

Design and Access statement

Project

35 Hayes Road,
Bromley,
BR2 9AF

Prepared by:
Extension Architecture

Description:
Proposed alterations to front boundary treatment to include gate access.

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1.0 Introduction

BACKGROUND

- 1.1 This statement provides further background information supporting the full planning application on behalf of Mr Davies for the proposed installation of electric opening gate.
- 1.2 The application relates to the front garden of a detached residential dwellinghouse.
- 1.3 This statement will present the site in the context of planning policy of London Borough of Bromley.
- 1.4 By assessing the site, its constraints, its situation, and context this statement will demonstrate the suitability of the proposal and how it intersects with the local planning authority's policies and development management guidance.



Fig 1: Existing aerial view, where the red line denotes the site location

2.0 Site Context

- 2.1 The application site is in located in a suburban area of Bromley south and is it located within 0.3 miles to Bromley South railway station and local amenities such as places for recreation and grocery use.
- 2.2 The property itself is a typical Victorian detached two storey dwellinghouse with double fronted bay windows on the ground and first floor a raised ground floor. The property featured out of red brick and sash windows.
- 2.3 The application site is not within a conservation area but in an area which seeks to retain open public spaces and nature conservation. Noted below are its area designations as characterised by Bromley Council.

Local Green Space sites	
Policy 59	Public Open Space Deficiency
Nature conservation and development	
Policy 79	Biodiversity and Access to Nature
Biggin Hill Airport	
Policy 109	Airport Public Safety

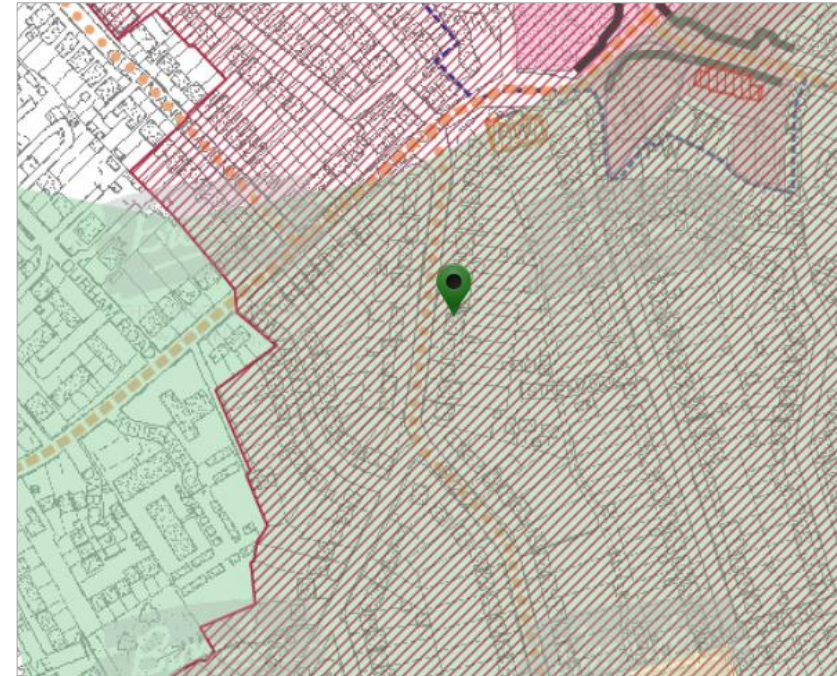


Fig 2: Image of site designations with the application site noted by a green pin
 *Image taken from Bromley Interactive Area map.

FRONT SITE IMAGES



3.0 Planning History

3.1 The application site has no relevant planning history for front alterations but it there are some changes made to the existing built fabric of the property which include the removal/part demolition of existing garage which altered the vehicle parking where there is more relance for vehicles to park on the drive safely and securely.

--Single storey rear extension with balcony over

Ref. No: 02/00304/FULL1 | Status: Application Permitted

--Partial demolition of existing garage and erection of a single storey side extension

Ref. No: 17/01807/FULL6 | Status: Application Permitted2/00304/FULL1 | Status: Application Permitted

--Partial demolition of existing garage; single storey side extension with rooflight; alterations to roof of existing rear extension; two-storey rear infill extension; alterations to roof of existing two storey rear outrigger, including addition of rooflight.

Ref. No: 22/04491/FULL6 | Status: Application Permitted

3.2 The proposed gate sought to enclose the front garden has been carried out in other areas of the neighbourhood which has been approved by the council and is noted below.

EXAMPLES

Address	Application Number	Description	Decision	Decision date
59 Hayes Way Beckenham BR3 6RR	22/05066/FULL6	Replacement of existing 1.8 metre high boundary fence and gates on rear (northern) boundary with new 1.8 metre high wall and sliding gate.	Approved	17 th Mar 2023
95 Westmoreland Road Bromley BR2 0TQ	21/04455/FULL6	Front brick wall and railings with a sliding electric gate, following the removal of existing front boundary wall.	Approved	15 rd Feb 2022
17 Waldegrave Road Bickley Bromley BR1 2JP	18/00498/FULL6	Erection of brick walls with wooden gates to link existing garage, house and boundary. Erection of front brick wall with electrical gates.	Approved	11 th May 2018

4.0 DESIGN AND IMPACT

- 4.1 The proposed gate aims to secure both entrances and enhance overall security. This is in response to the applicant's recurrent encounters with anti-social behaviour, unresolved by law enforcement. Recommendations were given to increase security through the implementation of design measures.
- 4.2 The area has witnessed multiple break-ins/attempts, including instances of the property being marked with chalk outlines—a common method used in theft approaches. Given its proximity to the Town Centre and visibility from the main street, installing security gates would be advantageous.
- 4.3 The envisioned gate design features a 1.8m high electric and manual wooden gate. This design aims to restrict onlookers view of the property and introduce additional measures to address the current situation and prevent intrusions.
- 4.4 The proposed gate installation is designed to have no impact on existing trees or hedges. Its primary goal is to offer an extra layer of safety, safeguarding the private amenity of both current and future users.



Fig 3: Proposed front elevation



Fig 4: Example reference images of the proposed wooden style of the gate

5.0 PLANNING POLICIES

London Plan (2021)

D1 London's form, character and capacity for growth

D4 Delivering good design

Bromley Local Plan

37 General Design of Development

30 Parking

32 Road Safety

Supplementary Planning Guidance

SPG1 - General Design Principles

SPG2 - Residential Design Guidance

6.0 CONCLUSION

6.1 The proposed development due to its positioning would not result in any neighbourhood impact to the amenity of nearby occupiers. Instead, the proposal seeks to deter potential intrusions by improving existing security measures.

6.2 It should be taken into consideration that these changes are minimal and deserve support from Bromley Council, as the installation of the gates enhances the security of the residents at 26 Lee Road, creating a safer environment.