

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT AT
10 MABEL ROAD, HEXTABLE, SWANLEY BR8 7SH

April 2022



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1. INTRODUCTION

This Design and Access Statement has been prepared as part of a Planning Application submitted by Mr Christopher Britton & Ms Maisie Springett to the Sevenoaks District Council. The application seeks consent for alterations and extensions to the existing bungalow to provide a two-storey dwelling house that will be more in line with the immediate vicinity and the characteristics of the area. The total plot area is approximately 326 sqm.

The property is located at 10 Mabel Road, Hextable, Swanley. The existing property is a 2 bedroom detached bungalow with single-family dwelling occupancy. The property is located within the Hextable ward/electoral division.

The proposed alterations respect the scale and height of the immediate context of the site. The massing of the proposed extensions has taken into account the existing buildings at 6 & 12 Mabel Road. Also, the external materials will follow existing finishes with pitched roofs and render finishes. The impact of the proposal on neighbouring amenities will be minimal in terms of the impact on daylight, sunlight and outlook.

This proposal aims to modernise the property to today's living accommodation standards and provided a dwelling property that is more appropriate for the density in the area. The site is not in a Conservation Area and whilst the neighbourhood has a pleasant suburban character, it has no special architectural or historic attributes which prevent imaginative proposals from being brought forward.

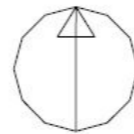
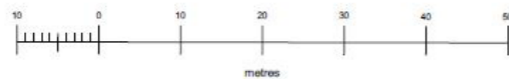
The ground floor will be extended at the side and rear to accommodate a new living, kitchen and dining areas; and a bedroom with an en-suite bathroom. The upper floor will also be extended to the rear to accommodate an extra 3 bedrooms with necessary bathrooms.

