

Design and Access Statement

94 Brompton Farm Road, Strood, Rochester, Medway ME2 3QZ



Project no. 2503

Dated: 10.11.2023

Prepared by:

**Design and Plan Consultants Ltd
93 Cotmandene Crescent
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Introduction

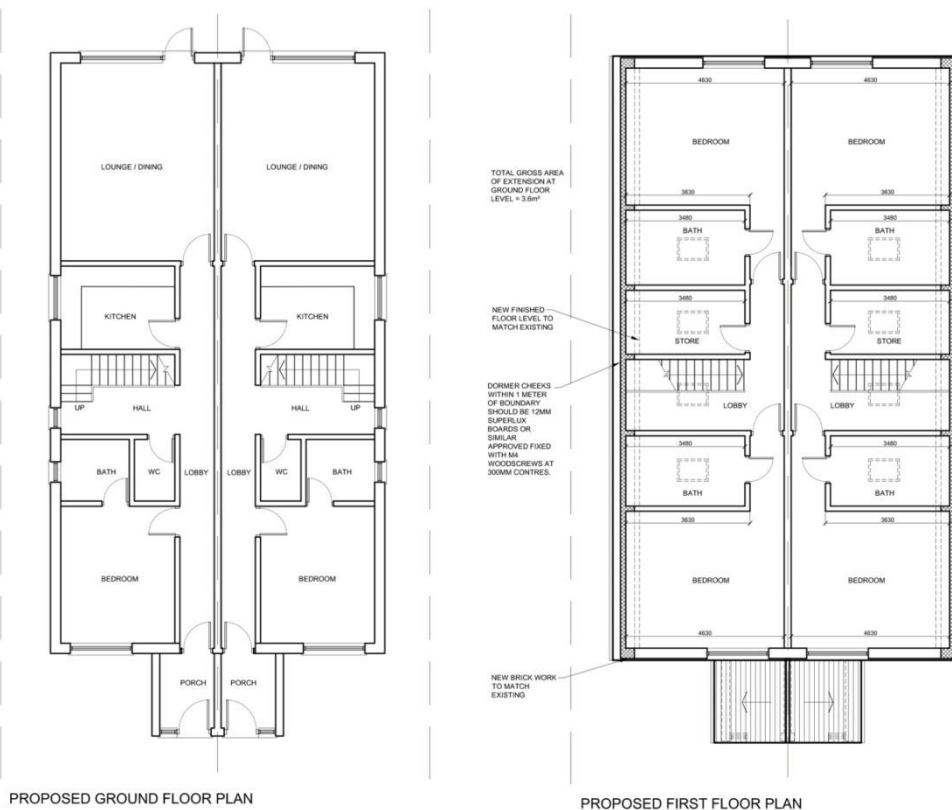
The plot for new proposal at 94 Brompton Farm Road is area of approximately 686.5sq.m. The application site comprises of a detached bungalow with large rear and front garden. The site is situated within the residential area. The adjoining properties are similar in character. At present the single storey detached bungalow has been built to occupy a single family dwelling house.

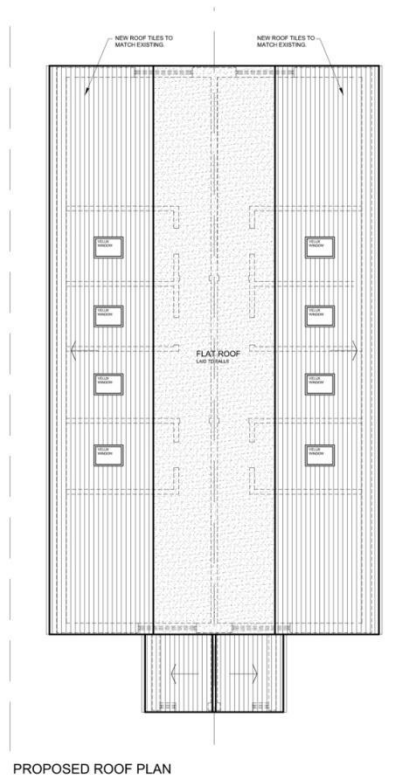
Proposal

The intention of the planning application submitted is to demolish the existing detached bungalow and to Re-Develop into a 2 X 3 Bedroom Semi detached residential Houses, to include car parking spaces. The access is proposed to be from Brompton Farm Road. The proposed footprint of the each new dwelling would be 175.8sq.m.

