

Our Project Ref. 2023 – 820

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SITE: 2 TUDOR PLACE, BELVEDERE ROAD, LONDON SE19 2HN

DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW TWO
BEDROOM HOUSE

DESIGN & ACCESS STATEMENT

19TH DECEMBER 2023



Proposal:

This Design and Access Statement has been prepared by the Agents, Mittelman Associates LLP, on behalf of the Applicant; Julie Burnell who is the owner and resident of the property which forms part of our submission. We propose to divide the site, demolish the existing studio and erect a new two-bedroom property in its place, attached to the existing property.

This Statement has been produced to accompany all supporting documents and should be read in conjunction with all supporting documents.

This statement is in accordance with the national information requirements, as set out in the National Planning Practice Guidance and the form and content of Design and Access Statements. Prescribed by the Town and Country Planning (development Management Procedure) (England) Order 2015

Supporting Documents:

In addition to the Design and Access Statement, other supporting documents include the following drawings prepared by the Agent:

Location Plan at A3 scale 1/500 & Site Plan at A3 scale 1/200

- Dwg Ref: 820.PL-00-A – LOCATION PLAN
- Dwg Ref: 820.PL-01-A – EXISTING & PROPOSED SITE PLAN

Existing & Proposed Plans, Elevations & Sections at A3 scale 1/50

- Dwg Ref: 820.PL-02-B – EXISTING GROUND FLOOR PLAN
- Dwg Ref: 820.PL-03-B – EXISTING FIRST FLOOR PLAN
- Dwg Ref: 820.PL-05-B – EXISTING ROOF PLAN
- Dwg Ref: 820.PL-06-B – EXISTING FRONT ELEVATION
- Dwg Ref: 820.PL-07-B – EXISTING REAR ELEVATION
- Dwg Ref: 820.PL-08-B – EXISTING SIDE (SOUTH) ELEVATION
- Dwg Ref: 820.PL-18 – PROPOSED GROUND FLOOR PLAN
- Dwg Ref: 820.PL-19 – PROPOSED FIRST FLOOR PLAN
- Dwg Ref: 820.PL-20 – PROPOSED ROOF PLAN
- Dwg Ref: 820.PL-21 – PROPOSED FRONT ELEVATION
- Dwg Ref: 820.PL-22 – PROPOSED REAR ELEVATION
- Dwg Ref: 820.PL-23 – PROPOSED SIDE (SOUTH) ELEVATION
- Dwg Ref: 820.PL-24 – PROPOSED SIDE (NORTH) ELEVATION
- Dwg Ref: 820.PL-25 – PROPOSED SECTION A-A
- Dwg Ref: 820.PL-26 – PROPOSED SECTION B-B
- Dwg Ref: 820.PL-27 – PROPOSED SECTION C-C

Relevant Planning Policy:

- **NPPF (2012); & NPPG;**
- **London Plan (July 2016): Policy 7.4** Local Character & **Policy 7.6** Architecture.
- **Bromley Local Plan (2019): Policy 1** Housing Supply. **Policy 3** Backland and Garden Development. **Policy 4** Housing Design. **Policy 41** Conservation Areas. **Policy 43** Trees in Conservation Areas. **Policy 123** Sustainable Design & Construction.

Key Planning Considerations:

- Design quality and appearance
- Impact on existing amenity and outlook
- Supplementary Guide for Belvedere Road Conservation Area

Planning History:

Reference: 23/02358/FULL1

Decision: Refused

Decision Issue Date: 10/10/23

Use:

Current Use Class C3 Residential. A semi-detached single-family residential property and detached studio, located within Anerley. Continued Residential Use - no change.

Amounts & Layout:

The principle layout of the existing building will remain the same. The sole alterations include the reconfiguration of the rear elevation windows to the Kitchen and Bedroom 2 of No. 2 Tudor Place. The proposed two-bedroom property, we refer to as No. 2A, will incorporate the side passage and a small portion of the garden patio area immediately adjacent to the existing studio. The footprint of the proposed house, No, 2A, will be 40m² comprising of the following breakdown:

Existing Studio: 23m²
Existing Side Passage: 10m²
Proposed House (2A): 40m²
Increase of Proposed Building Area (No 2A): 17m²

Existing Total Garden Area: 81m²
Proposed Divided Garden Areas:
No 2: 35m²
No 2A: 33m²

The loss of the garden area of No.2A is only 9.6m² which equates to a 23% loss.

Appearance & Scale:

The proposed two-bedroom house is designed in reference with the host architecture. The proposed property will use London red mixed stock brick and render, to match the local architecture. The proposed powder coated aluminium windows are sympathetic to the architecture, accommodating increased levels of natural light and high thermal value.

