

Design & Access Statement

325
MAIN ROAD,
SIDCUP

GPAD is an energetic and thoughtful architecture practice, crafting buildings with a sense of place and purpose.

We're personable, practical, and passionate.

We like to make things easy for our clients; establishing strong relationships and creating considered spaces.



Address
325 Main Road, Sidcup,
DA14 6QG

Client
Fantastic2 Ltd

Location
Bexley

Site Area
226 sqm land to be developed
(red line)
605 sqm of land in ownership
(blue line)

EXECUTIVE SUMMARY

This planning application design & access statement has been prepared by GPAD, on behalf of Fantastic2 Ltd, to support the proposed development of **325 Main Road, Sidcup, DA14 6QG**.

The site is situated within the London Borough of Bexley, and is not in a Conservation Area.

At the corner between Main Road and St Margaret's Avenue, the existing 132sqm two storey house sits within a site boundary of 605sqm.

The proposal includes:

- Creation of a new two storey, three bedroom five person dwelling at the rear of the site, accessed via an existing vehicular entrance from St Margaret's Avenue
- The conservation of the existing mature trees to the boundary
- Enhance the existing garden and biodiversity

The project aims are to:

1. Celebrate the 'green corner' between Main Road and St Margaret's Avenue
2. Maintain visual gaps between properties
3. Establish a sensitive contemporary design
4. Provide a high quality home



