

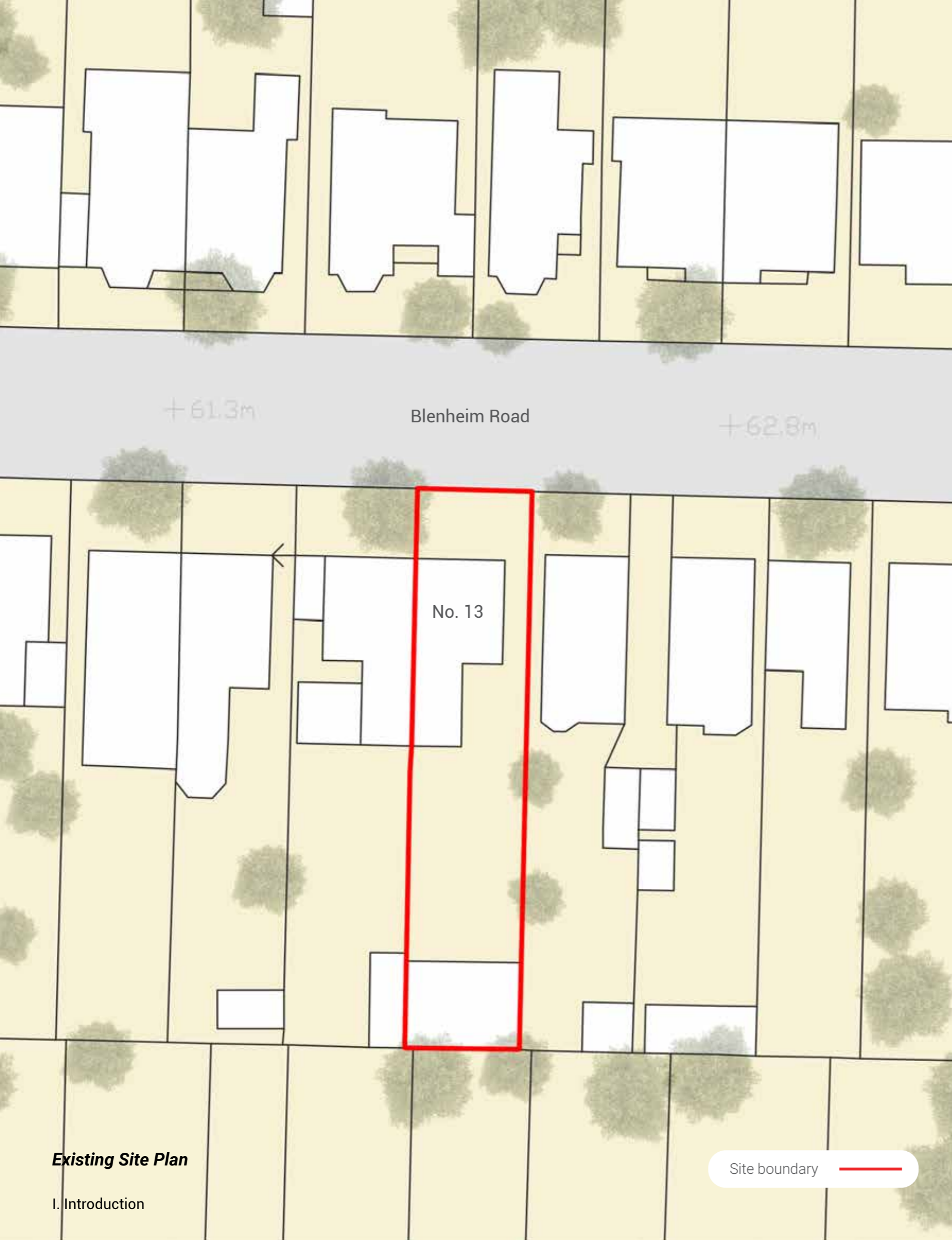
# Design and Access Statement:

Infill kitchen extension, rear dining room extension,  
dormer loft conversion & internal alterations

13 | Blenheim Road  
Bickley | BR1 2EX

# Contents

- I. Introduction
- II. Planning Policy Context
- III. Site Location and Physical Context
- IV. Site Photographs
- V. Site History
- VI. Existing Property
- VII. Existing Materials
- VIII. Existing Access
- IX. Site Constraints and Opportunities
- X. Proposed Property
- XI. Proposed Access
- XII. Proposed Materials
- XIII. Proposed Views



## I. Introduction

KAR Studio has been appointed by Mr & Mrs Sumit to consult Bromley borough planning team on their views in regards to the extent and design of the proposed infill kitchen extension, rear dining room extension, dormer loft conversion & internal alterations at 13 Blenheim Road, Bromley, BR1 2EX.

The original Edwardian property was erected in 1908-1910 and was one of the first properties forming Blenheim Road leading to Whitehall Recreation Park.

The property is one of the few remaining not refurbished houses along odd side of the street. The front elevation is painted in beige. It is envisaged that front of the property will be restored to its original red brick base and white render over with characteristic brick corner detailing.

Number of the original windows were bricked-up by the previous owners. These windows will be unblocked and restored.

The proposals presented in this document respect established plot separation and principle property line. The proposed massing is also in line with heights and bulk of the neighboring properties. Number of neighbouring properties (namely No 15, 17, 19, 19a) received planning consent to the works of the similar scope and massing.



Site Location in relation to Bickley Station



Site Location

## II. Planning Policy Context

**Section 70 (2) of the Town and Country Planning Act 1990** (as amended) sets out that in considering and determining applications for planning permission, the local planning authority must have regard to:

- a. the provisions of the development plan, so far as material to the application,
- b. any local finance considerations, so far as material to the application, and
- c. any other material considerations.

**Section 38 (6) of the Planning and Compulsory Purchase Act (2004)** makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019. The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

### **The NPPF**

The Ministerial Foreword to the NPPF notes that “development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision”. This is the golden thread that must now run through all planning policy and decision making and is included in many paragraphs, including 14, 17 and 49.

Paragraphs 186 and 187 make a presumption in favour of a positive approach being taken towards decision making. While the NPPF clearly emphasises a positive approach to sustainable development, it also recognises that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF itself constitutes a material consideration.

### **New London Plan (2021)**

Policy D4 Delivering good design

### **Bromley Local Plan**

#### **6 Residential Extensions**

The design and layout of proposals for the alteration or enlargement of residential properties will be required to satisfy all of the following criteria:

- a. the scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area;
- b. space or gaps between buildings should be respected or maintained where these contribute to the character of the area;
- c. dormer windows should be of a size and design appropriate to the roofscape and sited away from prominent roof pitches, unless dormers are a feature of the area.

#### **37 General Design of Development**

All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout.

- a. Be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;
- b. Positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features;
- c. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity);
- d. The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;
- e. Respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing;
- f. The development should address sustainable design and construction and include where appropriate on-site energy generation;
- g. Suitable access should be provided for people

- with impaired mobility and meet the principles of inclusive design. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;
- h. Security and crime prevention measures should be included in the design and layout of building and public areas;
- i. Recycling and waste storage facilities are incorporated within the design layout;
- j. Respect non designated heritage assets.

Applications should be accompanied by a written statement setting out design principles and illustrative material showing the relationship of the development to the wider context.