2. LOCATION PLAN

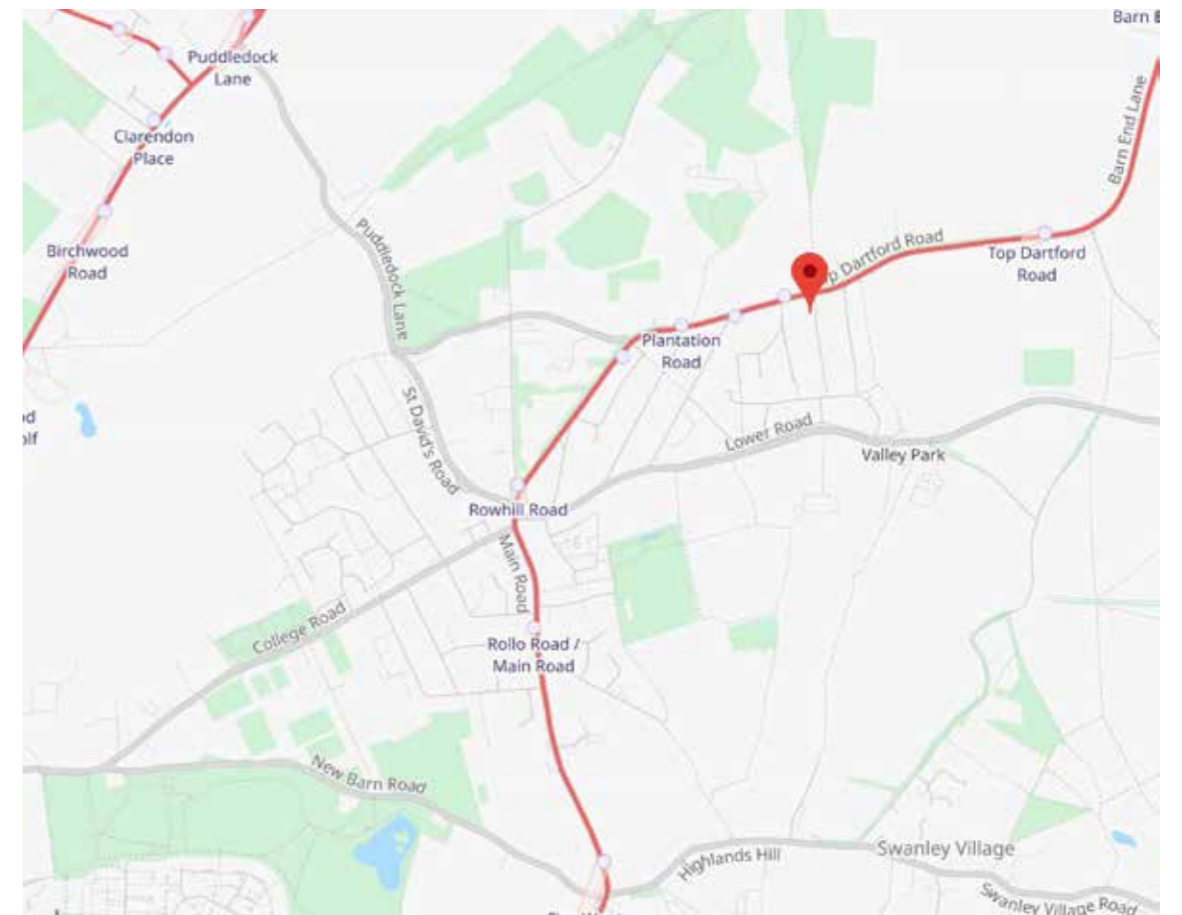




