

# PLANNING, DESIGN & ACCESS STATEMENT

## DEMOLITION OF EXISTING PROPERTY & ERECTION OF A BLOCK OF SIX FLATS

@  
"OAKDENE"  
OAKLANDS ROAD  
BROMLEY  
KENT

London Borough  
of Bromley

14 MAY 2014

RENEWAL AND  
RECREATION

### **SITE & SURROUNDINGS:**

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The site is situated on the eastern side of Oaklands Road and, at present, occupied by a detached house; on either side are two large detached houses with high-pitched roofs, divided into multiple occupation. Nearby, in many instances, redevelopment of the older properties has taken place in the form of a new block of flats.

### **THE PROPOSAL:**

To erect a four-storey block of flats with a ridge height not exceeding the height of the properties on either side.

The new block will be situated on a similar building line to that existing, and provision made for five car parking spaces at the front of the building, with ample on-street car parking also available close by in Oaklands Road.

In consultation with the Council's Tree Officer a number of mature trees at the rear on the boundary of the site, together with those on the site frontage, will be retained and the position of the block's footprint and location of car parking is so arranged to ensure the trees can be retained.

The internal layout will provide for 2 two bedroom flats on the ground floor, 2 two bedroom flats on the first floor, and 2 larger duplex two-bedroom flats occupying the second and third floors, the bedrooms contained within the roof space in order to utilise this space and maintain the roof height consistent with the surrounding residential development, where there is a diverse mixture of properties, including a number of purpose built, three and four storey apartments, that vary in both style and age.

### **SITE TOPOGRAPHY:**

The site levels will essentially remain the same and new planting and landscaping will be implemented to ensure continuity in the character and maturity of the site.

No new means of vehicular access is proposed, with the existing access at the front serving the five car parking spaces, together with pedestrian access to the flats and the location of a bin store.

The proposed flats will be designed and constructed to provide energy efficiency and insulation to a high standard, in accordance with the latest building regulations and insulation requirements, together with internal and external means of access, in accordance with Part 'M' of the Building Regulations.

A lift will be provided to all floors, in addition to staircase access.

Rainwater will be reclaimed and harvested on site, to use resources for irrigation and cultivation of the amenity areas.

Provision will be made for the secure storage of bicycles within a storage compound at the rear of the site.

### **SITE SUSTAINABILITY:**

The development is conveniently located to the public transport network and local bus services. Bromley Town Centre is within easy reach by existing bus routes, with Bromley North main line railway station in close proximity.

### **MATERIAL CONSIDERATIONS:**

The proposed redevelopment of this site fulfills the advice and requirements as set out in the National Planning Policy Framework 2012 concerning 'Sustainable Development'.

Paragraphs 11, 12, 13, 14 & 15 relate to the presumption in favour of sustainable development which is the planning objectives as set out in the submission of this application.

The general character of the surrounding area ensures that the new flats, as designed, and the final appearance of the scheme, will not detract from the established character of the area or the street scene, in this wholly residential area.

### **THE PRINCIPLE OF DEVELOPMENT OF THE SITE WITH 6 FLATS:**

The site is located in a residential settlement boundary, as defined in the Local Plan. The very diverse character of the area, servicing a variety of various types of properties, including similar blocks of flats, ensures the new flats will not result in an intrusive or discordant form of redevelopment, and would fully conform to the Council's residential planning policies.

### **PLANNING POLICIES:**

Policy H.7 of the Unitary Development Plan requires: -

The site layout, buildings and space about the buildings, are designed to a high quality and recognise as well as compliment the qualities of the surrounding areas.

Policy B.E.1. Requires: -

Development to be imaginative and attractive to look at and should compliment the scale, form, layout and materials of adjacent buildings and areas, and should not detract from the existing street scene.

In all respects the proposed new flats and design fulfills these policy requirements and compares favourably to other redevelopment schemes that have taken place through the area in recent times.

**CONCLUSION:**

The site lies within an existing residential area in a sustainable and accessible location. There is no objection, in principle, to redevelopment taking place with a flatted scheme. Government policy encourages the best use of such previously developed land at as high a density as possible, subject to environmental considerations.

The building would be of a bulk and scale that would be compatible with surrounding development. No harm would arise to the character of the area and, as such, there would be no conflict with Policies H.7 & BE1 of the U.D.P.

Taking all material planning considerations into account, it is submitted that a fair and balanced assessment would lead to the conclusion that the proposal is acceptable and provides a positive housing gain in accordance with the Central Government advise and objectives.