



Design & Access Statement

70 Fieldfare Road, Bexley, SE28 8HR

November 2023

Change of Use from C3 - C4 HM0 at 70 Fieldfare Road

Contents

1. Summary
2. Description of Site
3. The Site and Surrounding Context
4. Existing Site Photographs
5. The Proposal
6. Summary and Conclusion

1.0 SUMMARY

We are writing to formally introduce our proposal for the redevelopment of 70 Fieldfare Road, Bexley and seek the support of the Bexley Council for our design proposals presented.

2.0 DESCRIPTION OF SITE

70 Fieldfare Road is part of an end of terrace property situated in the London Borough of Bexley. The site is a prime location offering an excellent opportunity for residential conversions. Situated just off the Crossway, the surrounding area consists of two storey houses, most of which have already been redeveloped. The residential entrance is from the front of the property on Fieldfare Road. The site also has one off street parking space, and is of a traditional construction, consisting of facing brickwork, timber floors and tiled roof (see images).

This document sets out the principles of the existing site, identifying relevant precedents with the aim of demonstrating its potential within the surrounding context. The key ambition of this design and access statement is to support the full planning application for the proposed development. In addition this statement is to be read in conjunction with all the drawings and documentation submitted as part of the planning application submitted for approval.



Image 01 - Front View of 70 Fieldfare Road, Bexley

3.0 THE SITE AND SURROUNDING AREA

The current use is a C3 - Residential Dwelling. The existing access is from the front of the dwelling on Fieldfare Road. The front of the dwelling has a porch/canopy, pitched roof and facing brickwork. The site benefits from a front and rear garden with side access.

The property has three bedrooms, a family bathroom, w.c, kitchen/dining area, and a front room.



Image 02 - Front View of 70 Fieldfare Road, Bexley

4.0 Existing Site Photos



Image 03 - Rear View of 70 Fieldfare Road, Bexley

4.0 Existing Site Photos



Image 04 - Front View of 70 Fieldfare Road, Bexley

5.0 The Proposal

- Change of Use from C3 - C4 HMO at 70 Fieldfare Road
- Internal and External Alterations.

6.0 Meeting with Bexley Council

Following a meeting with Richard Umelo, and client Farhad Kareem at 70 Fieldfare Road on Tuesday 31st November 2023, we are taking the necessary steps in applying for a change of use planning application to convert the existing property currently in C3 Residential Dwelling, into a 3 Bedroom C4 - HMO.

Our client met Richard Umelo on site and discussed the layout on site with a walkthrough explaining. Mr Umelo showed his full support with the proposals, and noted we will have to apply for planning permission.

The layouts presented are those of which were discussed and agreed with Mr Umelo on site.

We hope the London Borough of Bexley Council sees merit in our client's proposals and can support the high quality standards for a HMO.

It must be stressed that if the council needs any further information to access our application, that our delegated case officer should email the agent prior to making a formal decision, and we would be more than happy to assist further.

We are aiming to work proactively with our planning officer in order to seek the necessary full planning permission approval for the works.

Yours Sincerely,

Amar Vara
Founder + Creative Director
For and on behalf of The London Planner LTD.