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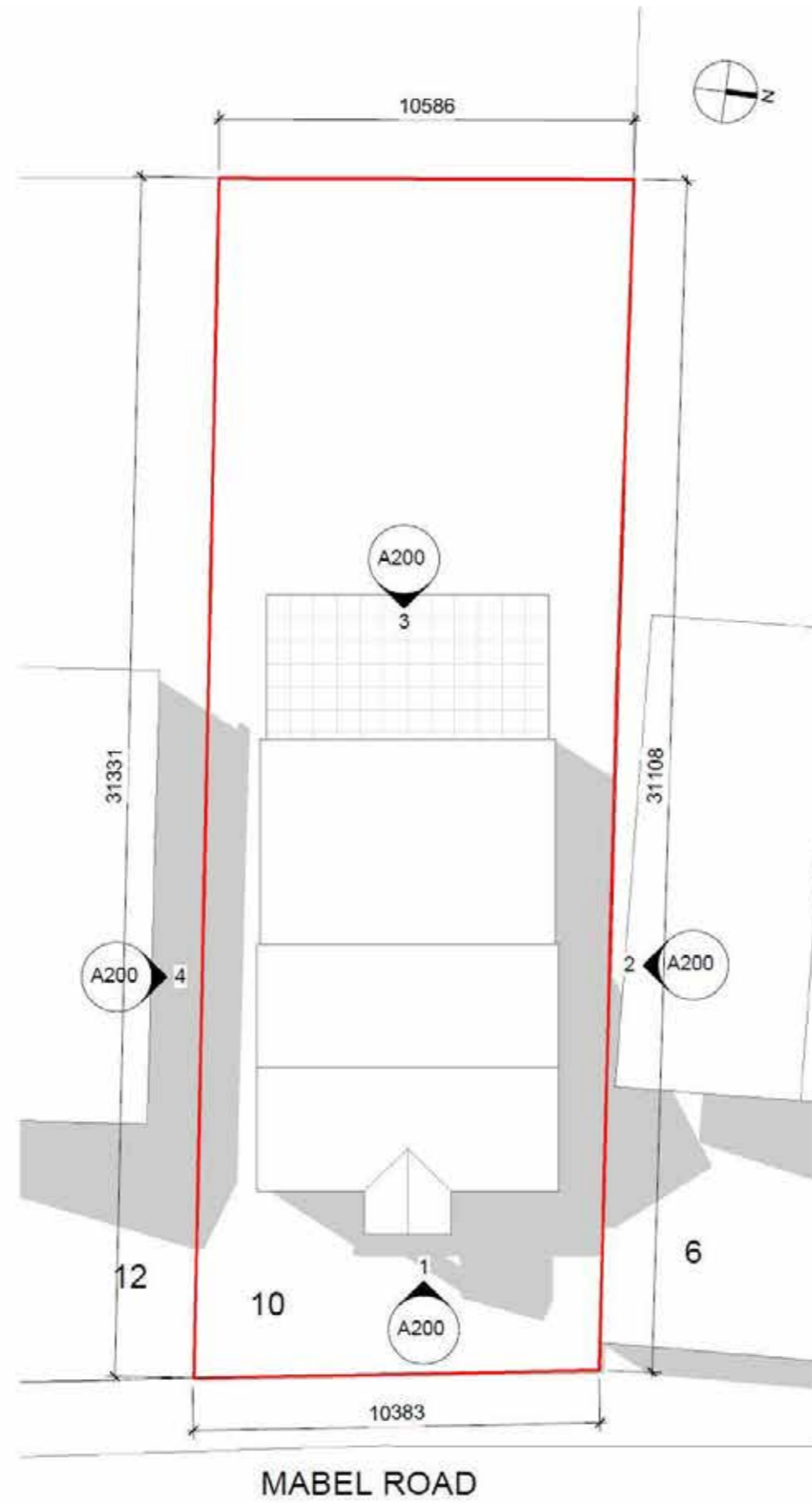


LOCAL AMENITIES

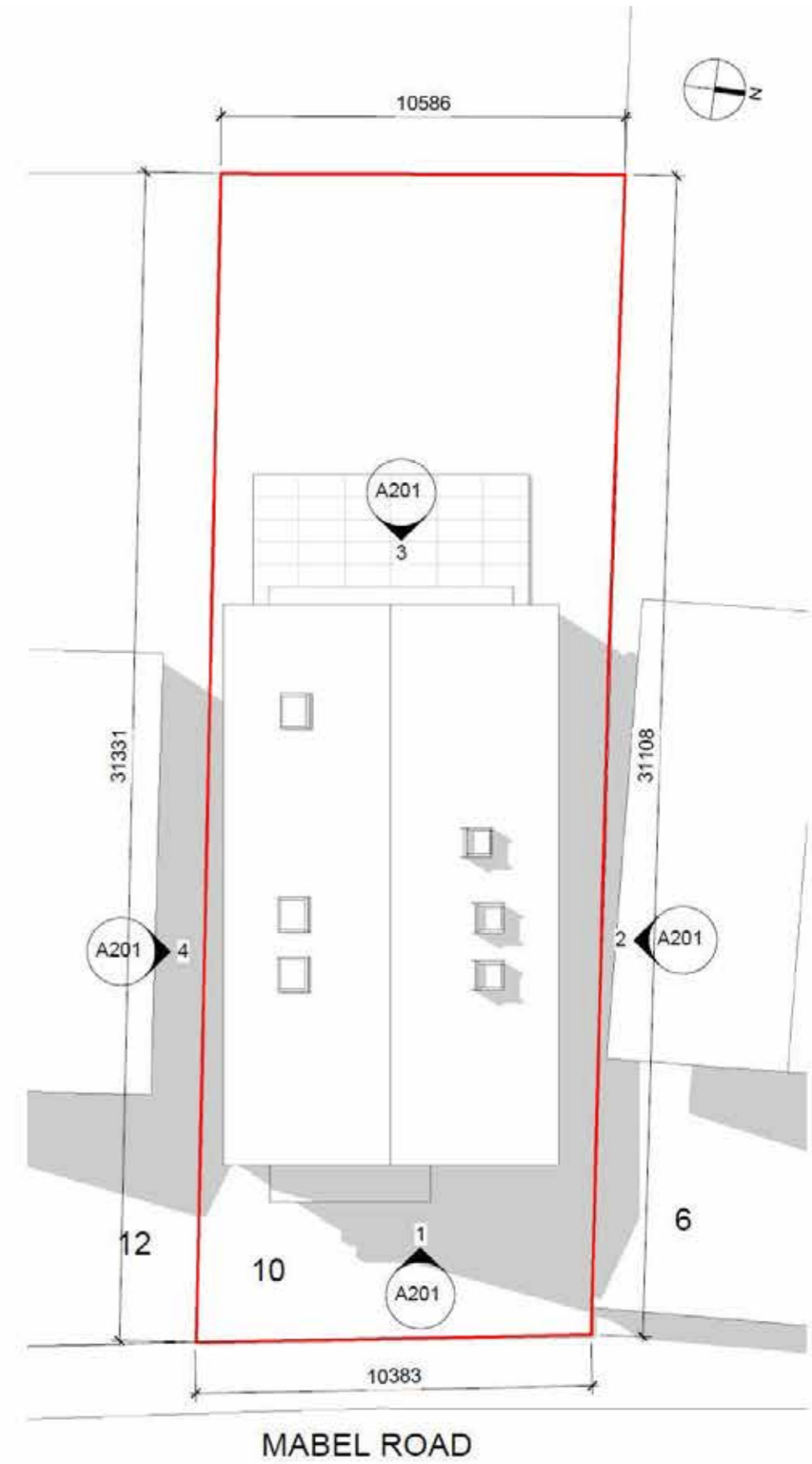


PUBLIC TRANSPORT

3. SITE PLAN



EXISTING



PROPOSED

4. SITE PHOTOS

Front view towards 12 Mabel Road.



Front Entrance 10 Mabel Road.



Front view towards 6 Mabel Road.



Rear view towards 6 Mabel Road.



Rear patio area at 10 Mabel Road.



Rear view towards 12 Mabel Road.



5. DESIGN AND ACCESS STATEMENT

Access

The main access to the property is from Mabel Road and is well served by public transport. Swanley Train Station is approximately 2.4 miles away and Well Swanley - Swanley Centre is 1.9 miles away offering an extensive range of facilities and amenities. Access to the main building will have a stepped approach to comply with part M4(1) building regulations.

Amount

The configuration of the proposal has been largely determined by the size and shape of the site and the existing building. The development will consist of a two-storey detached house with four bedrooms for seven-person with 185 sqm of gross internal area.

Layout

The proposed two-storey house will consist of a building that aligns with the existing neighbour's building at 6 & 12 Mabel Road with the living room areas and a bedroom on the ground floor and three additional rooms on the first floor.

By virtue of its size and generosity of living space, the existing building easily surpasses the requirements of the Housing Standards. All room sizes, open space amenities, access areas, arrival and entrance points exceed the requirements.

Scale

The scale of the proposal is appropriate to its purpose and the functions it is to undertake. The development will provide a 185 sqm four-bedroom property with a living room, study room, family room/diner, kitchen, laundry and one bedroom with an en-suite bathroom on the ground floor. Three bedrooms with a family bathroom and en-suite bathroom on the first floor.

Appearance

Careful consideration has been given to the size and aesthetics of the proposal and the relationship with the neighbouring properties and is in accordance with the requirements of the Design Policies and Supplementary guidelines and would preserve the character and appearance of the area.

Landscaping

The rear garden will provide the necessary external amenity for the residences with 123 sqm of outdoor space. The dwelling will have a 26 sqm of patio area using permeable paving leaving the rest of the garden for soft landscaping using shrubs and low water demand trees such as a birch tree, elder tree or hornbeam tree.

Transport and Refuse Storage

The proposals will provide two car parking spaces for the house following Council requirements with details shown in drawing No. A103. Covered and secure cycle parking also is provided in the alleyway between the property and 6 Mabel Road. Location can be found also in drawing No. A103.

The refuse storage area is located in the same alleyway. Two 240 litre wheelie bins for waste and recycling will be provided.

Sustainability

The site location is in flood zone 1, an area with a low probability of flooding.