### **Supplementary Planning Guidance**

#### **SPG1 - General Design Principles**

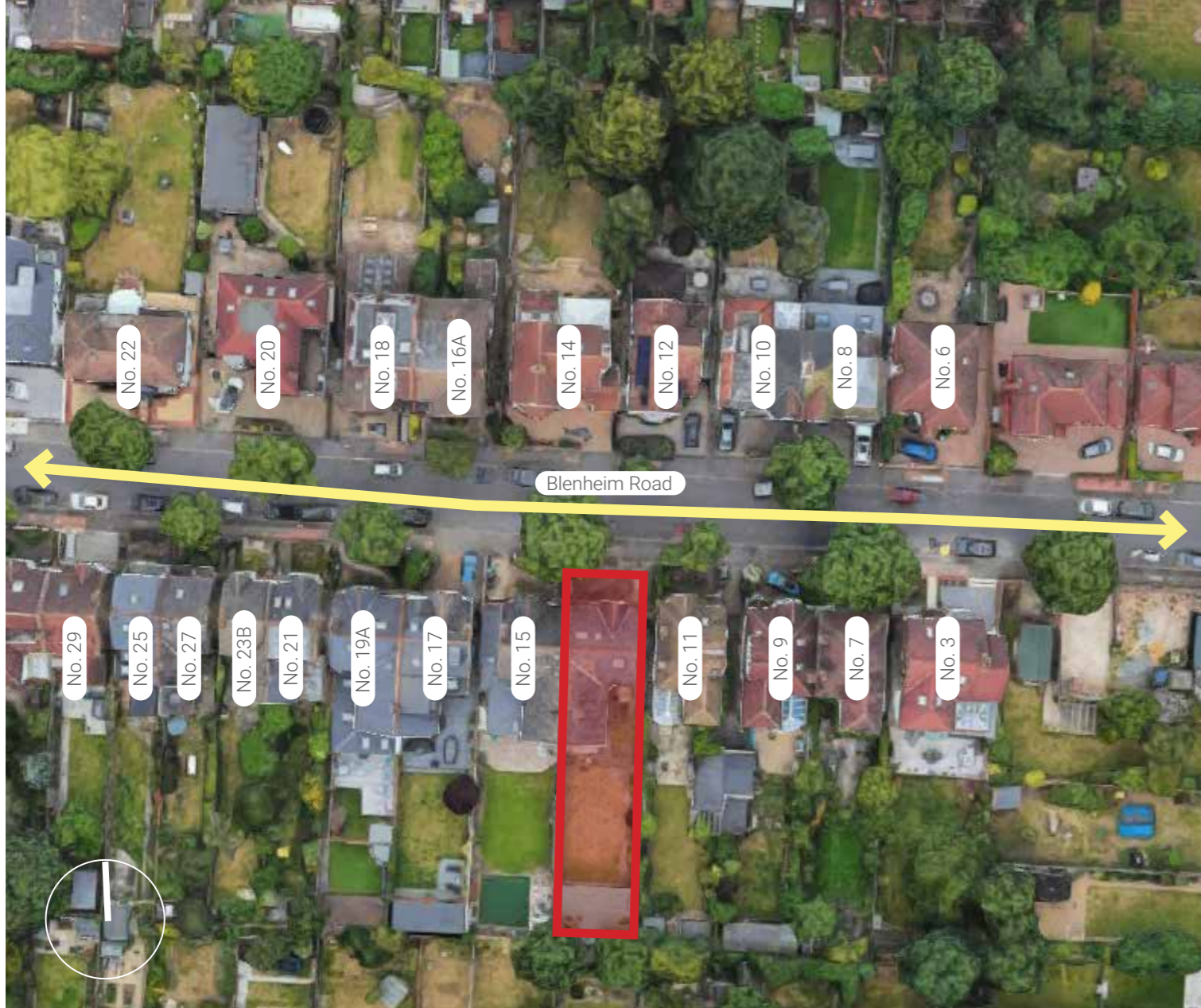
Good urban design should have a positive impact on the appearance of new buildings, and their relationships with existing buildings and the places and spaces around them. It should also understand the local and wider context of the development, showing respect for its positive local attributes whilst at the same time addressing the negative ones. It is also important to consider crime prevention in good design.

New development should have a character and quality of its own whilst at the same time respecting the character of its locality.

New development should contribute positively to the quality of the wider public realm. The spaces in front of buildings are particularly important and street frontages should be interesting and practical, providing both variety and continuity.

#### **SPG2 - Residential Design Guidance**

The starting point for all new development should be a respect for the character and appearance of the site, its immediate neighbours and the wider street scene. The character of the immediate locality should guide the built form and palette of materials.



Site Location and Physical Context

### III. Site Location and Physical Context

The property forms one of two original pairs of semi-detached properties (No 13&15 and No 17&19) which started Blenheim Road. The house retains many of its original features as many of the properties on the street.

The odd side of the street was built prior the even side which reflects in much more elaborate detailing and original material selection of the properties at the odd side. Most of the properties were restored, enlarged and extended. Front elevations are mostly restored retaining all original features. Modern additions as skylights are common for the principle elevations of the Blenheim Road properties.



