

Design And Access Statement

Full Planning Application



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1 Introduction

1.1 The Purpose of this Document

This report will broadly follow the established methods of preparing a design and access statement. Where appropriate for this stage of design, information relating to layout, scale, access, appearance and landscaping will be documented.

Layout:

The way in which the building, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

Scale:

The height, width and length of each building proposed in relation to its surroundings.

Appearance:

The aspects of a building or place that determine the visual impression it makes, including the external built form of the development.

1.2 Scheme Overview

This design & access statement is in support of the development at 87 Plaistow Lane.

The proposal is for the extension to the existing double garage building to provide a home gym for the occupant.



Site Location Plan

2 Site Analysis

2.1 The Site

The site located in the middle of Plaistow Lane, a residential street made up of a range of architectural styles and plot sizes, predominately detached two-storey dwellings with large rear gardens and front driveways.

The site is in the borough of Bromley and is not within a conservation area or any other restrictive boundary.

The building itself is made up of traditional cavity walls finished in facing red multi-bricks.

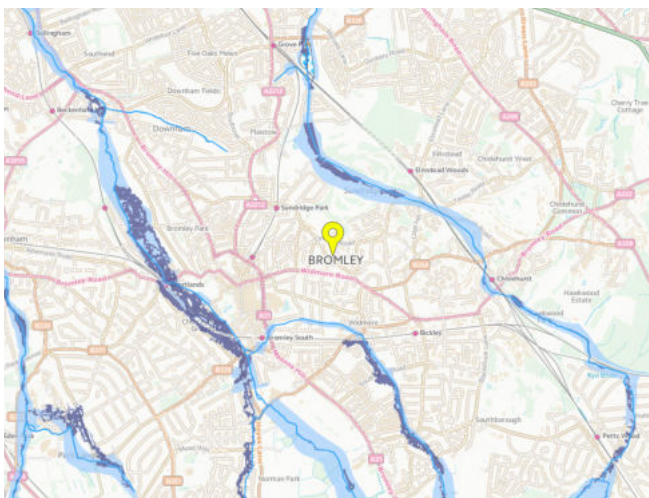
The roof is pitched, finished in red clay tiles.



