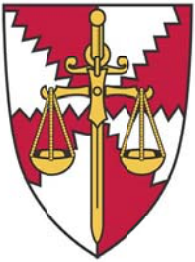




# DESIGN & ACCESS STATEMENT

FOR

84 CRAVEN ROAD  
ORPINGTON  
KENT  
BR6 7RT



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**CAVEAT**

DCL Limited has completed this report on the basis of a defined programme of work and terms and conditions agreed with the Client.

We confirm that in preparing this '*suitable and sufficient*' report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing site conditions and the degree of manpower and resources allocated to the project.

DCL Limited accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

This report has been issued in confidence to the Client. DCL Limited have no responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

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Intellectual Property Rights, in and over the Report and its contents.

Please report any issues to the responsible client party with any questions or matters arising from this report.

## 1.0 INTRODUCTION

- 1.1 This Design Access Statement has been generated in support of the planning application for the demolition of an existing chalet style detached property and the creation of a detached two storey domestic four bedroom dwelling.
- 1.2 The application will seek for the demolition of the existing single storey bungalow, which will facilitate the construction of the proposed development.
- 1.3 The design includes for a rear single storey element, increasing the size of the proposed sitting, dining and kitchen area.

## 2.0 GENERAL DESCRIPTION OF SITE

- 2.1 The site itself consists of 1653m<sup>2</sup> (0.16 hectares) and an existing single storey bungalow.
- 2.2 The existing bungalow property sits between different property archetypes including traditional brick detached houses and a single storey style bungalow.
- 2.3 The property is located on Craven Road, Orpington, Kent, BR6 7RT, which has excellent vehicle and public transport routes to the centre of Orpington and other neighbouring towns.
- 2.4 In our opinion, the proposed development meets the three dimensions for meeting sustainable development: economic, social and environmental outlined within Section 7 of the National Planning Policy Framework. These dimensions are as follows:
  - **an economic role** – The development will contribute to building a strong local competitive economy and improving the local economic demographic rating.
  - **a social role** – The development will improve the social role, by allowing the existing property occupants to meet the needs of present and future generations; and by creating a high quality built environment.
  - **an environmental role** – The development will contribute with enhancing the natural built environment; minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 2.5 The proposed development will not impede on the adjacent properties or boundaries, and requires only a minimal adjustment to the overall

existing building coverage to meet current legislation and building requirements.

- 2.6 In our opinion we believe our proposed design meets the requirements set out within National Planning Policy Framework *'requiring good design'* by incorporating key architectural features of the local area and promoting sustainable design.
- 2.7 The design access statement incorporates Bromley Borough Council's Planning Policy and best design standards.

### **3.0 CONSULTATION**

- 3.1 Based on the proposed scope of works and the nature of the project, it has not been considered necessary to undertake any consultation with local access groups only the end users. Instead, current guidance and best practice in respect of accessible design has been the point of reference.

## 4.0 DESIGN

- 4.1 The proposal is for a two storey, four bedroom detached brick property, to match the existing street scene.
- 4.2 The existing property consists of an existing single storey bungalow, which will be demolished, to facilitate the construction of the single two storey detached brick development.



- 4.3 The external appearance of the development will be designed to reflect the existing fenestration of the adjacent properties and design performance indicators set-out in the Local Character Areas Supplementary Planning Document. The predominant material being bricks, render and tiles have been incorporated to provide cohesion to the overall design and in keeping with the adjacent building types.



- 4.4 The proposed development has fully taken into account our preliminary survey of the existing trees and ground levels.
- 4.5 The development will attract a wide range of buyers, including first time buyers, young couples, families, and elderly people, thereby helping to promote a mixed and balanced community.
- 4.6 The proposed development, in our opinion sits well within the allotted plot size and is in keeping with the adjoining properties density and scale.
- 4.7 The existing drainage provisions will be utilised and no additional underground services will be required. Existing drainage provisions will be altered in accordance with Southern Water requirements.

