PREAP video call with Rosie Dennis  
090321.

#### D001.1 SITE LOCATION PLAN

- Line of fence from No24 Maple Crescent to unit 2 of the proposed development has been replotted to increase the size of the garden to the existing property of no 24 Maple Crescent, as shown on the location plan.
- Width of right of way has been increased to 4000mm wide in part to enable a satisfactory highway environment.
- Car parking to unit 1 and 2 has been amended to a linear scheme in order to bring the proposed dwelling line forward on the site to have less visual impact on the rear elevation of the existing dwelling of no24 maple crescent.
- Gardens to the existing and proposed dwellings range between 85 – 118 m<sup>2</sup> which we feel are very usable and more generous than other gardens provided for approved 3 - 4 bedroom dwelling previously approved by Bexley planning.

#### D010.3 PROPOSED GROUND FLOOR PLAN UNIT 1 - 2

- Flank windows overlooking no 24 have been moved to the rear elevation of unit 2 to avoid overlooking of neighbouring property of no 24

#### D017.3 PROPOSED FRONT AND REAR ELEVATIONS

- Height of the building around the roof structure has been reduced by 1800mm from the first pre planning application featuring 3 x 4 bed detached houses and sits approx. 2100mm lower than the existing house of no 24 Maple Crescent. .
- The mass of the building around the roof structure on the bungalow scheme has been reduced by around 600m<sup>3</sup> across the entirety of the development.
- A hip roof detail has been plotted to the side elevations to minimise the visual impact to the property of no 24 Maple Crescent.
- Rear gable end features have been introduced to help break the visual linear line of the previous dormer detail which was perceived to be dominant.

#### **Design Proposal.**

The proposed development consists of 2 no 1.5 storey dwellings, 1 no 3 bedroom and 1 no 4 bedroom as laid out in D010.3 PROPOSED GROUND FLOOR PLAN UNIT 1 – 2 and D010.4 PROPOSED FIRST FLOOR PLAN UNIT 1 - 2. The construction method is concrete block with a mixture of brick and coloured external render as laid out in the proposed elevations D017.3 PROPOSED FRONT AND REAR ELEVATIONS. Ground floors to be beam & block with Roof / First Floor of timber construction.

The foundation concept will be via a piling methodology with a steel ring beam detail across the ground floor area of the two proposed dwellings.

### **Footprint.**

Unit 1 - 3 bedroom: ground floor footprint 81.5m<sup>2</sup>

Unit 2 - 4 bedroom: ground floor footprint 98.5m<sup>2</sup>

### **Demolition.**

The proposal includes demolition of an existing single storey side extension to the existing property of 24 Maple Crescent, this will allow for the existing right of way to be

### **Front elevation.**

The ground floor level will be concrete block built with a mixture of brick cladding to the foreground gable elevations and brick slip detail to the left and right hand corners of the front elevation. The remaining parts of the front elevation will have a textured coloured K rend application. Windows will be a casement detail, mid grey in colour and a powder coated finish of aluminium construction.

### **Side Elevations.**

The ground floor level will be concrete block built and will have a textured coloured K rend application and brick slip detail to the left and right hand corners of the side elevation.

### **Rear elevation.**

The ground floor level will be concrete block built with a mixture of brick cladding to the foreground gable elevations and brick slip detail to the left and right hand corners of the rear elevation. The remaining parts of the rear elevation will have a textured coloured K rend application. Windows will be a casement detail, mid grey in colour and a powder coated finish of aluminium construction with matching Bifold / Sliding doors in the same finish.

### **Roof.**

The roof is to be of pre fabricated trusses designed and manufactured off site. A new timber and steel constructed roof will contain a front and rear pitch with hip roof details to both side elevations to unit 1 and 2. A gable end detail to the front and rear elevations of unit 1 and 2 will have a pitch roof detail to either side running into the junctions of the front and rear elevation pitched roofs to unit 1 and 2. The rear elevation will feature a glazed gable end detail to unit 1 and 2 and will have a glazed dormer roof detail running into the relevant pitches of the returns of the gable end roofs.

## **ACCESS.**

### **Vehicle Movement.**

Access to the proposed new dwellings is via an existing right of way off of a cul-de-sac which currently features an approx 11M diameter turning circle at its end off which the right of way starts.

The right of way will be increased from its current width of approx 2.85M wide to 4M wide, provision of this additional area will be taken from the rear garden site of 24 Maple Crescent. Additionally a new parking zone 2.85M in width running parallel to the right of way will further increase visibility and offer direct views to a 6M diameter turning circle at the end junction of the right of way.

These widths give ample turning space for the cars and vans to manoeuvre, see Vehicular Access drawing D001.2 PROPOSED SITE VEHICULAR ACCESS PLAN.

All new hardscaping to the right of way and parking zone will be a mixture of permeable paving and tarmac / cobbled stone, Varying colours and textures in a simple pattern encourages slow movement and therefore safety.

### **Pedestrian Movement.**

The ground is level and firm throughout the development. Surfaces are shared, so as to feel less-road like, allowing cars and pedestrians to share the space. Low profile drainage channels at the junction of the right of way and parking zone will visually define the right of way against the parking zone for safe pedestrian movement. Additional maintained LED lighting will further highlight the parking zone at night time as a further safety provision for pedestrians.

### **Entrances.**

Each unit has its own front door at ground floor level, clearly visible, well-lit, and covered.

### **Accessibility.**

We have included 4 parking spaces in the development, 2 per dwelling, in line with Bexley policy.

### **Cyclists.**

Cycle storage will be offered via a shed structure provided to each dwelling allowing minimum of two cycles to be stored in each dwelling.

**Maintenance.**

All windows can be reached from ground floor level for cleaning, with a standard window cleaning extendable pole. Gutters can be accessed via a ladder for maintenance.