

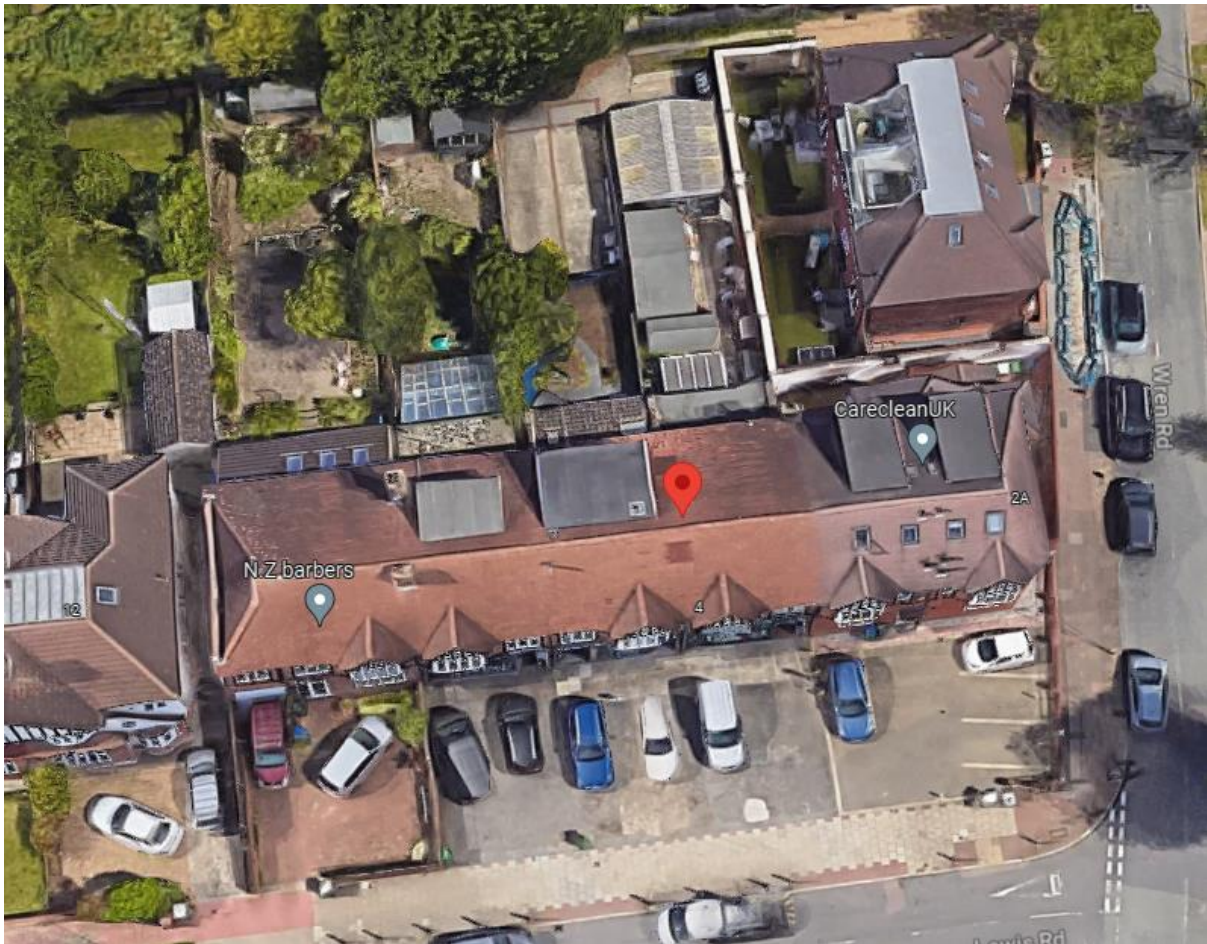
Design and Access Statement

Project Address: 4 Lewis Road, Sidcup, DA14 4NA

Project Description: Construction of 1 No 1 Bed 1 Person flat and 1 No 1 bed 2 person flat

Neighbouring Amenity: The proposed rear loft dormer will be flanked by a dormer on both adjoining neighbouring properties, as a result we consider the impact on amenity to be zero.

Privacy: The second floor rear windows will not promote any privacy concerns, the bathroom window will be obscured glass. The bedroom window represents no greater privacy concern than any of the other rear dormer windows on Lewis Road or Wren Road



Planning Precedent:

Adjoining Property – Approved - Ref. No: 09/00531/FUL02 - 2 Lewis Road Sidcup Kent DA14 4NA – 3 self contained flats

Design: The proposed extension will use materials that match the existing material palette to blend harmoniously within the street scene. The proposed extension will not have a harmful visual impact on the character of appearance of the street.

Accommodation: The proposed first floor flat (flat 1) is a 1 bed 2 person flat and measures at 55.32m² which exceeds the 51.5m² required within the Nationally Described Space Standards. The Second floor flat (flat 2) is a 1 bed 1 person flat and measures at 40.68m² which exceeds the 40m² requirement within the Nationally Described Space Standards. Flat 2 has a ceiling height of 2.5m across 32.63m² which is over 75% of the total floor area.

Parking: There will be no loss of parking as a result of this application.

Refuse: Please refer to the supporting documents, drawing D03 to see the proposed refuse storage area which is in a convenient location for the occupants and for refuse collection.

Cycle Storage: London Plan Table 6.3 Cycle Parking minimum standards require 1 space per studio and 1 bedroom unit, here we have 2 x 1 bed units and therefore have shown 2 cycle spaces within secure storage on drawings D03.

Sustainability: The proposed development will meet current Part L Building regulation requirements

Water Efficiency: The proposed development will not exceed a maximum water usage of 105 litres per head per day

Fire Safety: The proposed development shall achieve high levels of fire safety standards and necessary building regulations surrounding fire safety and prevention.

Pre-Application: 23/01538/PREAPP

Following consultation with Bexley Council, the plans have been updated to address items raised within the pre-application written response.