- 4.8 The property currently has sufficient parking space for the current use. The development will have a minimal impact of the existing traffic flow on the local community and encourage the homeowners to utilise the excellent local public transport facilities.
- 4.9 A number of bus stops are located at each end of Craven Road providing good access to local bus services.
- 4.10 Additional car park spaces can be utilised at the front of the property, as shown on the proposed site plan layout.
- 4.11 The proposed windows will provide 20% glazed area for each room.
- 4.12 Building Regulations require the proposed glazed units to provide a minimum of 10% natural light and 5% for natural ventilation. The proposed window units will need to provide 8000mm<sup>2</sup> trickle background vents.
- 4.13 First floor bedroom windows will exceed the minimum requirements under Approved Document B to be 800mm-1100mm above floor level and have an area opening of 450x450mm or 0.3m<sup>2</sup>.
- 4.14 The proposed ceiling has been determined at 2.5m to meet the Mayor of London best practice design standards.
- 4.16 The proposed development will provide the following room floor areas:

Room Schedule	
Room ID	Actual Size (m <sup>2</sup> )
Lounge/ Dining Room	74.4
Hall	20
Kitchen/Snug	37.5
Utility room	7.2
Study	13.98
Ensuite 3	6.8
WC 1	5.4
Garage	16.3
Bedroom 1	29
Bedroom 2	12.9
Bedroom 3	24.5
Bedroom 4	24.8
Bathroom 1	11.8
Wardrobe 1	6
Wardrobe 2	3

Ensuite 1	7.3
Ensuite 2	4.7
Landing	25.6

- 4.17 The proposed room size areas exceed the baseline requirements under Mayor of London best practice design standards for a 4b5p dwelling.
- 4.18 The National Planning Policy Framework does not provide any specific guidance on loss of light. The proposed development has been designed following good practice guidance set out in BRE 209 Site Layout Planning for Daylight and Sunlight and BS 8206-2 Code of practice for daylighting.

## **5.0 USE**

- 5.1 The existing bungalow is in a derelict state and is heavily dilapidated. The current condition of the property will not be deemed acceptable for habitable use.
- 5.2 The proposed use of the site, for residential purposes is compatible with the surrounding land and building uses.
- 5.3 The principle design of the residential development is to rehabilitate the local street scene and provide clean environment for the local community.
- 5.4 The site currently lies vacant due to limited size and not attracting a willing occupier.
- 5.5 The site will help deliver much needed family homes for the local work force within Orpington and complete the residential street scene along Craven Road.

## **6.0 LOCATION**

- 6.1 The proposed location of the new three terrace domestic development is with the existing curtilage of 84 Craven Road, Orpington, Kent, BR6 7RT.

## **7.0 LAYOUT**

- 7.1 The layout is very similar to the existing street scene, with the principle elevations facing the main spine road and parking provided at the front. The proposed layout provides a logical development structure in terms of creating an attractive street scene. As the proposed development is orientated to match the existing terrace street scene, the interface and amenity distances are unaffected.
- 7.2 The front elevation follows the existing street line thus creating symmetry.

## **8.0 LANDSCAPING**

- 8.1 Further soft landscaping to the development area will be provided, in keeping with the local fauna and flora.
- 8.2 The existing garden areas exceed the requirement for providing a minimum of 10m of open space.
- 8.3 Due to the existing acute the gradients on the site, it has been proposed for the site to be graded to improve the intended vehicular and people access.
- 8.4 The Flood Risk Indicator has been reviewed from the Environment Agency, which has indicated that a 1 in 1000 (0.1%) chance of flood a year.
- 8.5 The risk of pluvial flooding needs to be managed and counter measures employed. It has been proposed that a permeable paving will be designed to assist with the discharge of surface water into local drain connections.

## **9.0 SCALE**

- 9.1 The overall scale and massing respects the predominantly the two storey nature and character of the area. The proposed mass of the build does not exceed the designated widths and roof pitch has been tailored to reduce encroachment to the air above the land and shading to the adjacent properties.
- 9.2 The proposed development is circa 218m<sup>2</sup> on a 1653m<sup>2</sup> size site. The existing property is 195m<sup>3</sup> overall on the existing development. In our opinion, the proposed development impact is minimal in comparison to the existing size of the existing property and other massing of the neighbouring properties.

## **10.0 APPEARANCE**

- 10.1 The appearance of the dwelling has been carefully considered to reflect the existing character of the brick houses and of the locality. Stone, brick, render and tiled roof is the dominant building material used to form the main structure. The main roof covering consists of a tile pitched roof covering. These material features have been adopted into the design and ensures it is in keeping with the existing adjacent properties and local area.



## 11.0 ACCESS

11.1 The proposed vehicular access is directly off the Craven Road, where it is considered it provides adequate sight lines are in place, and a wide footpath, facilitating safe egress from the proposed property.

11.2 Waste disposal vehicles can safely access the property from the main road and park temporarily to collect household waste within the parking bay. The proposed refuge area has been located at the bottom of the drive. This ensures the existing access provisions are maintained.

11.3 Emergency services can access the properties from the main road without obstruction.