

4 BIRCHWOOD ROAD DA2 7HE LONDON

DEMOLITION OF EXISTING DETACHED TWO-STOREY HOUSE
AND ERECTION OF A NEW DETACHED TWO-STOREY HOUSE

DESIGN & ACCESS STATEMENT



DARTEL DESIGN - AUGUST 2023 - LONDON

The Site Location, Site Description & Planning History

1.0 GEOGRAPHY AND LOCATION:

Coordinates:

Latitude: 51.4262 / 51°25'34"N

Longitude: 0.1787 / 0°10'43"E

OS Eastings: 551563

OS Northings: 171943

OS Grid: TQ515719

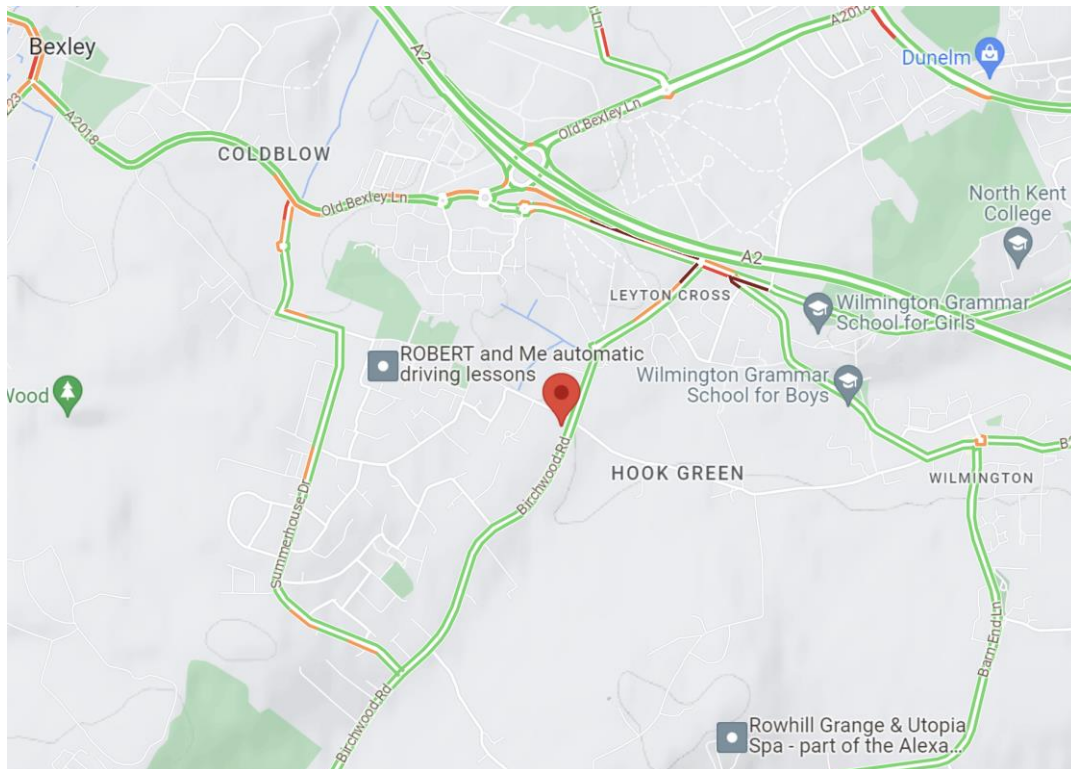
Location Encoding:

Mapcode National: GBR SV.V0N

Mapcode Global: VHHP0.1FS0

Plus Code: 9F32C5GH+FF

Maidenhead Locator System: JO01ck12



DA2 7HE is a residential postcode in Joyden's Wood, Kent.

It was first introduced in January 1980.

The most common council tax band is G.

Residential buildings are primarily detached. Domestic properties are mostly houses and bungalows, typically constructed between 2003 and 2023 and between 1900 and 1929.

Many of the properties alongside the Birchwood Road have been either extended, converted, or completely rebuild/reconstructed since 1995 till today.

Domestic properties are predominantly owner occupied.

DA2 7HE is approximately 45m (148ft) above sea level and far away from any water body which excludes flood risk.

2.0 PROPOSAL DESCRIPTION:

The proposed development based on new owner's wish to remove the existing two-storey house and to construct the new house on this plot. Please see the photographs of the existing property below:



Street façade between No.6 on the left and No.2 on the right



Street façade towards No.2 on the right



Street façade towards No.6 on the left



The boundary/fence between Nos. 2 and 4 and Nos. 4 and 6

The existing property No 4 Birchwood Road DA2 7HE is built alongside the similar properties, while the general architectural language, appearance and character of the housing are very much varying in style and volume. The properties are also built with a difference proximity to the road, set out without any visible red line to keep on. The street level is mostly even but its geometry is not straight, slightly curved it is opening itself to a viewer fragmentally. Please see the photographs of neighbouring properties below:



Neighbouring house No. 2



Neighbouring houses Nos. 6 and 8



Neighbouring houses Nos. 10 and 12



Neighbouring house No. 14



Neighbouring houses Nos. 14 and 16



Neighbouring houses opposite Nos. 3, 5, 7 and 9

The application site is a two-storey detached house. The property doesn't fall within a conservation area and is not a listed building.

Analysing the surrounding neighbourhood, we have come to conclusion that a numerous of properties in the application area have been reconstructed or replaced with new build.

The most recent is the neighbouring house No 8:

Demolition of existing single storey house and erection of a detached four bedroom two storey house with revised location of vehicle access.

Rahan House 8 Birchwood Road Wilmington Kent DA2 7HE

Approved

Ref. No: 19/00346/FUL | Received: Tue 12 Mar 2019 | Validated: Mon 18 Mar 2019 | Status: Decided

The proposed development the two-storey structure with a basement extended at the rear with a loft. The concept is a similar with the recently erected No 8 (see above).

The new house to be set out with its front façade in line with the neighbouring house (No. 8) to not cause any loss of light or any overlooking to the detriment of neighbouring properties. The neighbouring houses No.2 and No. 6 are standing with their external walls directly on the boundary lines of No. 4 (the application property). See photos below:



The existing gaps/foot paths therefore between the houses are too narrow. As planners we have decided to increase those to comfortable minimum of at least 1.5m towards the new build property. For better understanding of the above please see the submitted site/location plans, existing and proposed footprints.

The new proposed development aims to increase the habitable space within the available plot (see the comparison of existing and proposed footprints in

submitted drawings pack) allowing larger amount of natural light and fresh air inside the new build property serving the current needs of the growing family. As both owners are professionals working from home the office space for each of them is also requested as an important extension part of the new house, considering their different occupancies.

The guest accommodation on the basement level is reflecting the necessity of other family member visitors and friends coming mostly from abroad. All internal areas are calculated and displayed in the uploaded architectural plans. The house elevations and sections are also showing the levels and the room heights of each level inside the house. Please see all related architectural drawings for more information.

The proposal also considers all other requirements and local policies for housing and dwelling residential units regarding sustainability and ecological requirements and does comply with all Building Regulations and standards designed to ensure the health, safety and higher standards of living for housing.

3.0 ACCESS STATEMENT:

The application site is well accessible by a public transport. Below is the Local transport links list:

Bus: B12

Train: SOUTHEASTERN RAILWAY NETWORK