Heritage:

The site of the proposal falls within the Belvedere Road Conservation Area. The Belvedere Road Supplementary Guidance document states regarding new developments, in item 3.5, *that 'The Council will expect all proposals for new development to conform with the character of that section of the conservation area surrounding the proposal site and with the general character of the area; especially in regard to the scale and height of construction, location with a plot (where material), design and materials used'*. Following our previously rejected application, we have reduced the overall height of the proposed development to be more in-keeping with the neighbouring properties.

Amenity and Landscaping:

The site is a single-family semi-detached property with an existing hard surfaced drive to the front and a modest garden area at the rear. Other residential properties of a similar nature neighbour the site. The trees on site appear to be in a healthy condition with no signs of pests or diseases normally associated with the species. At present the trees are suitable for the site and will remain.

The existing layout of the amenity and landscaping will remain similar for the front of the house, with the only alteration being the introduction of a bin store (with sedum roof) at the front of the drive and the lowering of the drive to accommodate lowering the overall height of the proposed development. The existing rear garden, approximately 81m², will be split into two gardens of approximately 34 sqm each. All mature planting will remain including the Holm Oak tree which is outside of the proposed work area. Any new planting introduced will be native to the surrounding area, helping to increase and maintain biodiversity. We are mindful of the mature nature of the garden and all protective measures will be implemented in respect of the guidance specified in BS-5837: 2012 'trees in relation to design, demolition and construction'. No trees are to be removed.

Sustainable Design:

In order to reduce CO2 emission, the scheme intends to incorporate sustainable techniques where possible. This includes a variety of sustainable features to ensure a high level of performance from the building envelope to lifestyle practices. For example:

Thermal Insulation: The proposed windows will be triple glazed, to ensure greater thermal performance for the Applicant's property. All glass will be Low-E solar shield within thermally broken frames.

Ventilation: Through the utilization of windows and openable rooflights passive ventilation is increased.

Electricity and Lighting: Low energy lights will be installed throughout the area of focus. The design also aims to allow a high degree of natural daylight into the property via the proposed roof light, to help alleviate the need for excessive use of electric lighting. This is further accommodated by proposing sliding doors on Ground and First-floor levels which minimalizes the frame required on the doors and maximises the surface area in which light can penetrate the building envelope therefore increasing the levels of natural light and consequently reducing the need for electrical lights. The submission also includes for the installation of three solar panels on the flat roof – these will not be seen from Belvedere Road – and the installation of an electric car (EV) charging point.

Access:

Principle access to the retained house, No. 2, will remain the same. A new access route from the front drive will be created to access No. 2A – the existing drive is to be lowered.

Parking: Designated parking for a single car on the front drive will be maintained, unchanged and assigned to No. 2A. The existing street parking will be maintained and unchanged.

Fire Safety:

Fire safety requirements will adhere to Part B of Schedule 1 Building Regulations. These includes; means of escape, means of early warning, and fire spread. The proposed development is a small development that will not increase the risk of fire starting within the building. All fire safety within the building will need to comply with current regulations and agreed on site with Building Control prior to the start of the works. Building Control will certify the compliance of the works prior to completion and occupation.

Access: The property, No. 2A, can be directly accessed via the front drive, which can be accessed direct from the pavement of Belvedere Road. No change to No. 2 access.

In the case of emergency, on-street parking is available should emergency services such as Fire Tenders need to park within proximity allowing emergency vehicles to park less than 8 metres to the entrance of the property. Access to emergency services will remain as existing and not be impacted by the proposed development.

Assembly points for Evacuation: The pavement of Belvedere Road is identified as the primary assembly point for evacuation which can be accessed from the front drive – no change from the existing condition.

The Fire Safety Strategy comprises of various active and passive fire safety measure such as follows:

Fire Alarm System: Mains operated and battery back-up smoke alarm detection system to BS EN 14604, and BS 5839-6:2019 to a least a Grade D category LD3 standard. Smoke alarms are to be

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situated in all circulation spaces, and on all levels. Mains operated and battery back-up heat detection to be located in the Kitchen.

Fire-protection: All doors throughout the property are to be FD30 doors.

Conclusion:

In summary, we believe our submission strongly demonstrates conformity to the main planning considerations. We strongly believe sympathetic consideration has been applied to this application reflected in the subtle design and benefits achieved. We feel our design is a good example to be endorsed by Bromley Council.

Thank you for your consideration in recommending an Approval.

Appendix:

- **Pictures of the application site**



01 Image: Photograph of Application Site (Existing Studio)

Source: Photograph taken by Mittelman Associates LLP



02 Image: Photograph of Site (No. 2 and Studio)
Source: Photograph taken by the Applicant