

DESIGN & ACCESS STATEMENT

PROJECT:	PART RETROSPECTIVE- OUTBUILDING
ADDRESS:	89 Park Mead Sidcup Kent DA15 9PF
DATE:	APRIL 2024

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- INTRODUCTION

The host property is a Maisonette on Park Mead and this supporting statement is submitted in support of the Outbuilding in the garden, which has already been started and not finished yet.

- SITE AND SURROUNDING AREA

The application property is a maisonette dwelling house located on the Park Mead Road. Most of the dwellings on this road are Maisonettes, which have the common access from the road and Gardens split at the rear.

- PROPOSAL

The landlord has erected an outbuilding in his garden, which is predominantly built with timber and cladded with insulated metal panels. As per the foundations only concrete piers of 500mm deep have been installed around the perimeter (a total number of 15) to support the timber framed floor. The whole outbuilding is max height of 2.5m from the ground level and a size of 6.4x4.9m. This is mainly used for storage and as workshop, incidental to the use of host dwelling. The impact of this is minimal on the surrounding areas. On the 3 sides of the outbuilding there is timber panel fence which varies from 1.4m height to 1.8m height. There is also proposal to install 1.8m fence and a gate at the entrance of the garden to protect the privacy. As the outbuilding is lower than the main entrance of the site, the visibility of the outbuilding from the main road is very minimal, adding a 1.8m

fence further obscures the view of outbuilding from the main road. The area of the outbuilding is just over 31sqm while the garden area is 88sqm, which is less than half the garden area. There is also proposal to add a access pathway from the proposed gate in the fence to the outbuilding as shown.

- SUMMARY

The proposal would not impact any neighbouring dwellings and its purely built incidental to the residents of the host dwelling. Proper case has been taken while building without impacting the ground conditions and timber frame work construction, which can be termed as semi-permanent. We would be grateful if the council reviews and grants us the approval of this outbuilding.

Kind regards

Sufair Ltd

April 2024