No. 10 - 16A Blenheim Road

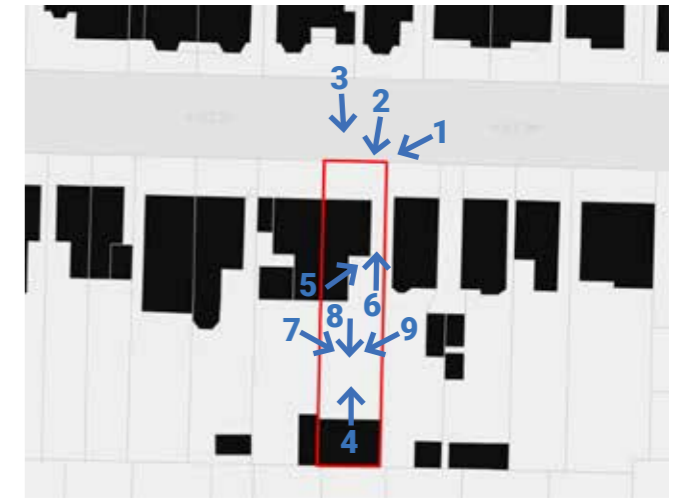


No. 7 - 15 Blenheim Road



No. 15 - 21 Blenheim Road

# IV. Site Photographs



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

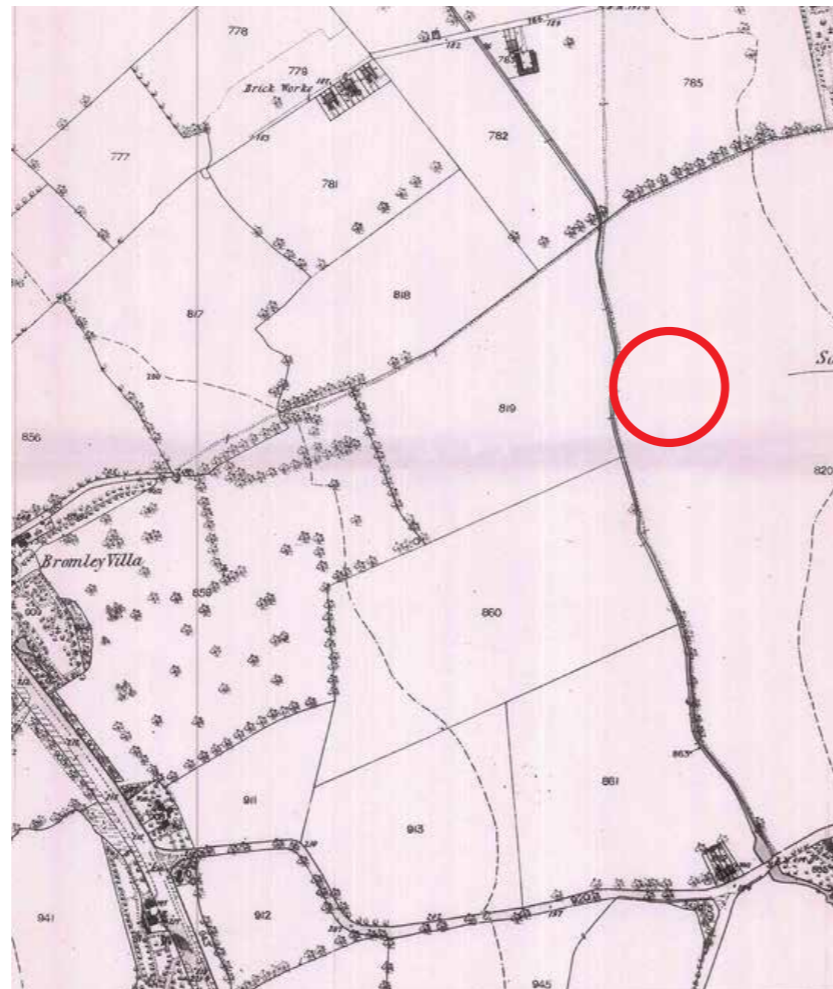


View 9

## V. Site History



1790 Area Map



1863 Area Map



1889 Area Map



<p><b>Billet Cottages.</b> <i>See Southborough.</i></p> <p><b>Bird-in-Hand La.—PAGHERATH LA.</b> <i>Left Side.</i> ..... <i>here is Nightingale lane</i> ..... Knowles George (lodge of) Nettlestone Smith Harry Richard (stables of) Nettlestone 1 Bishop Herbert, Douglas, Nettlestone <i>Cross and return.</i> 2 Jones Hon. Mrs. Park Riding 3 Beer Bernhard, Westwood</p> <p><b>Blackbrook Lane.</b> Brister George (lodge of) Easthill Helby James, Glengarriff Hooper Henry H. (lodge of) Glengarriff ..... <i>here is Hawthorne road</i> ..... ..... <i>here is Oldfield road</i> ..... Bennett Herbert, Albyfield</p> <p><b>BICKLEY COTTAGES.</b> 6 Morgan Edward 5 Albery Mrs. 4 Joyce William 3 Smith John 2 Quantrell Eldon <i>Cross and return.</i> Holmes William, Bonnington Hunter George (lodge of) Bonnington</p> <p><b>Canon Road.</b> 1 Rowland Nathaniel 3 Hixson Mrs. A. 15 Filby James 17 Bunyan E. J. 19 Humble Edward 21 Tracey William 28 Dean Charles Lloyd 25 Runnells John Robert 27 Mather William George 29 Ashby William James 31 Kendsill Jabez 33 Paget George</p>	<p>49 Bennett Horace H., bootmaker 51 Davies Reuben 53 Giles Charles 57 Fawkes Jesse 59 Hillsdon William John 75 Parsons James 77 Smith Henry 79 Harvey William Henry 81 Jackson George 83 Easthope Harry 85 Crisp John 87 Trundell John Frederick 89 Hayward Henry C. V. 93 Shergold Thomas 95 West James Herbert 97 Clarke John, bootmaker 99 Hastings E. 101 Bray Henry Joseph 103 Elsdon William <i>Cross and return.</i> 98 Clark William James C. 96 Aspinall Richard 92 Radmore Mrs. 24 Laing Percy Nicholl 22 Day William Henry 20 Stenbridge John 18 Wilson William 16 Sedgwick Henry 14 Ralph Charles 12 Clare John William 10 Aspinall John 8 Goodwin William 6 White Arthur 4 Benn Frederick 2 Obee James</p> <p><b>Chislehurst Road.</b> <i>Left Side—from Shawfield Park to Elmstead Lane.</i> 9 Ely Mrs. 11 Mackling Alfred 13 Dark Mrs., dressmaker 15 Moore Thomas 17 Underwood Alfred 19 Mercer Mrs. 21 Tempest Percy, Criswill</p>
---	---

1905 Street Directory  
Blenheim Road did not exist

Elementary Division, pass piano, Adelaide M. Raven (a pupil of Miss Hammond, L.R.A.M., "Messina." Blenheim road, Bickley.

Blenheim Road was first mentioned in the local newspaper in February 1908

The Whitehall Recreation Grounds belonged to the farm situated where Tredwell Close is now, called Whitehall Farm, from which the Rec takes it's name. Over the winter of 1904-5 these fields were levelled, and drainage installed, using unemployed men as labour, trees were planted along the paths, there were toilets and the whole park was enclosed with two main entrances, at Cowper / Walpole Road and at Southlands Road.

The farm itself carried on, presumably connected to the fruit orchards to the east, former residents in Cowper Road remember the farm having pigs and buying bacon from there. <sup>1</sup>

Taking all these into consideration along with the distinct Edwardian style of the house, it was build between 1908-1910 along with No 15, 17 & 19.

<p>..... cottage, station master Chislehurst station <i>here is Chislehurst Railway Station</i> <i>Cross and return.</i> 14 Saffell Alfred, The Elms Reid Fredk. (cottage of) The Elms ..... <i>here is Blackbrook lane</i> ..... 12 Holton Henry Thomas, Boughton 10 Brown Robert Allen, Seasyside 8 Wain Mrs., Clarewood Martin James Henry (lodge of) Clarewood 16 Sprague Mrs. W. W., The Firs ..... <i>here is St. George's road</i> ..... 4 Duncauson Edward Ford, Nutwood Ferd George (lodge of) Nutwood 2 Smith D. Warren, Birky house Craker C. W. R. (lodge of) Birky house Hardstone Robert (stables of) Birky house</p> <p><b>Bickley Railway Station.</b> <i>See Southborough road.</i></p> <p><b>Billet Cottages.</b> <i>See Southborough.</i></p>	<p>4 Joyce William 3 Smith James 2 Miller Harold 1 Smith Harry Augustus, poultry frmr. <i>Cross and return.</i> ..... <i>here is Oldfield road</i> ..... Holmes William, Bonnington Robert Fredk. (lodge of) Bonnington <i>Leaving Post Letter Box</i> ..... <i>here is Hawthorne road</i> ..... <b>Blenheim Road.—Southborough Road.</b> <i>Right Side.</i> Radford Miss, White cottage Day Lewis Ford, Tantallon 6 Hilder James Thomas Jaques Mrs., St. Martin's <i>Left Side.</i> Treasure Hy. George Saml., Twerton Ball Francis Henry, Kelvin Young Mrs., Dinado Sofield Thomas, St. Clair Drake Henry, Monreale Hammond Mrs. H. J., Messina Webber John J., Wivenhoe Collins John Newton, Kenner Hunt Thomas, Elmstead Forsyth Henry James, Westwood</p>
--	--

<p>Left Side.</p> <p>7 Pocock Harold 9 Hargreaves Mrs 11 Taylor Fredk. E. A 13 Coombes Frank 15 Weight Orlando Wm. <b>17 Janes Ronald A.</b> 19 Kirbv Geo. Edwd. 21 Blake Mrs. 23 Vann John Luxton 25 Hunt Thomas 27 Foxley Henry James 27 Foxley Miss Sheila .tchr. of music 29 Law Douglas P. 31 W dlets Ernest H. 33 Fox Jn. 35 Hughes Arthur Benjamin 37 Hibbert George Richard 39 Jupp Edwin Percy 41 Rutter Rev. Norman 43 Green Thos. Clement 45 Smith Charles Hampton 47 Coath Wm. Jn.</p>
--