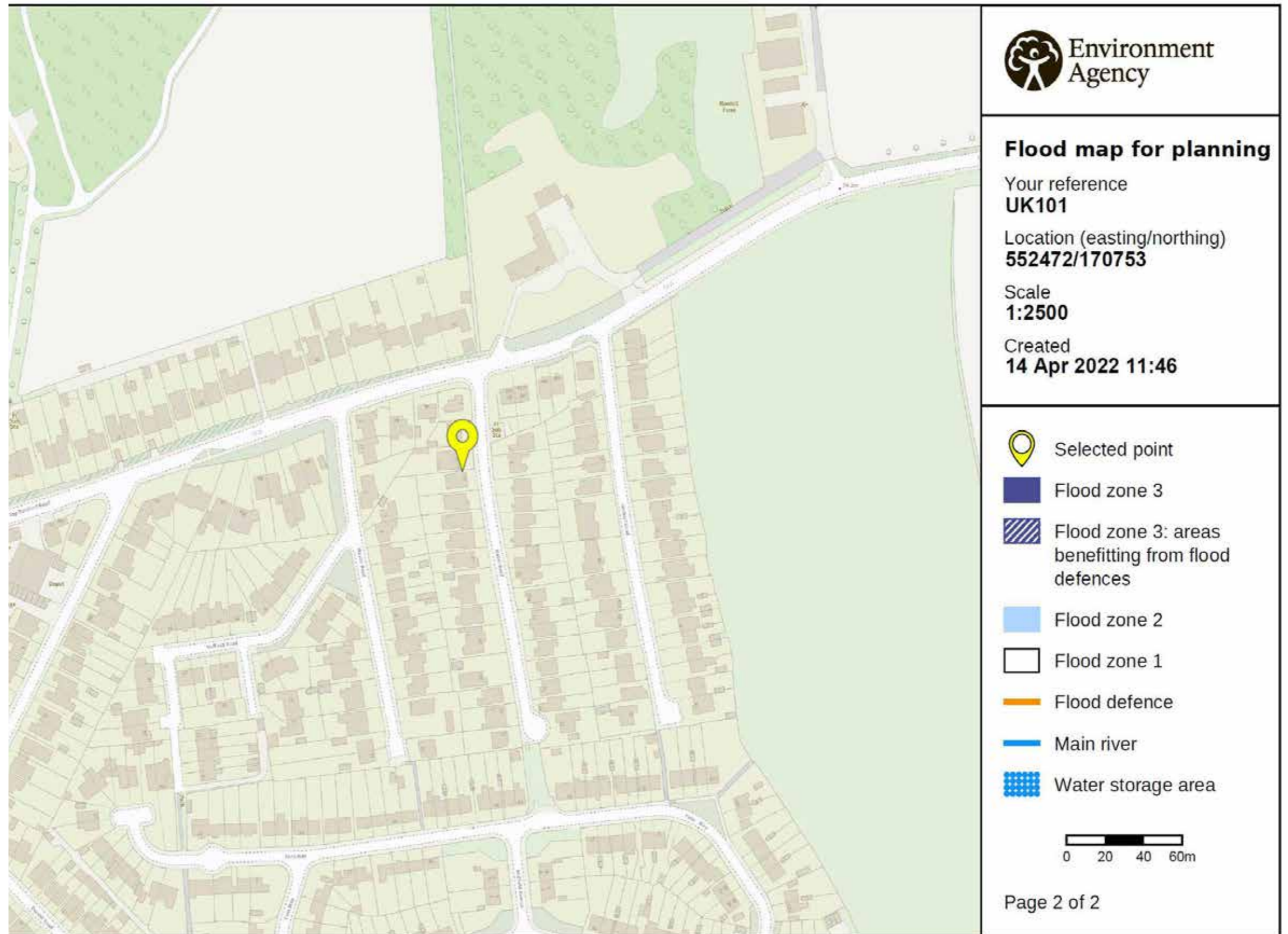
SuDS has been considered using a rainwater harvesting tank at the rear garden with the addition of a soakaway for the 162 sqm pitched roof. Also, the rear patio area will have permeable paving. Therefore the rainwater discharge will be not connected to the foul sewer.

Construction Management

The site is within a residential area, therefore, a Party Wall Award will be required before construction start in terms of building works hours, traffic management and site management, as well as considering the impact of neighbours throughout construction.