Layout

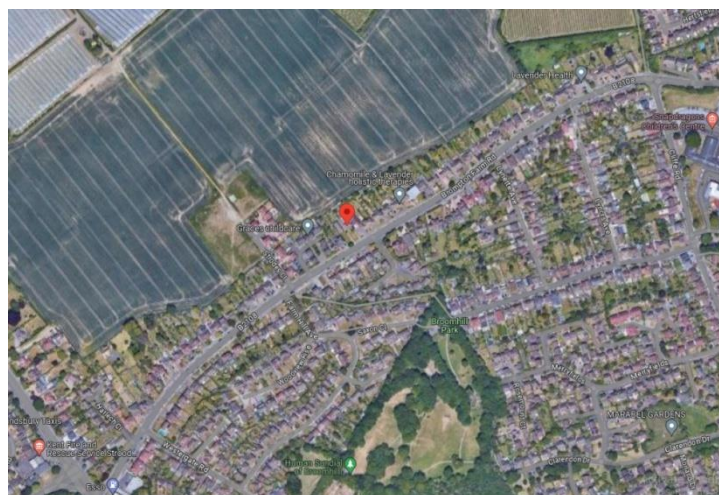
The proposed each double storey bungalow, on the ground floor would have a living/ dining room, kitchen, lobby, a room for staircase, one double bedroom with an attached en-suit and a common WC. On the first floor would have lobby, two bedrooms with attached en-suit and a store room. The design of the dwelling is of a traditional appearance, having walls finish with brick work under a plain clay tiles roof with UPVC windows and doors matching the adjoining properties. The proposed design is simple and blends itself to the existing stock within the surrounding area. There is also adequate space for the provision of refuse/recycling collection within the site. Internally, all the rooms are of a reasonable size and the design attempts to give some consideration to the user. All doors are proposed to have clear openings of 800mm with the main entrance door having a clear opening of 1000mm. Consideration of the adjoining owners privacy has also been taken into account with no see through windows less than 22 metres from any of the adjoining properties.





Vehicular Access

The access to public transport would seem relatively good in terms of buses, which are a 3-5 minutes' walk from the property to the bus stop on Brompton Farm Road. The property is also reasonably situated for the local amenities of the surrounding area. New proposed dwelling to have a driveway to the front side of the property suitable for one vehicle as there is an existing dropped kerbs.