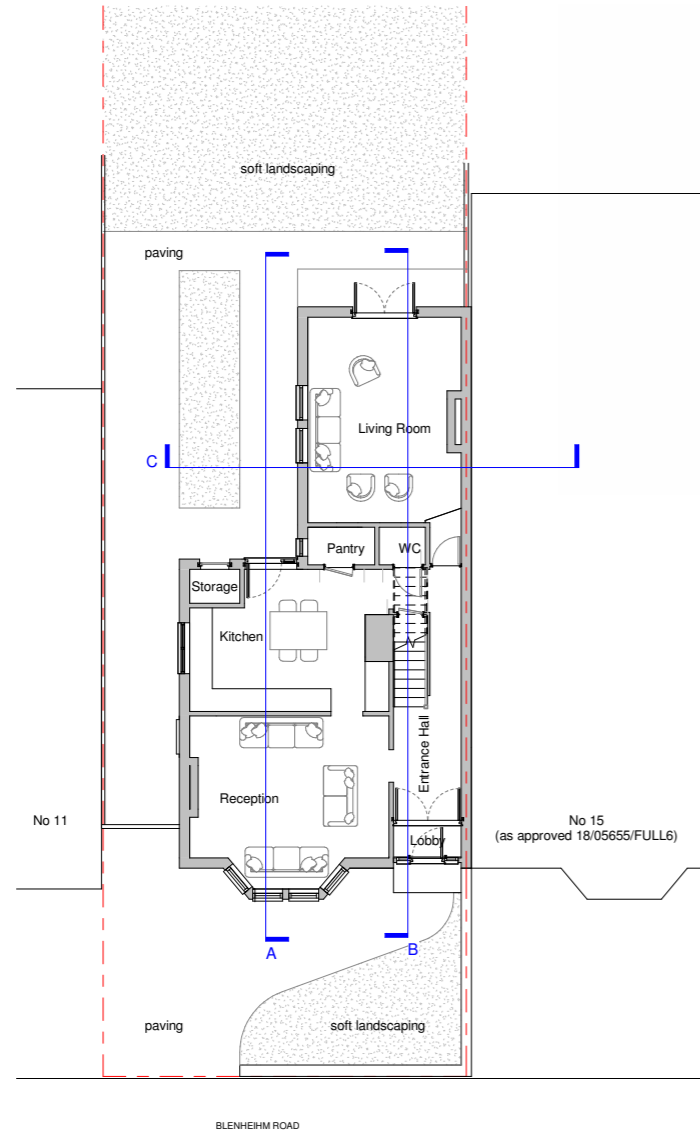
<p><b>BICKLEY STREET DIRECTORY.</b> 501</p> <p>Simmons Percy, Lynton Bessan t William Richard, Iderleigh Feldman Leopold, Lyuu Hughes Arthur Benjamin, Nansuech Hibbert George Richard, Ballara Manby Basil Way, Berrywood Brown Robert, Fordwick Bell Ashton Clinton, Queensmere ..... <i>here is Swaningdale road</i> ..... Whitehall Recreation Grounds</p> <p><b>Burford Road.</b> <i>From Southborough road.</i> Mann Sydney, Winslow</p> <p><b>Canon Road.</b> <i>From Tybury road.</i> 1 Rowland Nathaniel 5 Kingsnorth Frederick James</p>	<p>91 Boyse Frederick William 93 Crisp William 95 Aspinell George 97 Clarke Mrs. 99 Hastings E. 101 Bray Henry Joseph 103 Elsdon William ..... <i>here is Liddon road</i> ..... <i>Cross and return.</i> 112 Burbridge John 110 Mindenhall Thomas 108 Wythe Augustus John 104 Jenner Thomas 104 Hayward Henry 102 Wright Charles Frederic 98 Davies J. 96 Aspinell Richard 94 Steer Charles, confectioner 92 Eckbach Henry</p>
--	--

1909 Street Directory

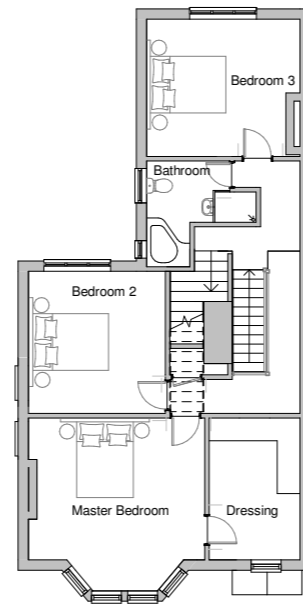
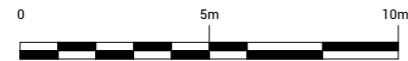
1932 Street Directory

<sup>1</sup> "History" Friends of Whitehall Recreation Ground, www.friendsofwhitehallrec.weebly.com/history.html.

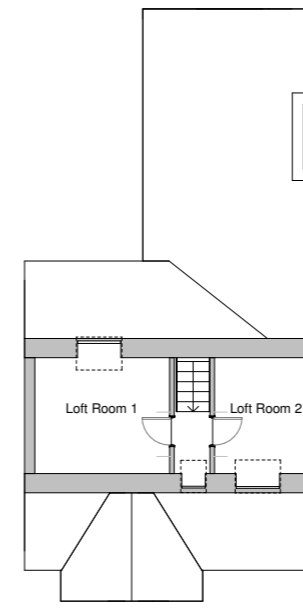
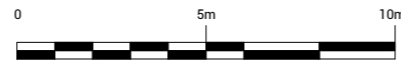
# VI. Existing Property



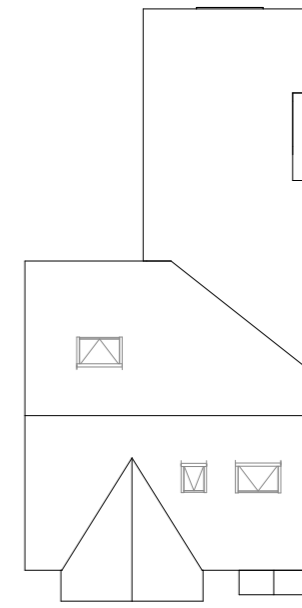
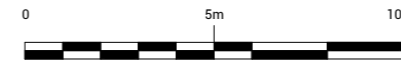
**Existing Ground Floor**



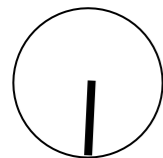
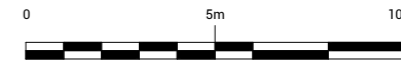
**Existing First Floor**



**Existing Second Floor**

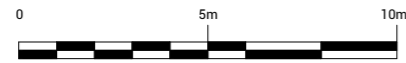


**Existing Roof Plan**

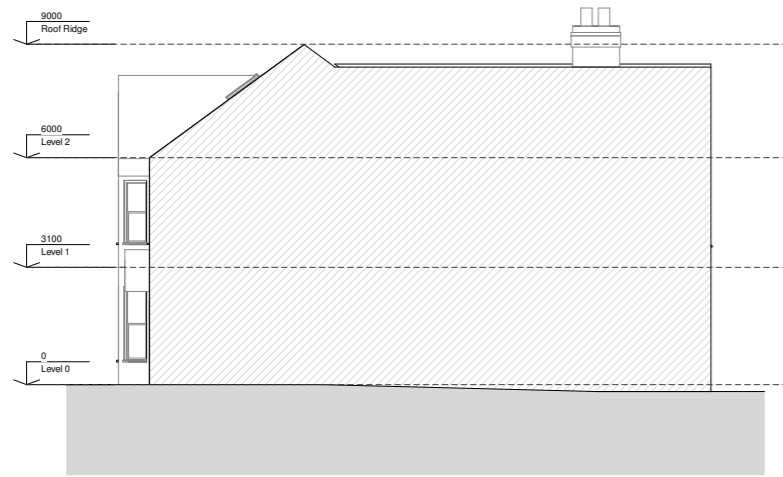
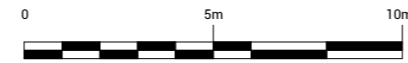




