

# DESIGN AND ACCESS STATEMENT

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## 102 BARNEHURST ROAD BEXLEYHEATH DA7 6HG

### **INTRODUCTION:**

This statement accompanies a planning application for “Retention of single storey rear extension”.

The application site is a two storey end of terrace property located in a retail parade at the corner of Barnehurst Road and Merewood Road. The retail parade is a mix use of commercial entities on the ground floor and residential flats on upper floors. The character and front appearance of the building is not proposed to alter as the extension is at the rear of the building and away from the public realm.

The front of the application site is retail unit and rear of ground floor combined with first floor makes a residential flat, ancillary to the retail unit. The subject of this application is a rear extension that would be part of the residential flat.

### **DESIGN**

The concept of the proposed development has been guided by the following principles;

Extension and alteration of residential flat for the betterment of residents in quantity and quality.

Making the best use of urban land by raising density in manner appropriate to and respectful to the local development

Respect for the neighbouring properties by avoiding encroachment and roof overhang.

### **DESIGN AND APPRERANCE:**

The extension would contribute towards the existing ancillary flat. The extension would take part of the rear garden however sufficient space would remain available for the enjoyment of the residents. The Local Plan requires good design and place making and that development should be of a high quality that serves the long-term needs of all users by being designed to a high standard and in accordance with the principles of sustainable construction. This requires that spaces around buildings to be safe, healthy and accessible to all and to respect the amenity of adjoining properties and the locality and contributes to the distinctive character and amenity of the area in which it is located. It should of a style, massing, scale, density and design that would be appropriate to the locality. It is our understanding that the development would comply with all the criteria.

### **CONCLUSION:**

It is our understanding that the proposal in its entirety would bring an important built feature within the locality and it is the case of the applicant that retrospective planning permission should be granted.