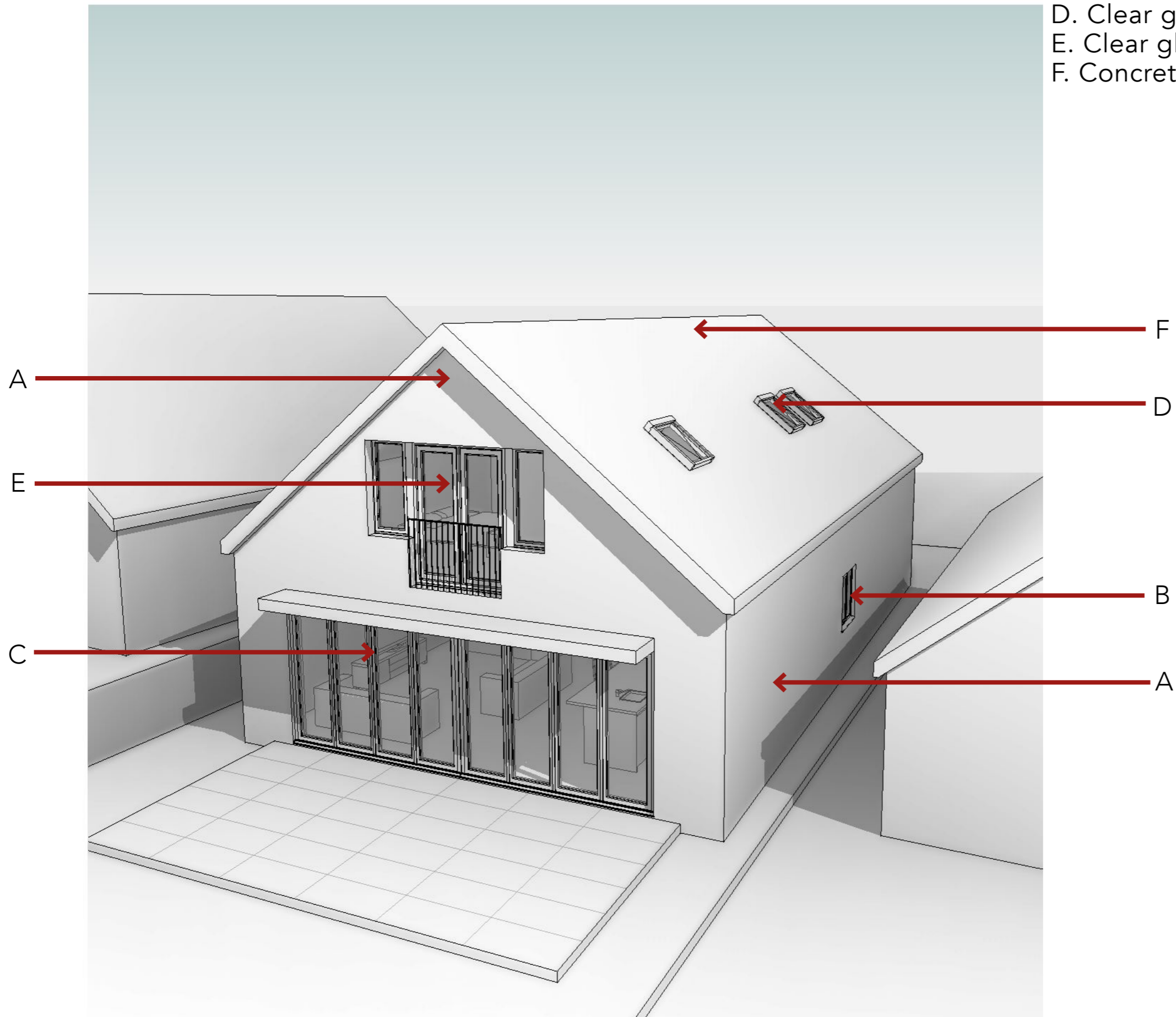
6. FLOOD RISK ASSESMENT

The proposed development is located in flood zone 1, an area with a low probability of flooding. This means that the proposal does not need to provide a flood risk assessment due to the development is smaller than 1 hectare and is not affected by other sources of flooding.



7. EXTERNAL MATERIAL SCHEDULE

- A. Painted render finish
- B. Clear glazed uPVC windows
- C. Clear glazed aluminum door
- D. Clear glazed aluminum rooflight windows
- E. Clear glazed uPVC Juliet balcony
- F. Concrete roof tiles to match existing



8. DRAWINGS