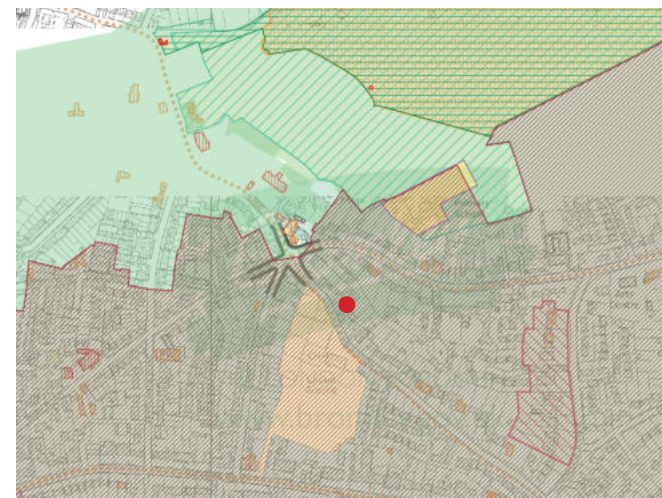
Site Photograph



Local Area Map



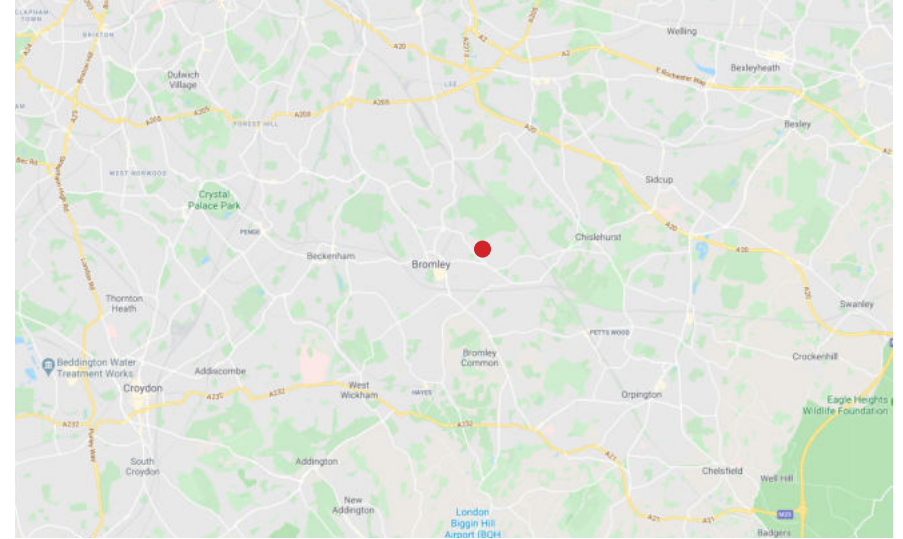
Flood Map



Local Policies Map



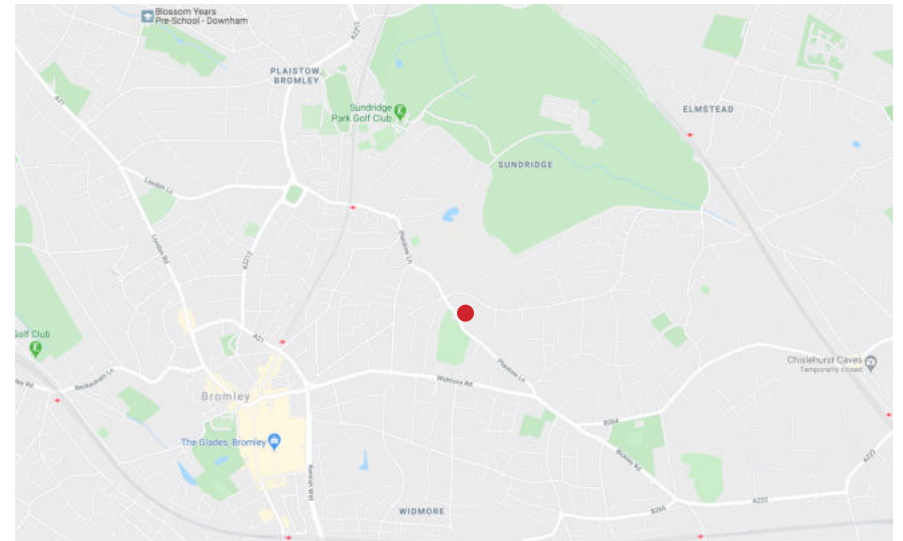
Birds-Eye View of the site looking from the North-East



Area Location



Birds-Eye View of the site looking from the South-West



Site Location

3 Design Proposal

3.1 Site Layout

The existing building was constructed in 2008 and provides space to contain two cars and is directly opposite the main house building of the plot.

The proposal seeks to add a new function to the existing building, by making amendments to the existing roof, inserting two hipped dormers facing internally to the site to provide good levels of natural daylight to the proposed gym space. The proposal also include the a modest side extension to facilitate access to the first floor, whilst leaving the existing ground floor space unaffected with its continued use as a garage.

The site features a number of trees, five of which appear to have Tree Protection Orders. The council's website indicates four trees in the intimate area; No.2-5 (although the exact locations are not accurate). As these were first registered in 1999-2000, twelve/ thirteen years before the client moved in, we can only assume the previous occupant had some removed as there are only three trees remaining in the immediate area that do not correspond to the species and locations listed. Numbers 1, 2 & 3 are seemingly correct, 4 & 5 are not present, although there are a number of other trees on site which are not listed as having a protective status.

The proposed works will have no affect on the TPO trees or any other trees canopy or root protection area as they are all a significant distance away from the development area in terms of their RPA and their canopy is much higher than the proposed



