

DESIGN & ACCESS STATEMENT FOR NEW GARDEN ROOM AT THE REAR OF
386 WHITEFOOT LANE BR1 5SF

DESIGN & ACCESS STATEMENT

1.0 Introduction

The owner of 386 Whitefoot Lane, Bromley BR1 5SF wish to demolish the existing undersize garage at the rear end of the garden and replace it with new garden room at the same location.

2.0 Site & Context

The existing property is an inter war 20th Century end of terrace house on the south side of Whitefoot Lane.
The property is not within a designated Conservation Area.

Location Plan

Ade Ogunrinde & Associates

New Garden room at the rear of 386 Whitefoot Lane BR1 5SF



Existing garage at the rear end of the garden to no. 386

18th October 2023

DESIGN & ACCESS STATEMENT

New Garden room at the rear of 386 Whitefoot Lane BR1 5SF

3.0 Proposal

The new garden room will be constructed with solid blockwork and finished with timber cladding. The angled flat roof is to be timber joisted and finished with 2no layers of 450g fibreglass. It will have full height glazed patio door in the rear garden elevation.

- The garden room height to the eaves is 3.0222m and its depth 4.5m.
- The rainwater downpipes will be in black to match existing.
- 2 openable frameless glass low pitched roof-lights are proposed to provide additional daylighting to the new garden room.
- New aluminium framed patio doors in grey triple glazed in the new garden room.

4.0 Quantum of Development

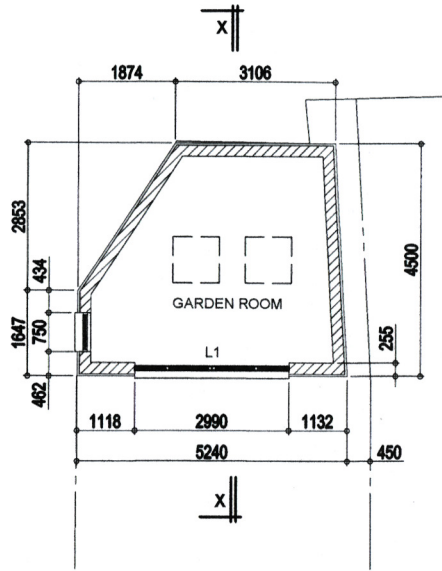
The existing garage footprint is 13.3 sqm. and the footprint of the new garden room is 20.3 sqm. The additional footprint from the new garden room is 7.0 sqm.

5.0 Access & Refuse

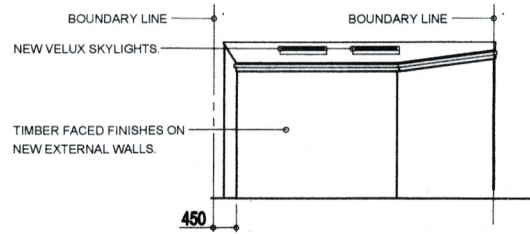
Access to the property will remain as existing & the existing refuse provision will not be amended. The existing forecourt is to be refurbished by providing new driveway, fence

6.0 Conclusion

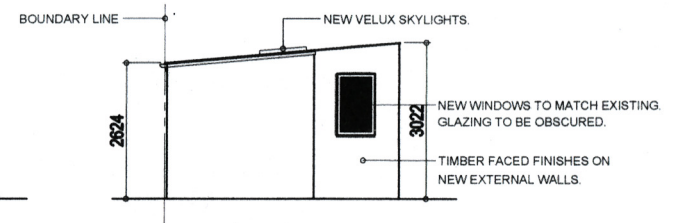
The proposal complies with the local development plan & other design directives being well designed & of high quality with the choice of materials respecting the quality of the local & immediate environment of its neighbours.



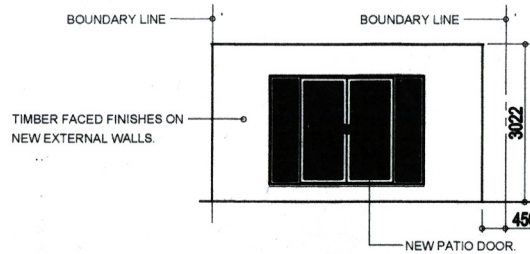
PROPOSED GARDEN ROOM PLAN



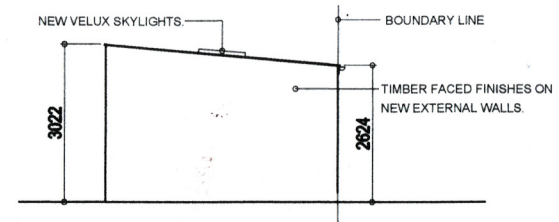
PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION