

03 The Proposal

Existing and Proposed Street Elevation



Existing - Street Elevation
Scale 1:100

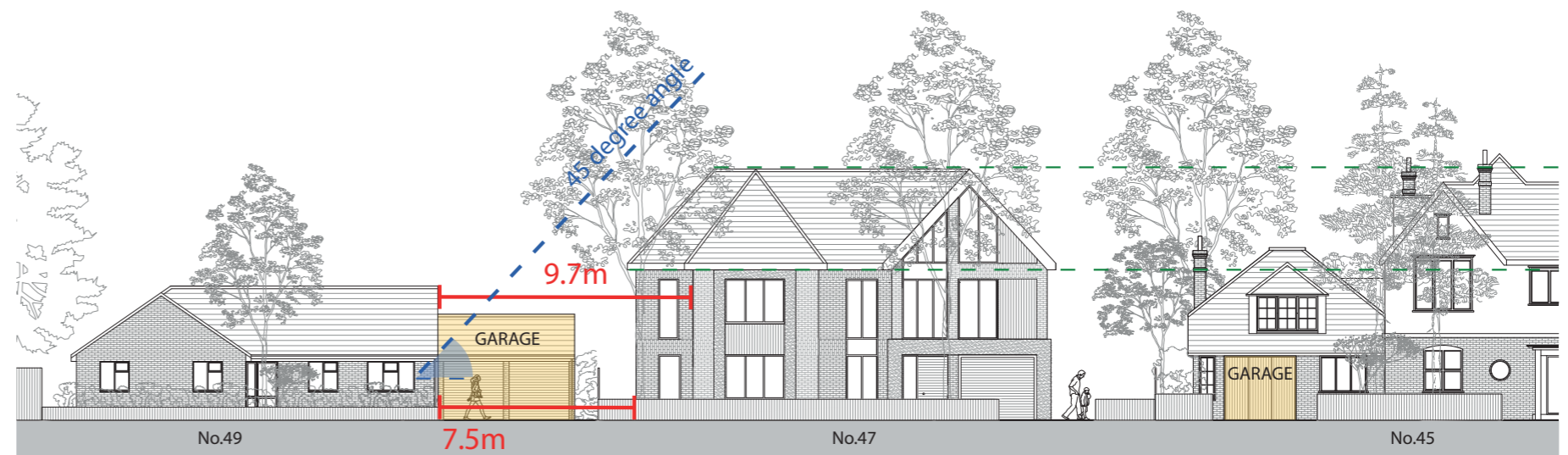
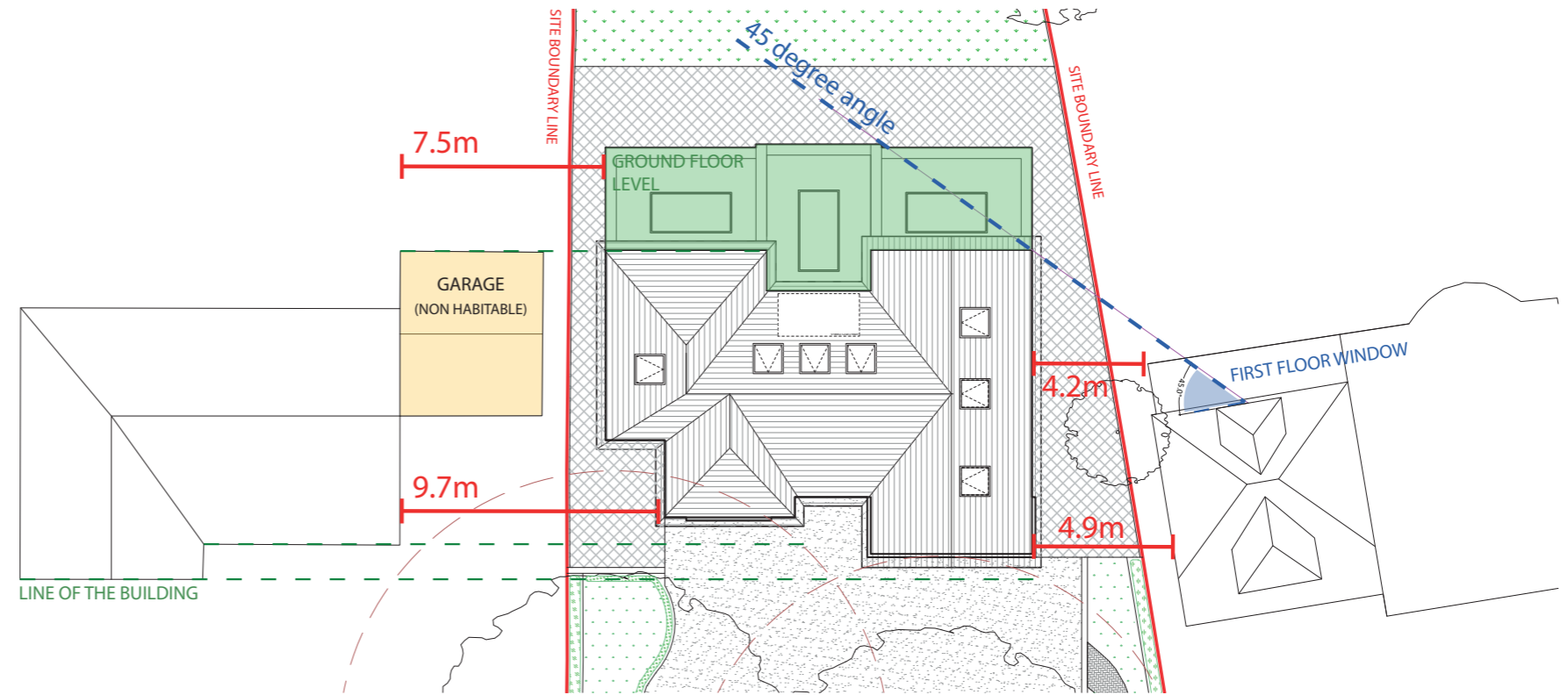