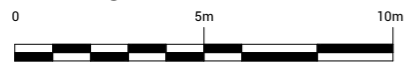
**Existing Front Elevation**



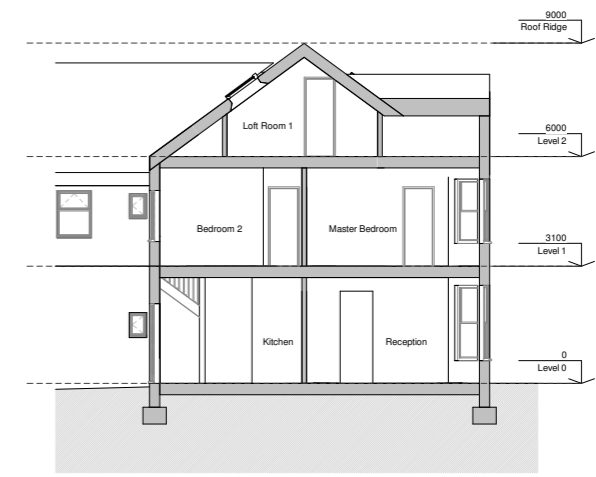
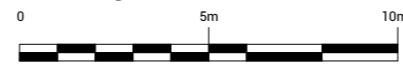
**Existing Rear Elevation**



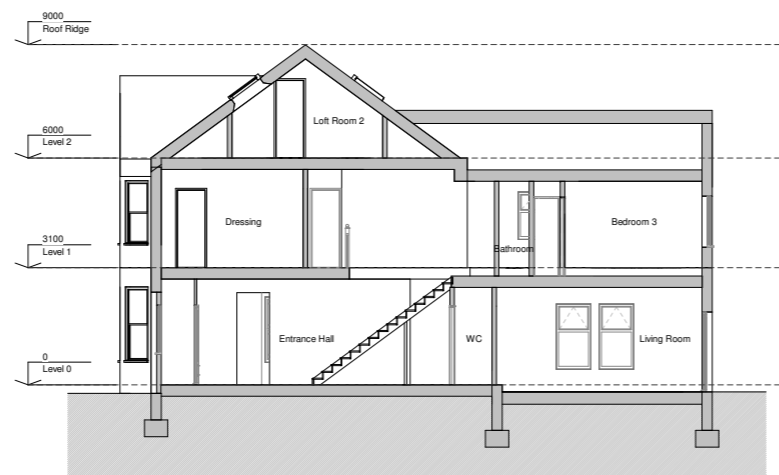
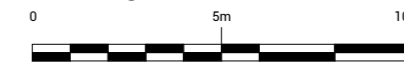
**Existing Side Elevation 1**



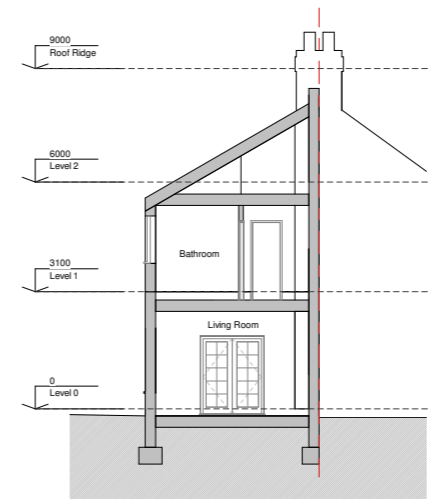
**Existing Side Elevation 2**



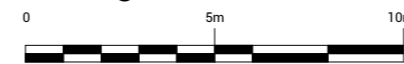
**Existing Section A-A**



**Existing Section B-B**



**Existing Section C-C**

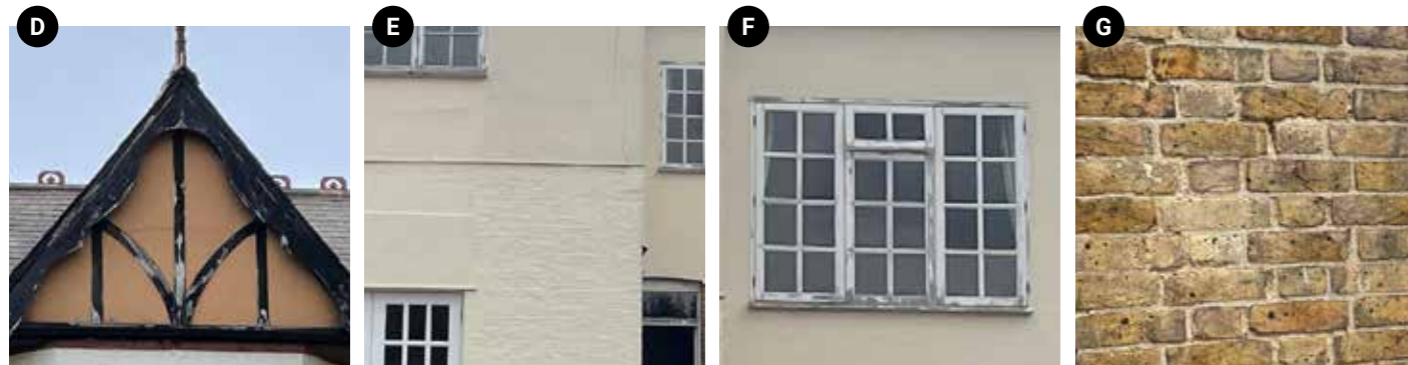


- 1 Beige render over brick
- 2 Timber sash windows
- 3 Grey roof slate
- 4 Black barge boards and timber framing
- 5 Light render
- 6 Timber casement windows
- 7 London stock brick
- 8 Filled in original openings
- 9 Timber door
- 10 uPVC patio doors

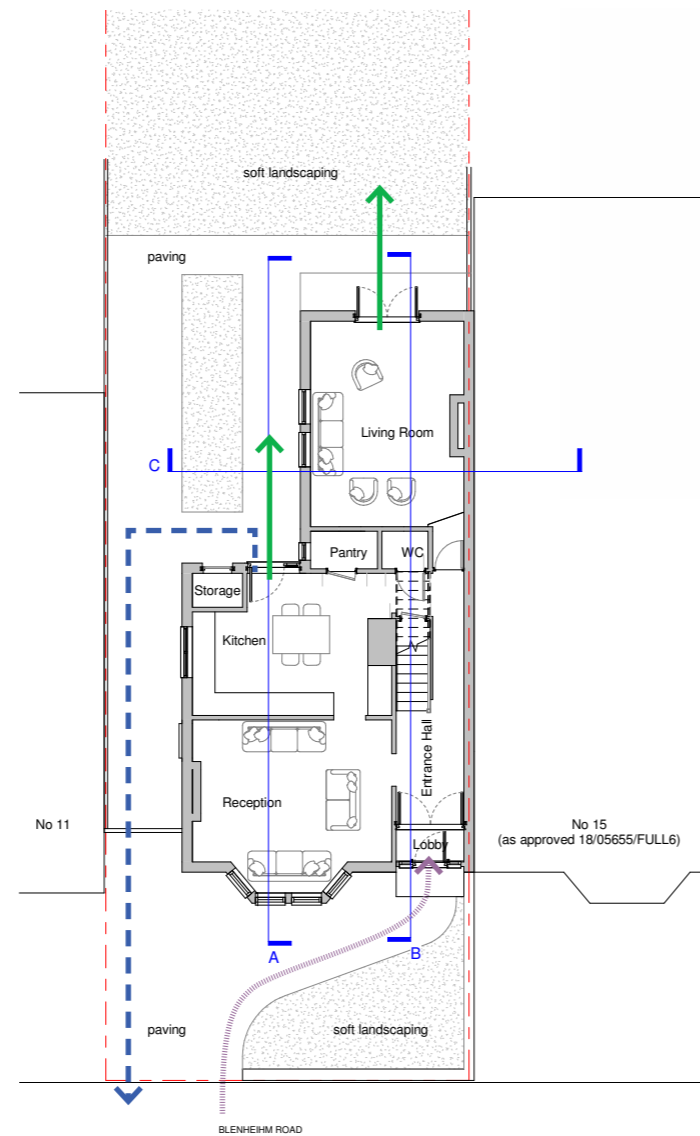
## VII. Existing Materials




### Existing materials:

- A** Beige render over brick
- B** Timber sash window
- C** Grey roof slate
- D** Black barge boards and timber framing
- E** Light render
- F** Timber casement windows
- G** London stock brick
- H** Filled in original openings
- I** Timber door
- J** uPVC patio doors