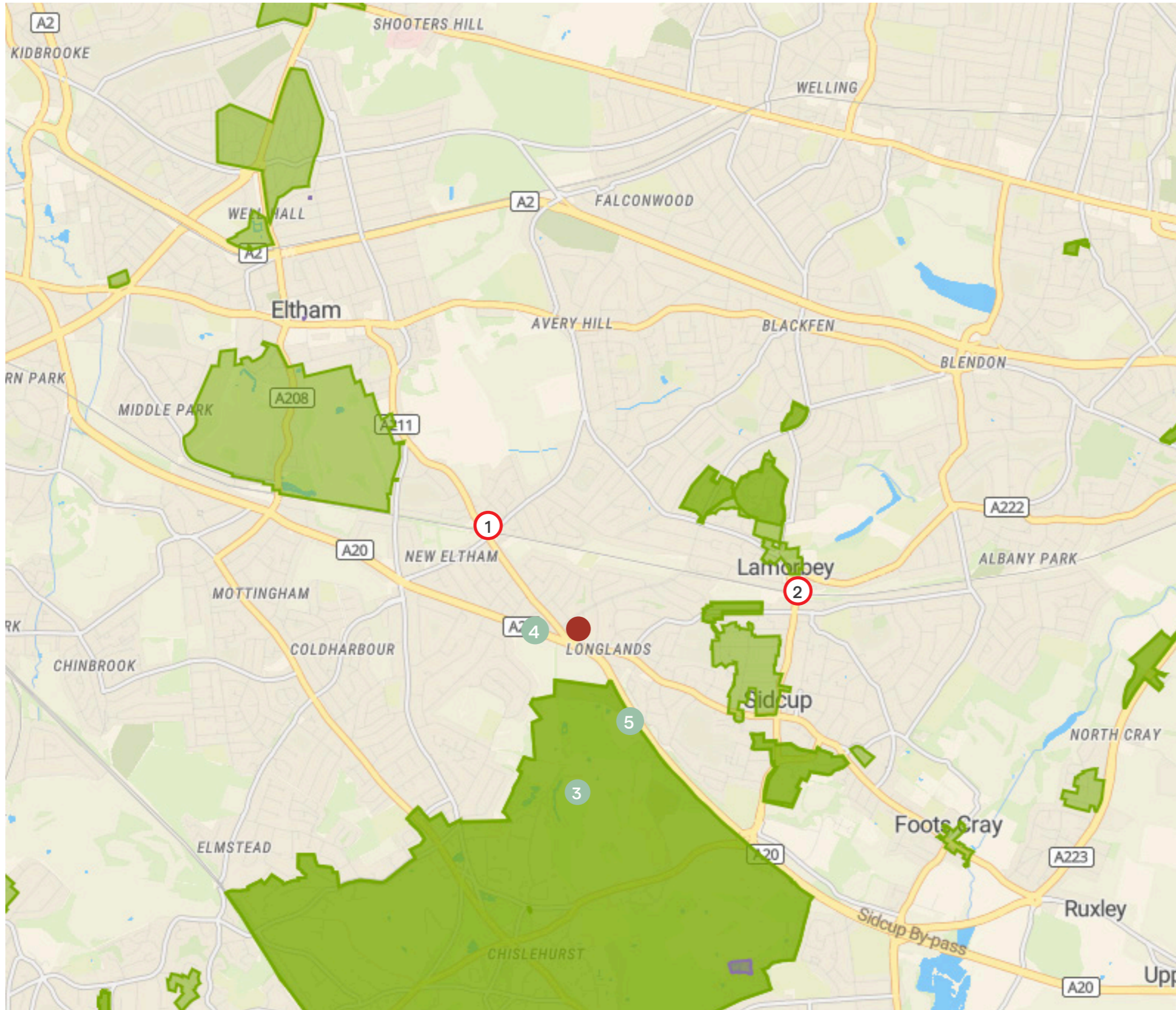
PRIVATE
HOMES



SUSTAINABLE DESIGN

1. The Site	05
2. Concept & Development	13
3. Proposals	18
4. Conclusion	26

THE SITE



SITE CONTEXT

The site is situated on the edge of the London Borough of Bexley, near to the London Borough of Bromley, in South East London.

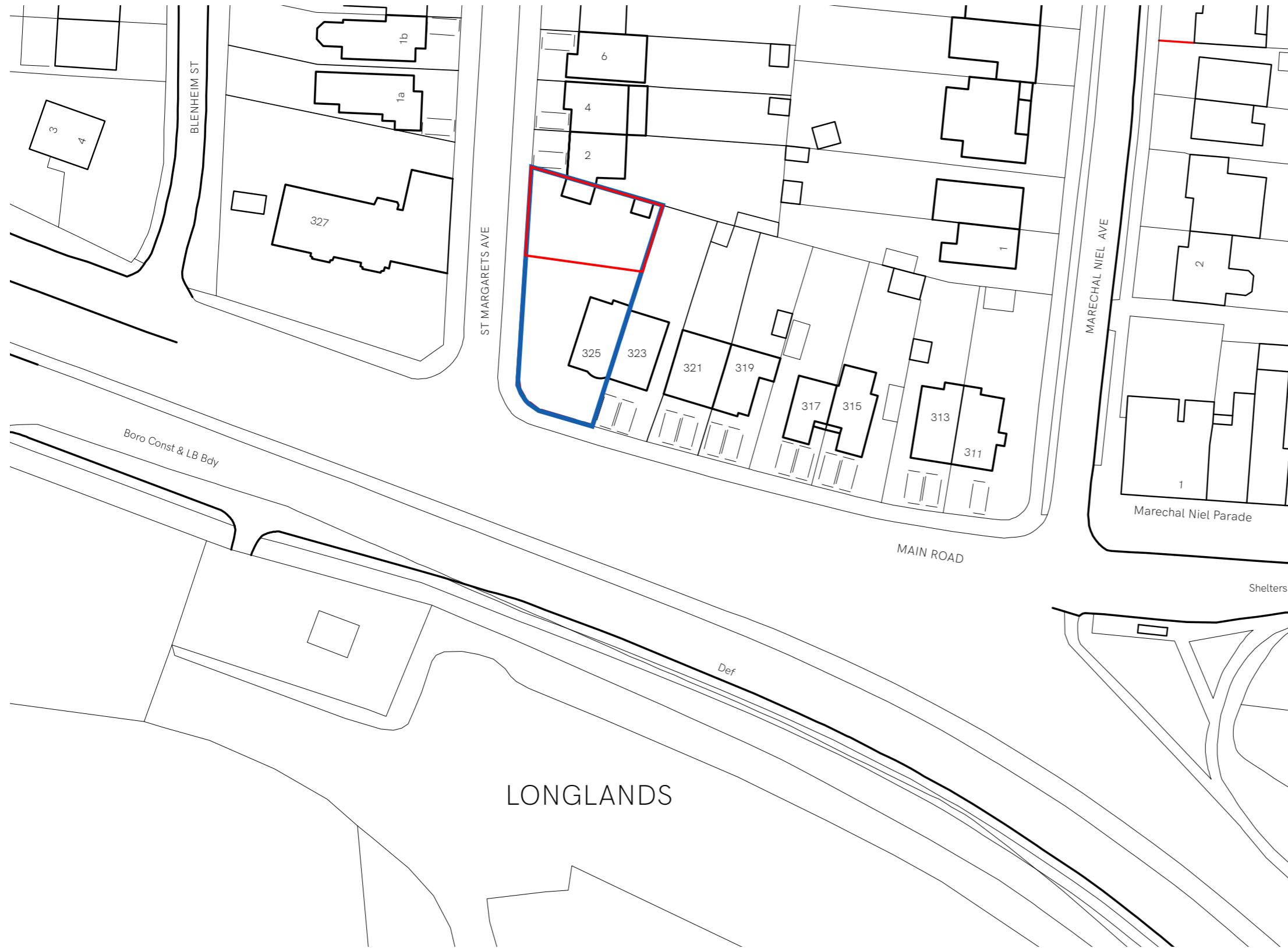
The site is located within walking distance of two main train links:

