

Design and Access Statement for proposed works at  
**71 Martens Avenue Bexleyheath DA7 6AW**  
13 November 2023

## **DESIGN**

71 Martens Avenue is a purpose-built first floor flat in a two-storey semi-detached chalet-style house. The owners of the first floor flat, which currently has two bedrooms but is only 47.5 square metres, wanted to increase the amount of space available to the flat by rebuilding an existing garden room.

### **Use**

The building will remain as a flat, under Use Class C3 Dwellinghouse. The proposed Garden Room will be used by the residents of the flat.

### **Amount**

The gross internal area of the house is 47.5 square metres. The proposed Garden Room will have a gross internal area of 18.5 square metres.

### **Layout**

The existing site layout is not affected by the proposal, as the new Garden Room will be built on the site currently occupied by an existing timber structure.

### **Scale**

The scale of the proposal is modest, with eaves at 2.43m, and the roof ridge not exceeding 3m. It is entirely in keeping with the typical garden shed or home office.

### **Landscaping**

The proposal involves minimal landscaping.

### **Appearance**

The new works are designed to be aesthetically pleasing and follows the current language of timber sheds and garden rooms in general.

## **ACCESS**

The proposal will not require any changes to the road layout.