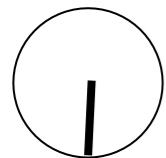
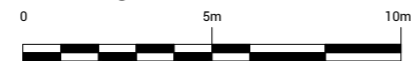


## VIII. Existing Access

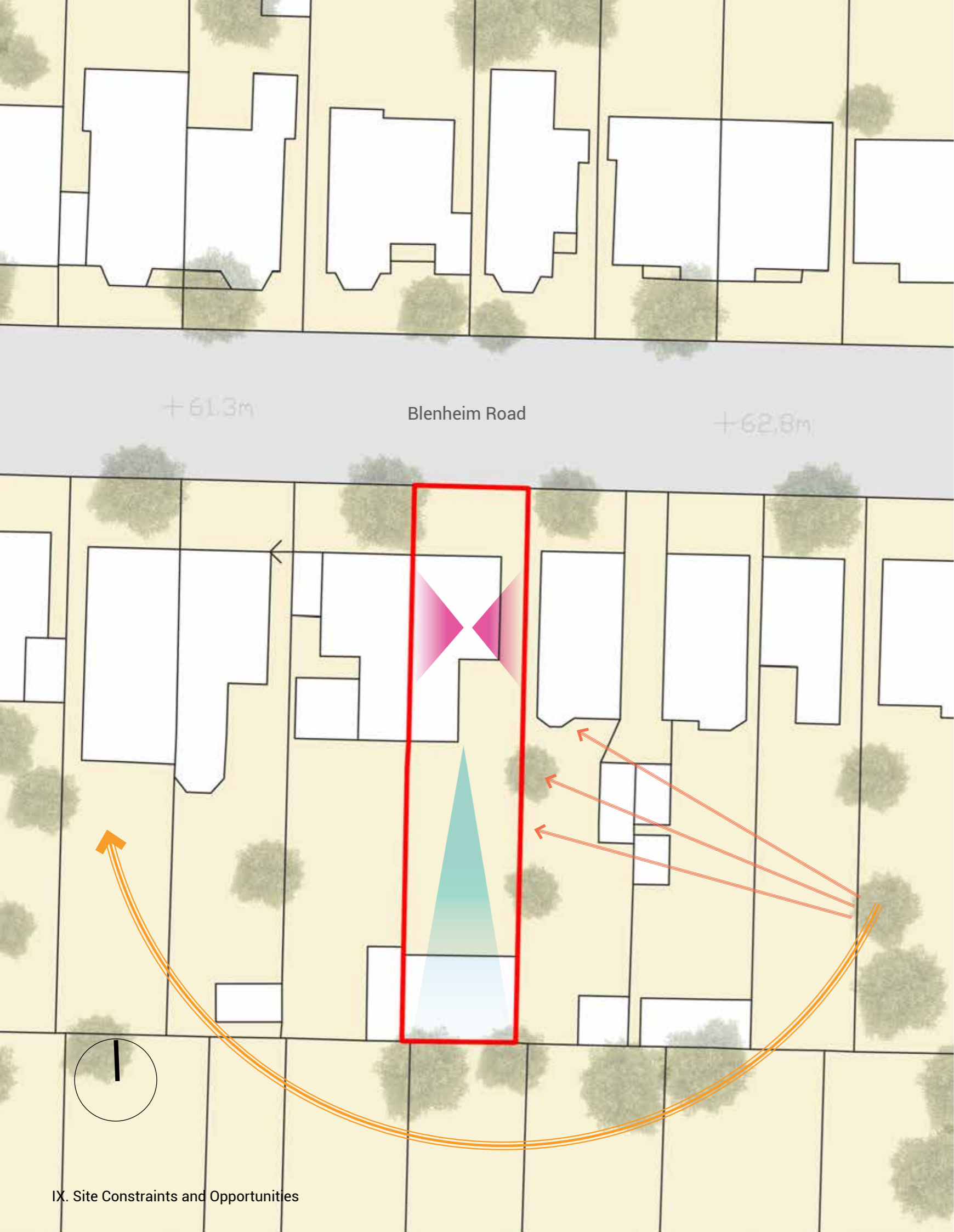


-  Pedestrian Access
-  Access to the Garden
-  Access to the Bin Presentation Area

**Existing Ground Floor**

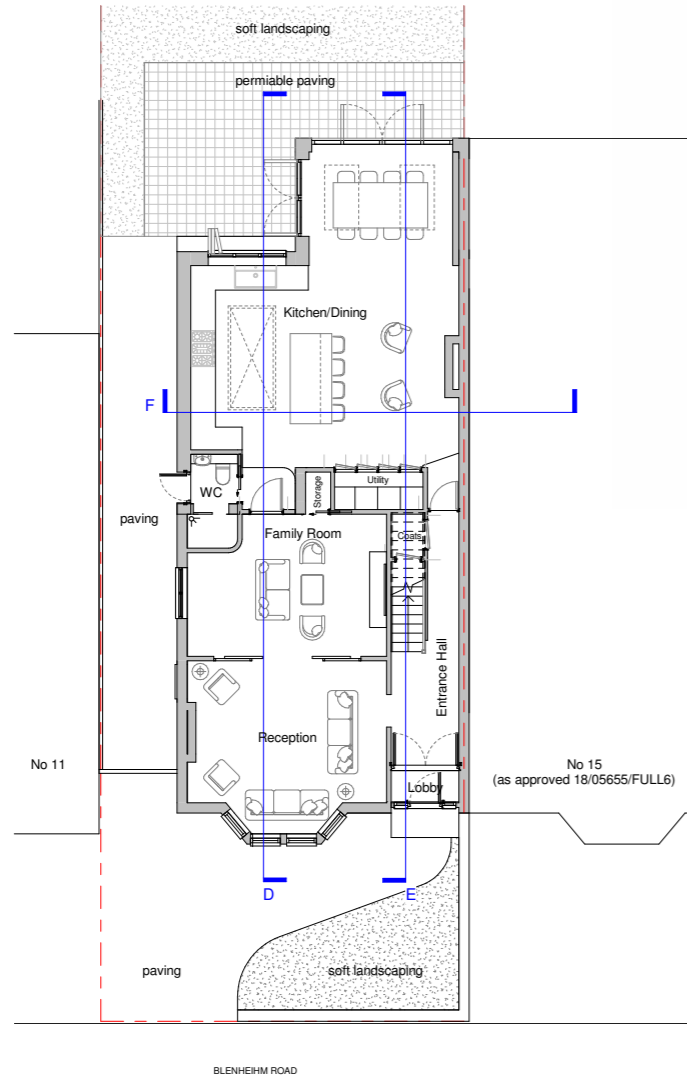


# IX. Site Constraints and Opportunities

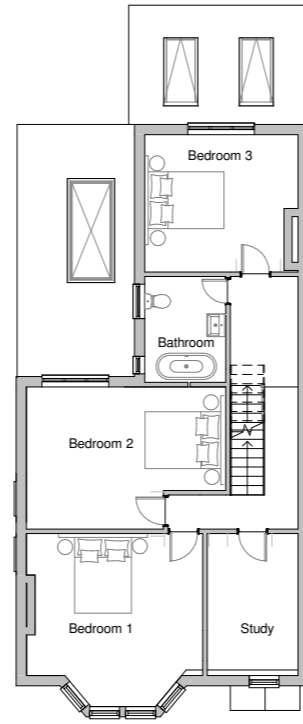
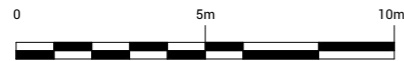


