**DESIGN & ACCESS STATEMENT**

London Borough of Bexleyheath

**Client :** Mr S Ali

**Project** : Conversion of existing detached residence into 4 No. 1 Bed apartments

**Location :** 1a Rudland Rd Bexleyheath London DA7 6DB

**Date :** October 2021

Prepared by : NAZ AYUB Associates

**1.0 GENERAL**

The Design & Access Statement has been prepared to accompany planning application. The statement has been composed in line with the CABE guidance document. The application seeks to convert this property into self-contained apartments.

With the basics of walls & floors already in place, along with safe access, existing drainage, and water supply etc

**2.0**  **CONTEXT**

1A Rudland Rd is detached house. The property front’s Rudland Rd. It is not subject to any specific policy or land-use designation in the Local Plan or national statutory protective designation. The property is not listed & is not in a conservation area.

The existing property is detached residence built circa mid 20th century.

**3.0 AIR, NOISE & LIGHT POLLUTION**

External lighting will be fitted with time controls and light sensorsto ensure illumination is restricted to dawn to dusk. External lighting will be limited to a maximum fitting of 150w. To improve energy consumption & reduce disturbance to adjacent neighbours.

**4.0 DESIGN & external landscaping**

There will be no change in appearance of the building. Any new windows where necessary will match existing with higher U value & will be in keeping with the aesthetic of the existing building fabric.

Measures will be taken to ensure that any fabric changes eg roofs / entrance doors etc will be in keeping with the existing structure & aesthetics.

External landscape works can be controlled to the planning department’s satisfaction by imposition of planning conditions. Each proposed apartments will have designated private rear outdoor space separated by a 2m privacy fence.

Private amenity space will remain as existing & is sufficient to serve the proposal.

No trees or vegetation would be lost from the site as a consequence of the proposed alterations.

**5.0 ACCESS**

Vehicular & transport links are generally not adversely affected by the scheme. There are very good road & rail public transport links available locally.

Access to within the apartments is via front & both sides of the property. The proposals satisfies part M.

Access into site compound via main entrance gate.

**6.0 LAYOUT**

The layout is as per architectural plans submitted with this application. Drawing numbers AIB/01 & AIB/02.

**7.0 SCALE**

No change in size & footprint of the existing building that is to be converted.

**8.0 SUMMARY**

In accordance with the local authority guidance for residential development, there should be no adverse effect upon the neighbours. There will be no overlooking issues, no loss of amenity & no undue massing to the existing dwelling. There will be no loss of light to either to this property or any others in the vicinity.

We therefore respectfully request that this application be considered for planning approval.