Proposed - Street Elevation
Scale 1:100

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The proposal in context

- This diagram demonstrates how our proposal retains reasonable distances from any neighbouring habitable rooms or spaces.
- The front of the proposal has been set back to be in line with the neighbouring properties.
- The proposal is in keeping with the height of no.45, a two storey neighbouring property noted on the diagram.
- Our proposal retains a 45 degree line from the rear habitable room window of the neighbouring property no.45. Therefore not infringing on their views, privacy or right to light.



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Planning Policy considerations

The development of this proposal has been completed with consideration to the Bexley Local Plan (UDP 2004) and the London Plan (March 2021) as well as the Draft Local Plan (Regs 19) as it will supersede the Unitary Development Plan when adopted.

The National Planning Policy Framework (July 2021), Planning (Listed Buildings and Conservation Area) Act 1990 and Residential Design Guidance SPG2 are also material considerations as well as previous versions of the above frameworks.

The main considerations taken into account while designing this proposal were Design Impact & Neighbouring Amenity.

Design & Impact on the Local Area:

[Section 72 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) places a requirement on a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

While there is a core base of Victorian and Edwardian properties, the index property is anomalous to this, as are a number of other properties in the vicinity.

The contribution that the index property makes to the local area is limited. In fact, the bungalow is of so little architectural merit that it could be classed as an eyesore.

Our proposal, however, has been thoughtfully designed with an eye on form and massing such that it is not overbearing to its surroundings. The proposal is consistent with the scale and massing of its westerly neighbour and, while taller than its easterly neighbour, it is set back so as not to be overbearing.

Particular attention has also been paid to the material palette. This was selected after a study of materials on more successful and cohesive properties in the vicinity. Red brick is found on both neighbouring properties as well as most handsome buildings in

the vicinity; stone is a detailing on porches in the area and the entrance gates of the property opposite; timber cladding marries the proposal to the many mature trees in the area and further helps it blend into its context.