- Site boundary
- ← Sun Path
- ← Morning Sun
- ▲ Unrestricted views
- ▲ Restricted views

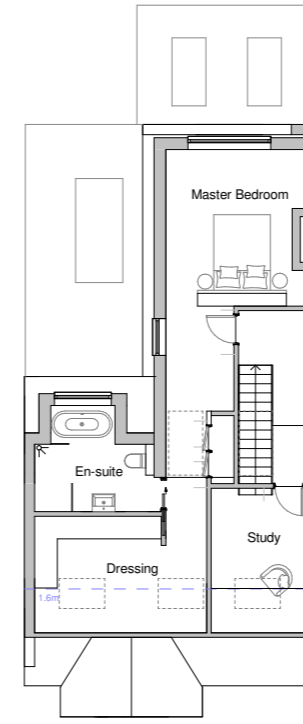
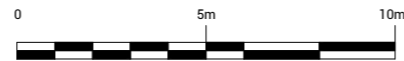
# X. Proposed Property



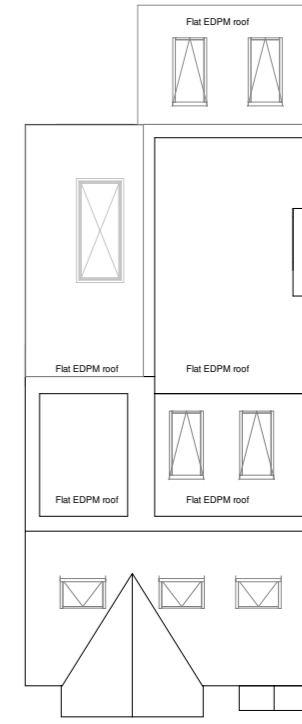
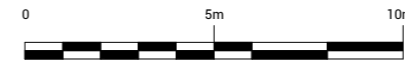
**Proposed Ground Floor**



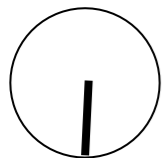
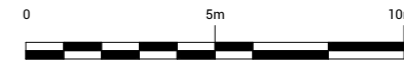
**Proposed First Floor**



**Proposed Second Floor**

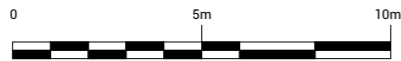


**Proposed Roof Plan**

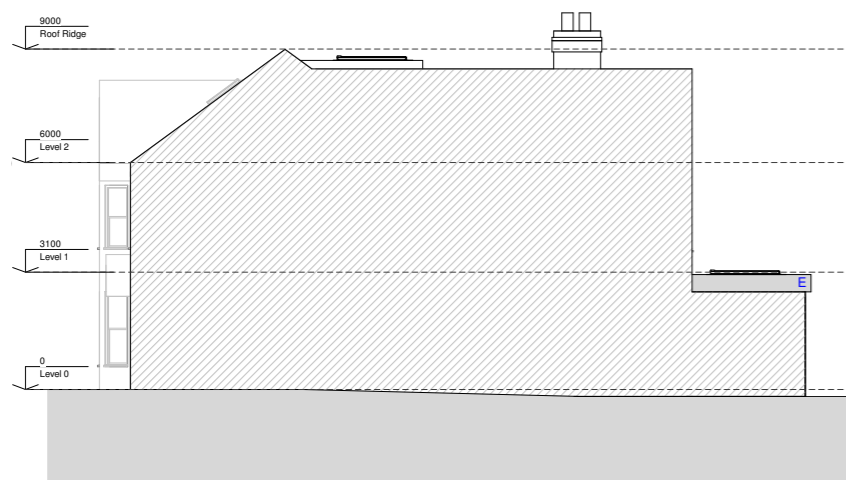




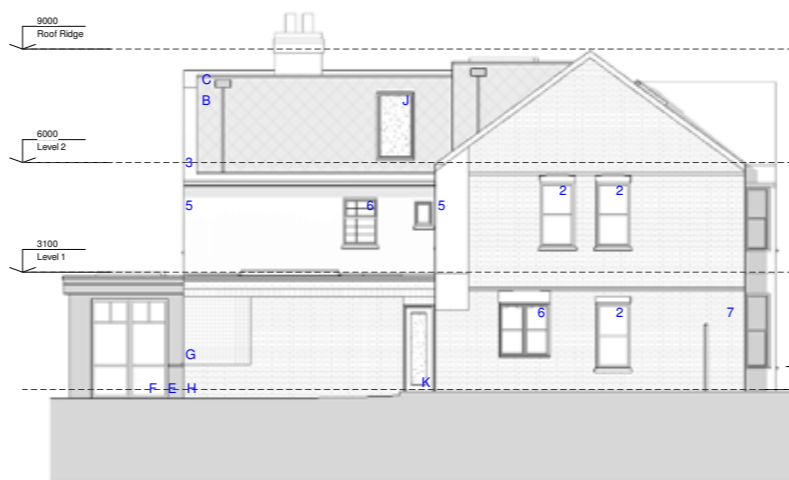
**Proposed Front Elevation**



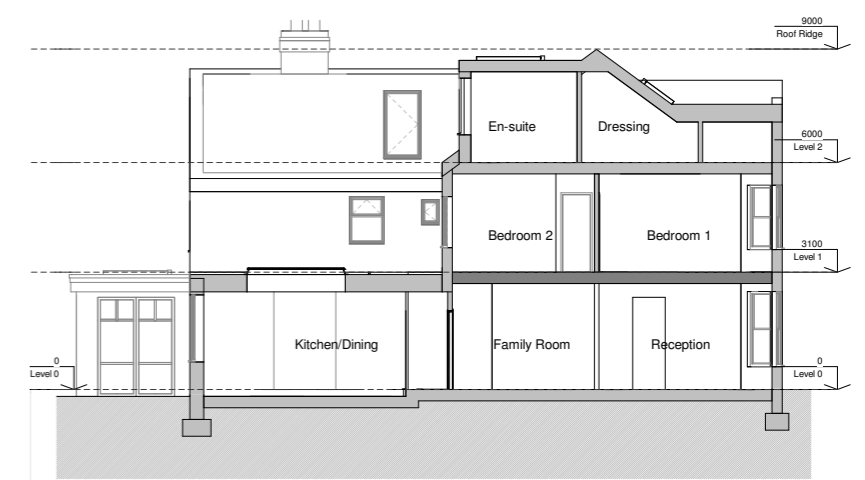
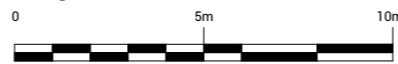
**Proposed Rear Elevation**



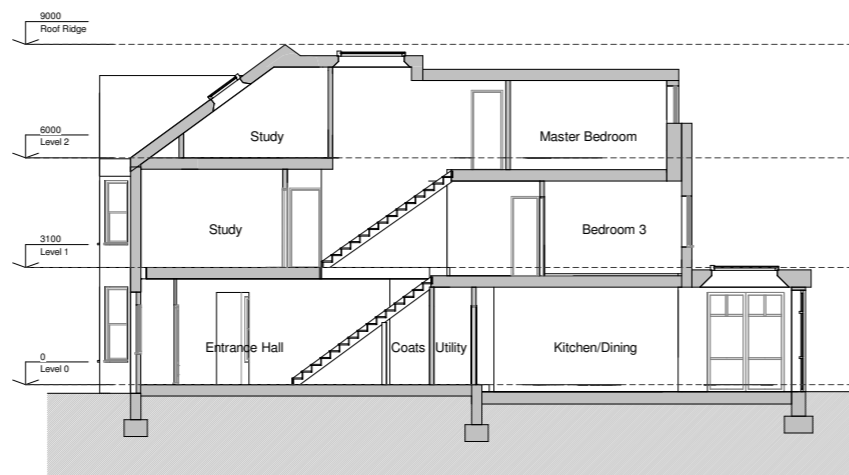
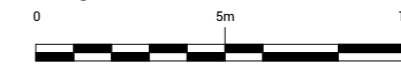
**Proposed Side Elevation 1**