- ① New Eltham Station (0.7 miles from site)
- ② Sidcup Train Station (1.1 miles from site)

It is served by large expanses of green space, including Green Acres Kemnal Park immediately to the South.

The site is situated outside ③ Chislehurst Conservation Area and nearby ④ Bromley and ⑤ Bexley Green belt.

- Site
- Conservation area
- Green belt
- Ancient woodland



LONGLANDS

0 10m 50m



226

SQM

Application site area (red line)

605

SQM

Application site area (Blue line)

1. THE SITE

SITE LOCATION

The corner site is approximately 0.06 hectares and fronts onto both Main Road to the south and St Margaret's Avenue to the west. The existing building within the site boundary covers approximately 12% of the site (blue line).

The immediate setting is a residential suburb, characterised by semi detached properties.

The proposal looks to take a portion of this site, outlined in red (226 sqm) to accommodate a new three bedroom, five person, dwelling with private front and rear garden, including a private off street car parking space accessed via existing vehicular access from St Margaret's Avenue.



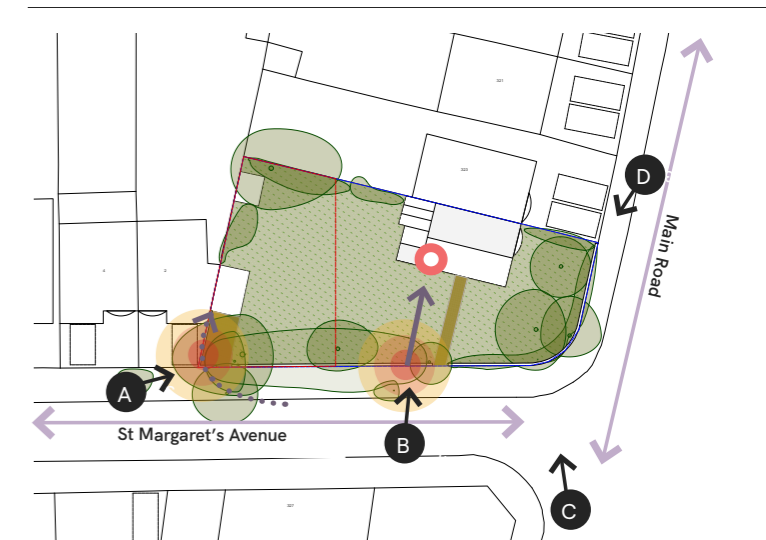
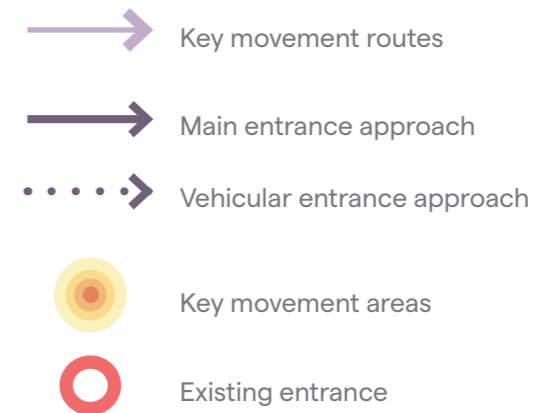


SITE APPROACH

The site forms a green corner between Main Road and St Margaret's Avenue, which the proposal seeks to maintain and upgrade, with additional planting and trees.

