

DESIGN & ACCESS STATEMENT

Detached Single Storey Dwelling on Land to the Rear of and between Mamimfeldt Road and Winifred Road

1.0 INTRODUCTION

The vacant strip of land, has as far as records indicate, only had sheds, a small detached garage, a caravan and vehicles stored upon it. The site is fairly flat, but rises gently from the northern end towards the southern end.

The site is designated under the draft Local Plan as being in a sustainable development location.

Along three of the site's boundaries are residential gardens that back up against it most of which are along the western boundary. The eastern boundary abuts an under used common access driveway. This location is primarily residential.

Currently the site is overgrown and untended.

The proposal includes a single storey dwelling with two bedrooms, one en-suite and one common bathroom and an open plan kitchen/dining/living area.

2.0 PLANNING POLICY

Chapter 5 of the NPPF (2021) identifies the need for additional housing. Table 4.1 of the London Plan (2021) sets out a 10-year target of 6,850 net additional housing completions for Bexley, equating to an increase of 685 per annum.

The proposal would result in one new self contained residential unit.

Policy H2 of the London Plan (2021) directs Boroughs to actively support well-designed new homes on small sites (below 0.25 ha) in order to (1) significantly increase the contribution of small sites to meet London's housing needs, (2) diversify the sources, locations, types and mix of housing supply, (3) support small and medium-sized house builders, (4) support those bringing forward custom, self-build and community led housing and (5) achieve the minimum targets set out for small sites and the wider housing targets of the borough.

Policy D3 of the London Plan (2021) sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. This policy echoes the requirements of the NPPF which seeks to promote an effective use of land in meeting the need for new homes.

Policy H8 of the UDP (2004) relates to infill, backland and similar types of development on incidental open space and sets out considerations in terms of (1) highway safety; (2) impact on neighbouring amenity (3) impact on the character of the area and (4) landscape and environmental issues.

Policy DP2 of the draft Local Plan sets out that proposals for new dwellings on small (less than 0.25ha) brownfield sites, including infill and backland sites, will generally be supported where:

- a) the site is located within a sustainable development location as identified on the key diagram (Figure 1);
- b) the development capacity of the site is optimised; and,
- c) the development provides well-designed housing with a high standard of amenity that makes a positive contribution to the area.

Policy D7 of the London Plan (2021) requires that 90% of new homes in all developments will need to meet 'Building Regulation requirement M4 (2)' of being 'accessible and adaptable', with the remaining 10% meeting 'Building Regulation requirement M4 (3)' of being wheelchair accessible or easily adaptable for wheelchair users.

3.0 USE

The site will accommodate one self contained single dwelling with two bedrooms.

4.0 AMOUNT

The site area is 299m² or 0.0299 ha.

The proposed two bedroom dwelling will have a total internal floor area of 83m².

The external parking area amounts to 33m² and includes a purpose built vehicle turntable.

There are three open spaces, one of which is a recessed entrance approach while the other two are private garden areas.

5.0 LAYOUT

The main living/kitchen/dining areas are at the southern end of the building while the two bedrooms are towards the northern end. The main entrance is at the centre of the building. The doorways and circulation spaces will allow people with limited mobility free movement through the dwelling.

The main living/sleeping accommodation have windows facing in a northerly and southerly direction. Apart from the main entrance there are no other west or east facing windows.

6.0 SCALE

The proposed dwelling has been deliberately designed as a single storey building to protect the privacy of the neighbouring residential buildings, prevent overlooking and loss of light.

7.0 LANDSCAPING

The development would have substantial landscaping including:

- a. The installation of concrete posts and timber fence panels to all boundaries.
- b. Designated bin and bicycle storage areas provided.
- c. Selective planting of small trees, shrubs and ferns.
- d. Permeable surfaces around the patio and vehicle standing areas.
- e. The use of water butts to collect rain water for the garden.
- f. The installation of soakaways to collect the surface water to meet the SUDS requirements.

8.0 APPEARANCE

The proposed building will be constructed using fair faced brickwork and monocouche render as the external finishes to the cavity walls. The roof will be made up of a mono pitched roof covered with plain clay tiles and a flat roof covered with a high performance felt.

The windows and doors will have UPVC frames and double glazing.

The building, being single storey, will allow unobstructed views across the residential gardens and will not impose on the existing character of the area.

9.0 ACCESS

The site is accessed directly off an existing driveway from Maximfeldt Road and is wide enough to allow a medium to small size vehicle to pass through.

Due to the lack of space it is proposed to install a vehicle turn table. This will allow the site to accommodate one off street parking space. This installation will be provided with an electric charge point.

The refuse bins storage area has been positioned close to the parking area. On collection days the appropriate bins will be left close to the Maximfeldt Road pavement at the end of the driveway.

The driveway surface will be upgraded to improve the wheeling of bins into position and for vehicular access.

10.0 SUSTAINABILITY

The proposal will include the latest national technical and sustainability standards such as:

- i. The use of an air source heat pump system.
- ii. High levels of thermal insulation and use of double/triple glazed windows, doors and roof lights.
- iii. Water saving apparatus.
- iv. Installing a drainage system in compliance with SUDS.
- v. A separate report dealing with a Flood Risk Assessment will be provided.