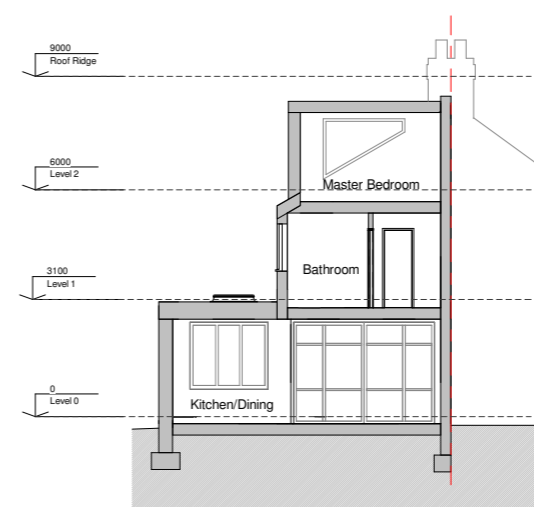
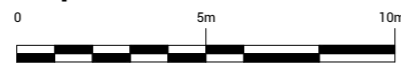
**Proposed Side Elevation 2**



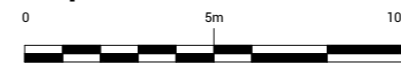
**Proposed Section D-D**



**Proposed Section E-E**



**Proposed Section F-F**

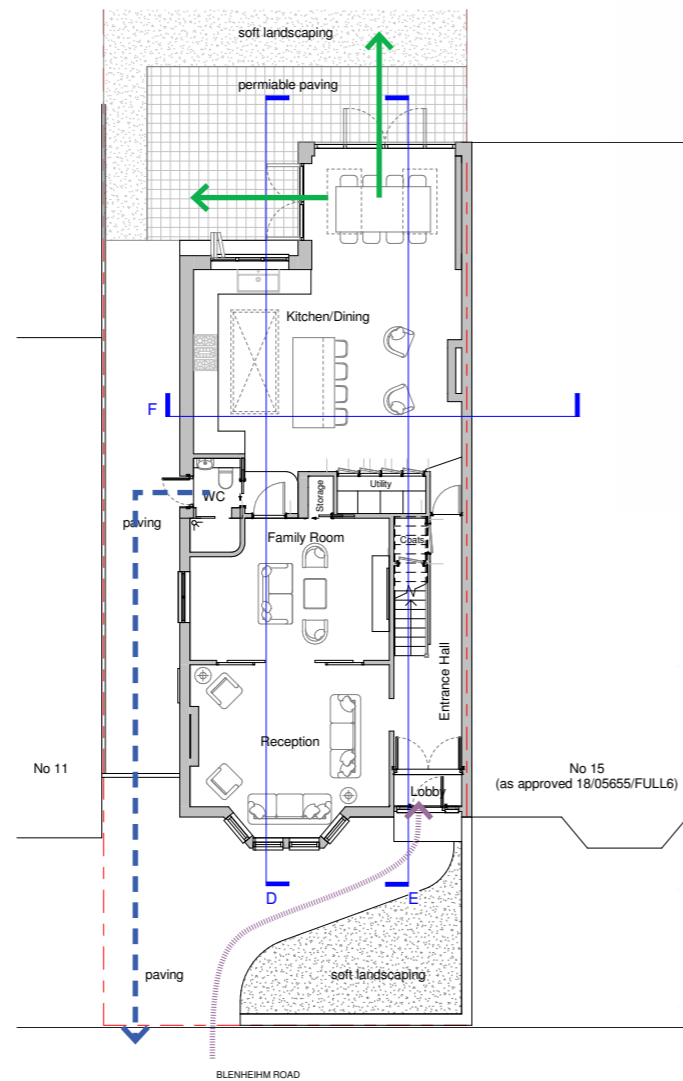





- 1 White render over brick
- 2 Timber sash windows
- 3 Grey roof slate
- 4 Black barge boards and timber framing
- 5 Light render
- 6 Timber casement windows
- 7 London stock brick

- A Skylights to match existing
- B Grey slate tiles laid in diamond pattern
- C Grey powder coated aluminium trim & watergoods
- D Grey powder coated aluminium windows
- E Grey powder coated aluminium cladding
- F Grey powder coated aluminium patio doors
- G London stock brick laid in protruding pattern
- H pattern
- I London stock brick
- J Obscure glazed window
- K Obscure glazed door

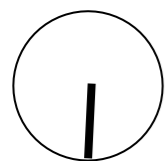


# XI. Proposed Access



-  Pedestrian Access
-  Access to the Garden
-  Access to the Bin Presentation Area

**Proposed Ground Floor**

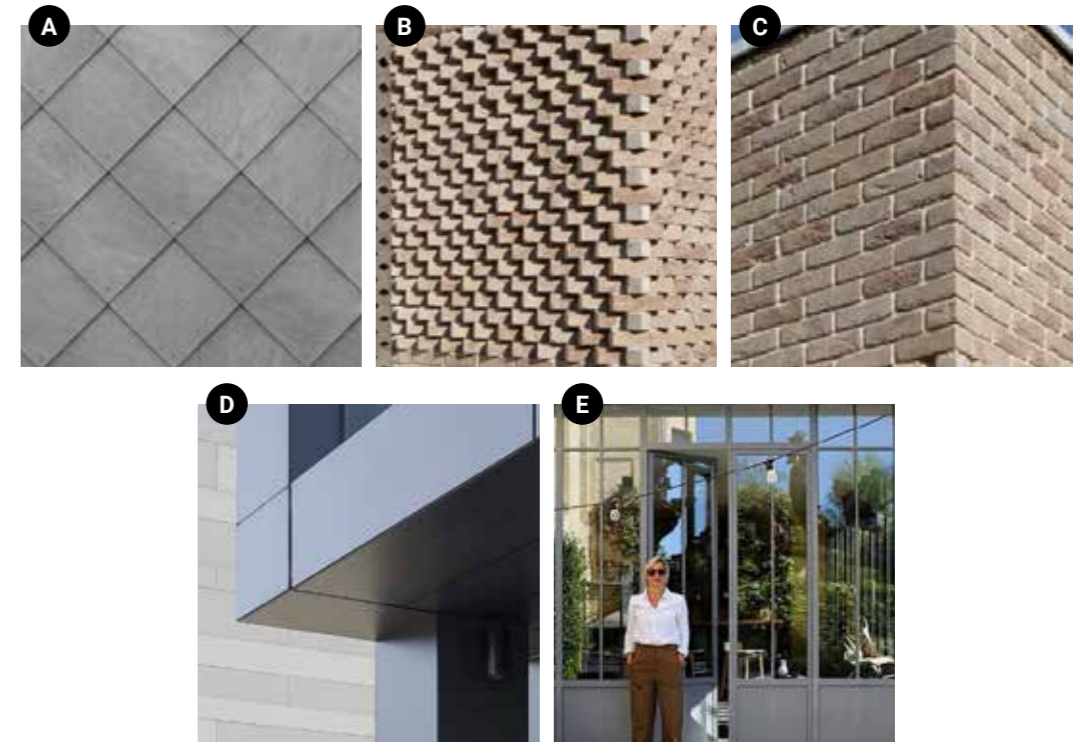


## XII. Proposed Materials



### Proposed materials:

- A** Grey slate tiles laid in diamond pattern
- B** London stock brick laid in protruding pattern
- C** London stock brick
- D** Grey powder coated aluminium cladding
- E** Grey powder coated aluminium patio doors



### XIII. Proposed Views



*Proposed view from the garden*



*Proposed aerial view*



*Proposed view from the garden*



*Proposed view of the ground floor extensions*