

19 Farnham Road, Welling Kent DA161LG



## DESIGN & ACCESS STATEMENT

<b>PROJECT:</b>	<b>RETROSPECTIVE PLANNING FOR THE RETENTION OF THE EXISTING OUTBUILDING</b>
<b>ADDRESS:</b>	<b>19 Farnham Road, Welling Kent DA161LG</b>
<b>DATE:</b>	<b>OCTOBER 2023</b>

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### Introduction

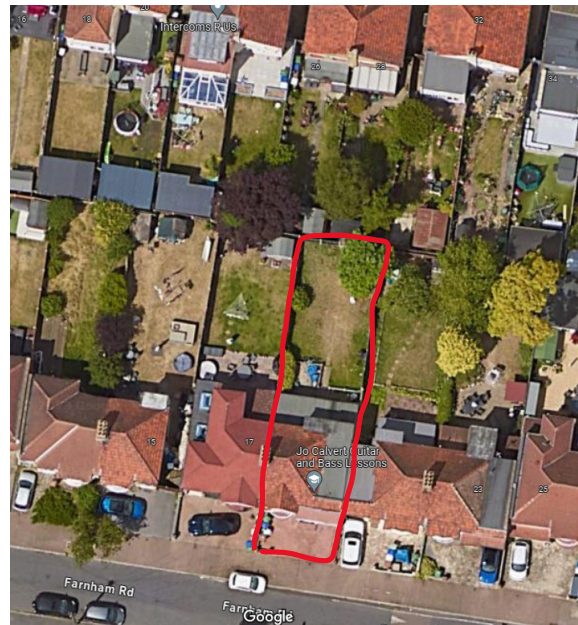
The host property is a 1940's built semi-detached house, with a front driveway and generous rear garden. The house benefits with some extensions decades ago (78/02447/FUL). Farnham Road generally have terraced and semi-detached houses with front driveway and generous rear gardens. Many properties along this road have their own outbuildings. Access to outbuildings is from rear garden only.



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### Proposal: Retrospective - Outbuilding

The landlord intended to build an outbuilding under permitted development to use the space as office and gym with a small wc. However after construction finished, it was realised that it was 300mm higher than permitted hence, the retrospective planning application to regularise the structure. The existing outbuilding (structure in question in this application) is surrounded by different sizes of outbuildings as shown in the plans. The aerial snapshot of the dwelling below shows the outbuildings in the immediate neighbouring gardens. There is no visual intrusion or privacy invasion due to this structure.



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- FIRE STRATEGY

It is an indicative fire strategy, detailing how these main issues can be addressed. The key measures are set out below.

- The front driveway / pavement can be utilised as an evacuation assembly point. The rear garden is generous and can also be a assembly point.
- Appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire Measures will be incorporated into the scheme to reduce the risk to life and serious injury in the event of a fire including the inclusion of smoke alarms.
- The building works will comply with appropriate building regulation standards.
- Design measures that minimise the risk of fire spread The building will be designed to satisfy the contemporary version of the Building Regulations Part:B for fire safety. This will incorporate safe measures for fire detection, means of warning occupants, means of escape, and means of control of a fire.

Please let us know if you need any further information or clarifications.

Kind regards

October 2023

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