TPO Map



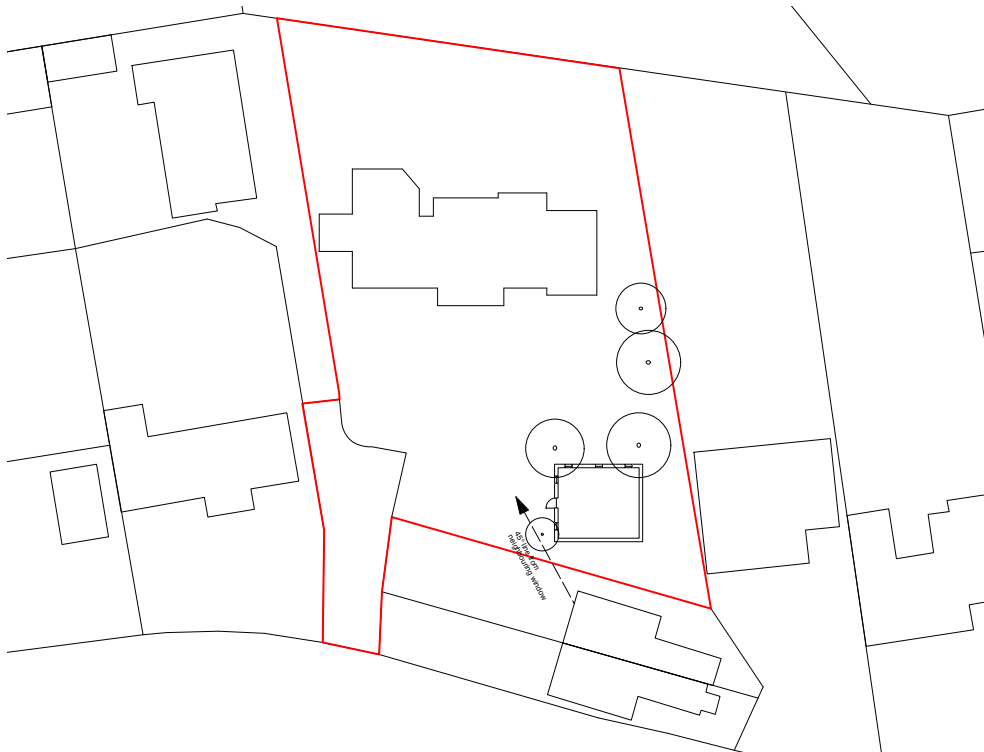
Proposed Front Elevation

3.2 Scale and Appearance

The proposal increased the overall footprint of the building by 19.9sqm and keeps over a meter distance from the boundary at its closest point.

We have sought to keep the impact that the proposed works will have as minimal as possible by raising the existing eaves by only 0.9m and introducing hipped dormers that keep the roof profile as low as possible.

The proposed extension to the side & roof will have no impact on the neighbouring properties, as the proposal is respectful of the 45° rule and is located to the North of the closest property of No. 93, therefore having no impact on the neighbours daylight or sunlight.



Proposed Site Plan

87 Plaistow Lane



Existing Side Elevation



Proposed Side Elevation

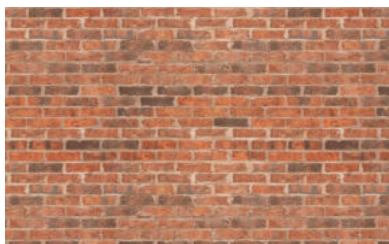
3.3 Materials

The proposal draws upon the existing materials wherever it can.

1 Red clay roof tiles



2 Red multi brick



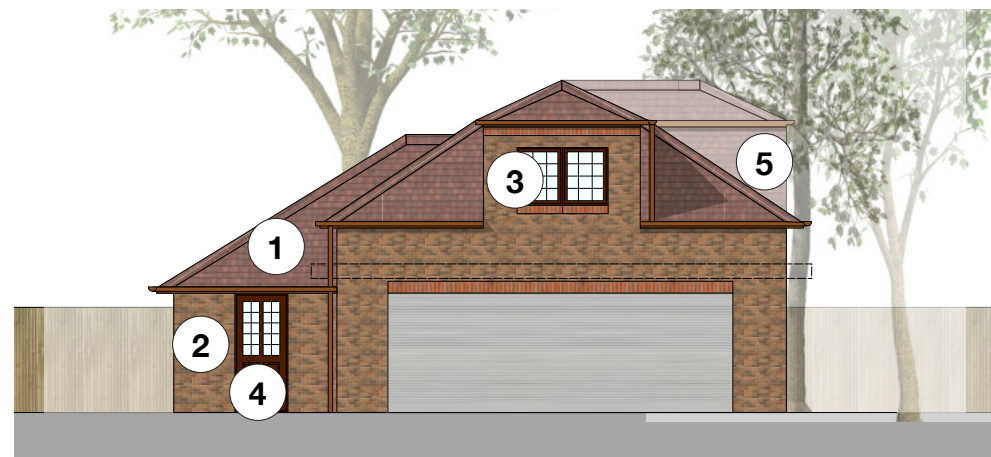
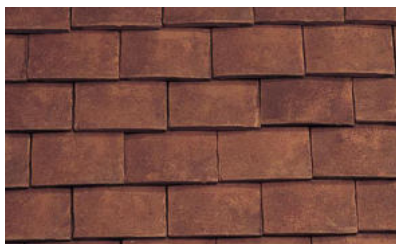
3 Timber framed brown painted windows



4 Timber framed door



5 Hanging Tiles



Front Elevation

4

Summary

The proposal has been designed to give the existing garage building a dual purpose, providing an additional recreational facility for the existing occupants.

As the design is in keeping with the existing building and does not have any impact on the neighbouring properties, we believe the council will find the proposal acceptable and look forward to receiving a positive decision from the LPA.