The mature trees to the front of the plot will be retained as they give the plot much of its character (at present, they give the plot more character than the existing property!) and will screen the property. This, combined with thoughtful placement, orientation and material treatment, means that the proposal will sit comfortably in its setting and will not dominate it.

Impact on Neighbouring Amenities:

Policy H9 of the Local plan states that proposals “[should not adversely affect the privacy and amenity of residents of adjoining properties including daylight and sunlight and outlook](#)”

As such, consideration has been given to shadows, rights to light and overlooking.

The proposal, is screened on its boundaries by planting which gives a good degree of privacy. There are no windows to habitable rooms in the flank walls at first floor level so there are no overlooking issues.

Further, shadow studies have been conducted and it has been determined, owing to the sitting and orientation of the proposal, that there is a limited increase in shadows cast on neighbouring amenity space and windows to habitable rooms. As such neighbouring amenity will not be unduly affected.

Other matters:

Rectory Lane is a main road. However, the same/similar means of access is proposed to the proposal as exists. There is also space on the proposed driveway so that cars can turn around and exit the property in a forward gear. It is not expected that the development will increase traffic. The proposal includes a large single garage space and will retain the existing driveway arrangement. As such there are no highways impact.

There are several mature trees and hedges on the site and these will remain. The proposal only necessitates the removal of low value shrubs and some lawn area. The proposal incorporates

privacy screening between the index property and the backland development for which permission has already been granted.

The Local and London Plan advocate the need for sustainable development. KHD Architecture has much expertise in sustainable architecture and will actively encourage sustainable building methods and systems are used in the proposal.

Our proposal has been designed with planning policies in mind. There will be no negative impacts to the character of the conservation area, to the amenity of neighbours nor highway safety or tree preservation.

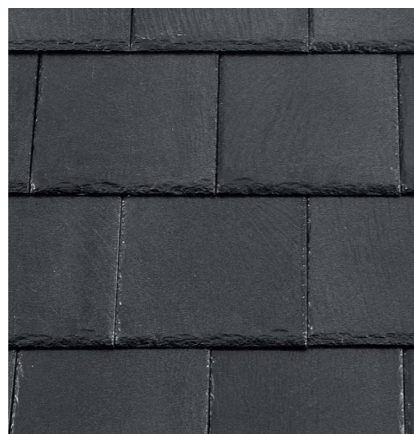
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Material Palette

The material palette has been carefully chosen so that the proposal does not dominate its surrounding, often drawing inspiration from the more successful existing materiality in the area.



1. Soldier Course Brick



2. Slate Tile



3. Timber Cladding or composite



4. Pre-cast Concrete/Sandstone Cladding



5. Red brick



03 The Proposal

CGI 01 - Front



03 The Proposal

CGI 02 - Rear



04 Conclusion

KHD have taken every opportunity to design a replacement dwelling for Candleford, Rectory Lane that not only maximises the space internally and the quality of the home, but that also is sympathetic to its setting. Through careful design, the replacement dwelling will make a more positive contribution to the area than the existing bungalow and will not affect its neighbours.

Large windows and doors will admit excellent levels of natural light and allow views to the mature rear garden.

The layout is maximised to enable modern living and thus the dwelling will be a viable long-term home for generations to come.

We believe that the proposals conform to all relevant standards and guidance and approval is recommended.



ABOUT US.

KHD Architecture is a London practice with a wide range of experience in the planning and procurement of residential developments including new build houses, home extensions and multi unit developments.

KHD offer a complete architectural service from concept design to completion for residential developments. Our collective understanding and experience of the residential market has proven to be a valuable asset to our home owner and developer client base.

Our practice has developed a reputation for our ability to maximise the value of a site whilst keeping a keen eye on risk and viability. Our hands-on approach includes managing key stake-holders throughout the project, offering clear direction and driving the project forward through every stage to realise the client's vision.

KHD services:

- Project brief development
- Stakeholder consultation
- Site appraisal & feasibility studies
- Identifying potential sites
- Proposals for challenging urban sites
- 3D Visualisations
- Full Planning packages
- Full construction packages