Existing access to the site itself is from St Margaret's Avenue, with additional vehicle access to the western side of the site. This will be maintained for the new proposal, with a widened access to the existing house from St Margaret's Avenue.

- A - View from St Margaret's Avenue (with gated vehicle entrance)
- B - Gated entrance to site from St Margaret's Avenue
- C - View from Main Road looking eastward
- D - View from Main Road looking westward



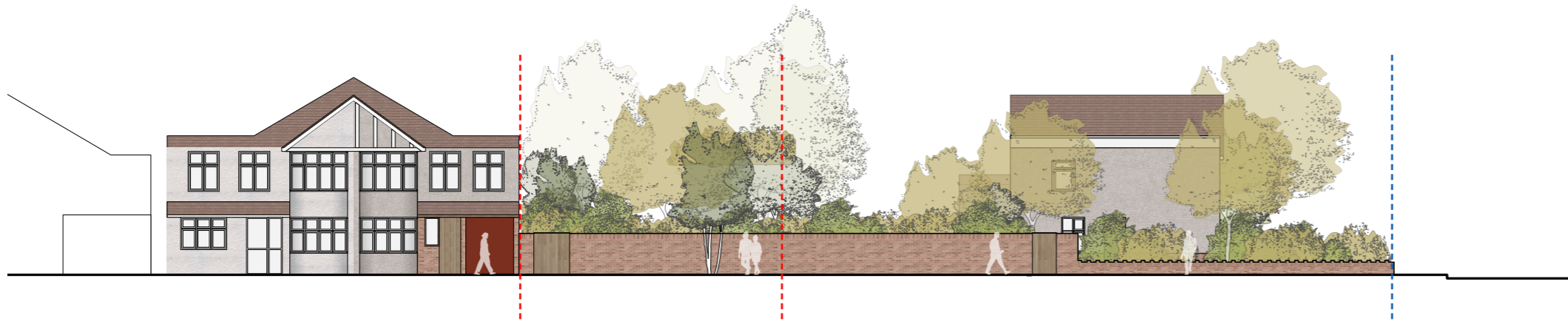
Existing site plan

EXISTING ELEVATIONS

The materiality of the existing house utilises pebble dash render and red clay tiles - material that are widespread within this area of residential buildings.

A characteristic pitched roof flanked by flat roof extensions. Again, this is a typical form similar to the other properties in the area.

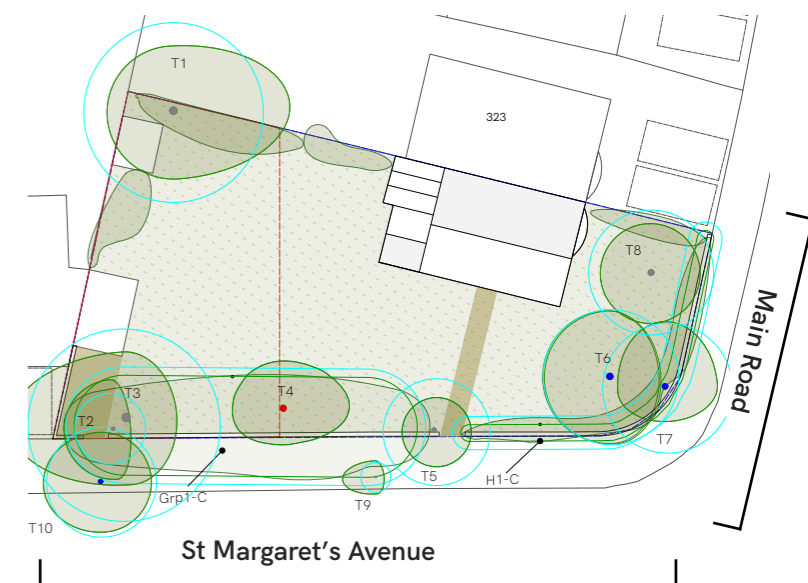
The proposal seeks to reference this language and material palette to create a new dwelling in harmony with the area, and particularly the other houses on St Margaret's Avenue.



South elevation- Main Road



West elevation- St Margaret's Avenue



Existing site plan