

DESIGN AND ACCESS STATEMENT
For an outbuilding at 13 Montpelier Avenue, Bexley, Kent, DA5 3AP.

This statement has been prepared on behalf of our client Mr. U. Patel, for whom we submit a Design Statement in support of the current planning application at the request of the local authority and in line with PPG1 recommendations for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

The property at present is an accountant office, in a dense residential area located near Crofton Road, Dorchester Avenue and Hurst Road. Albany Park railway station is south of the site. There are also a number of buses serving Hurst Road providing access to other town centres.

The site has been historically developed for residential use and is typical semi-detached property.

The design will not alter the existing vehicular or pedestrian access arrangement or appearance of the property from the highway. There is no traffic congestion and no shortage of on street car parking spaces.

DESIGN CONSIDERATIONS

USE

The proposed outbuilding will provide valuable space and improved conditions for the accountancy firm. The outbuilding will provide for a much storage space and garage which will match existing garages and structures in the parade.

AMOUNT/SCALE

The proposed scheme ensures that the size of the proposal is commensurate with the size of the plot and allows for reasonable development of the site without overdevelopment and without causing demonstrable harm. The size and design is to match similar adjacent structures.

LAYOUT

The layout of the proposal complements the existing layout. The layout of the proposal has been designed to maximize the floor area. The street frontage is not affected by the proposal. The space is designed to be easy to maintain and circulate throughout.

LANDSCAPING

No change to landscaping is being proposed.

APPEARANCE

The appearance of the extension is to match the existing and therefore will maintain the character of the surroundings. The extension is designed to fit comfortably within the area. The extension will match the existing structure with a tiled roof. UPVC windows to match existing are also proposed. Overall the materials to be used will be of a high quality and of a specification that keeps to the character of the area.

ACCESS

Vehicular and Transport Links

As the proposal is for an outbuilding to an existing building, the site already has established vehicular and transport links. The site is in close proximity to well serviced public transport.

Inclusive Access

As the proposal is for an outbuilding to an existing building, access is already limited by the layout of the original property to the front. Doorways are wide enough to allow easy access for lessor less able occupiers.