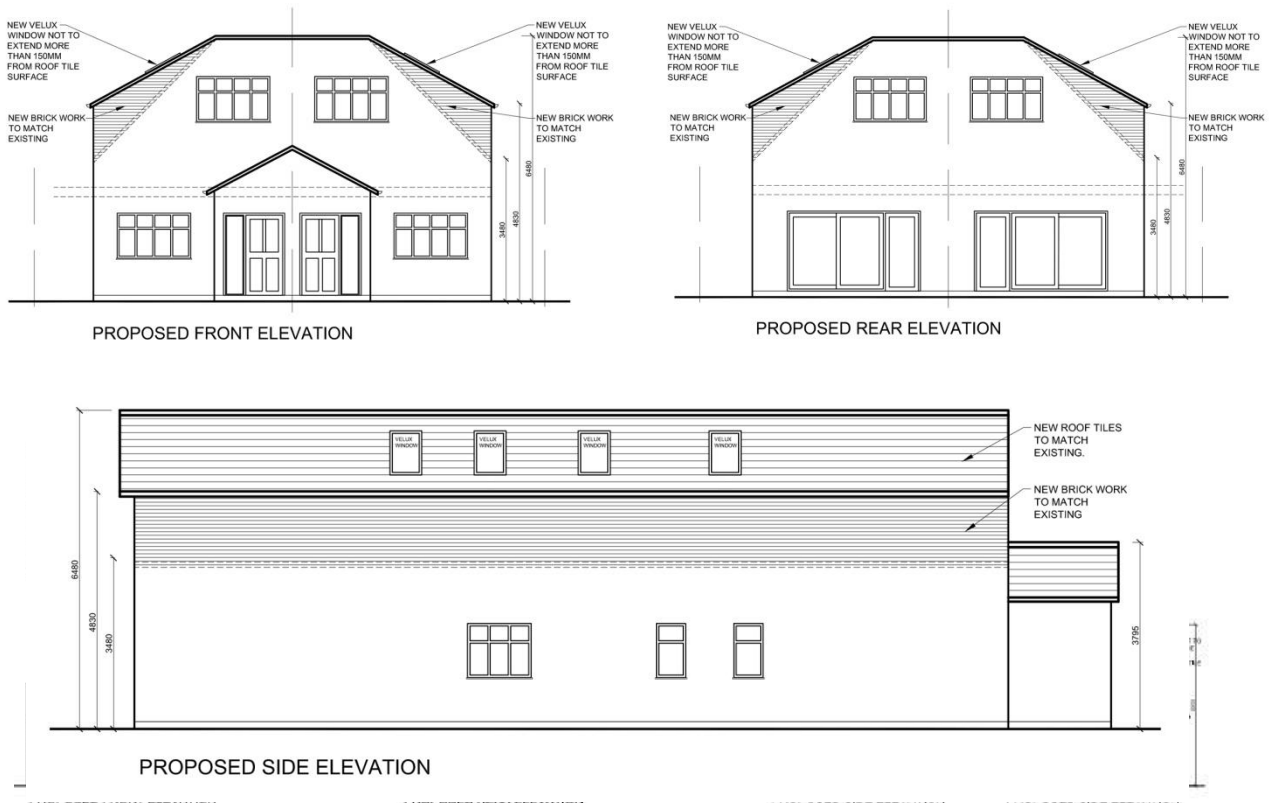
Security

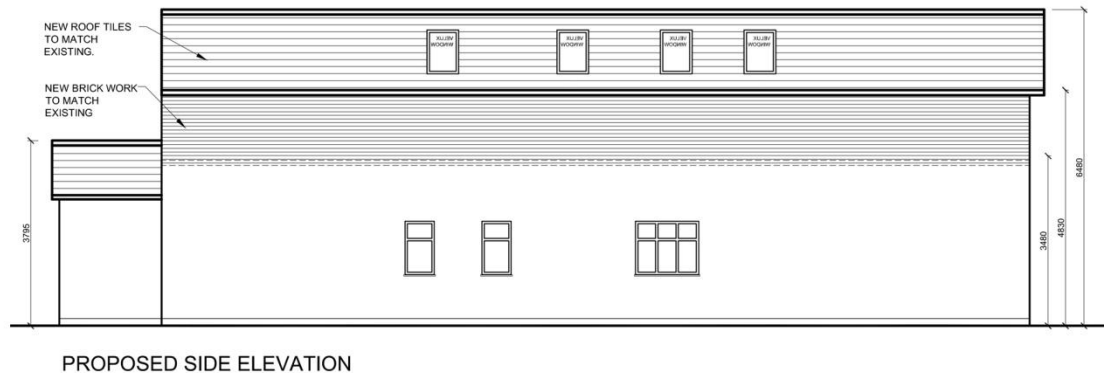
It is considered that the accommodation is very secure. Access is proposed off Brompton Farm Road and in full view of the other properties to the other side of the road.

Appearance

The appearance of the proposed dwelling is of a traditional style, as previously mentioned, with a view to having a balanced with neutral impact on the existing street scene. The design is also simple in its appearance and not ostentations or contemporary. The gutting and ridge height are similar to the existing building in the surrounding area. Premises contain large open land around itself which makes this development more appropriate for residential use. The residential units will have their own front and rear gardens, thus making view very much attractive for future occupants.

The proposed building would be well set apart from surrounding residential premises. It is believed that the proposal will not affect the adjoining properties in terms of detrimental impact, Daylight/ sunlight impacts due to the pitched roof design. The height of proposed building will not be increased, however the floor level would be lowered to match floor levels than those of adjoining properties. Though top floor bedrooms windows will face to the front and rear gardens and there would not be any dormer windows. The provision of the refuse & Recycle bin space is being provided along the side passageway of both properties. The overall scale of the development in terms of height has the regard of the adjoining properties at No. 92 & No.96 Brompton Farm road. The privacy of future occupants at all levels is maintained. The proposed building is detached and will contain maximum daylight from all directions. The building is not listed and not of importance of heritage asset.





Landscape

The property is provided with a space all around to the property, which will be screened with boundary fence and brick wall. This is to be the main amenity space for the proposed development. The building is also set back from the public highway with a view to providing some planting directly in front of the property. Some planting will take place to the garden; however this will need to be mindful of the existing occupancies of the surrounding properties.

Scale

The proposed dwelling is similar in height to those of the surrounding area with the width and length being within the constraints of the plots. As a result the bulk and massing have been given close consideration and are not excessive or out of keeping for the plot surrounding building.

Access, fire and safety

There is no change in the existing access to the building from Brompton Farm Road.

Fire safety:

Service vehicles and fire engines would be able to serve the site from the Brompton Farm Road. Fire alarm system to be installed to further enhance the fire safety at site.

Refuse collection:

The reuse and recycle bins are proposed to be placed in the front gardens of each unit. The first floor units will have right of access and shared refuse and recycle bin space within the front gardens.