



Supplementary Planning Document Number 1

Supporting Statement

Replacement Dwelling to 28 Downs Hill, Beckenham, Kent

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1.0 Introduction

This Supporting Statement forms part of a planning application made on behalf of Anthony Brandi and Jane Foley to construct a replacement family home.

The application involves the demolition of an existing two storey dilapidated house and the construction of a new 5 bedroom single family house.

The application consists of a location plan showing the site location plan, existing and proposed layout plans, proposed elevations, completed application forms and this Supporting Statement.

2.0 Background

Mr Brandi and Mrs Foley recently purchased the property with the view of creating a new family home.

The property is situated in a medium density residential area, consisting of similarly aged houses of varying styles, and is set on a generous sloping site running downhill from front to back. The curtilage around the house is currently overgrown and in disrepair, having been neglected by the previous owner. There are a number of mature and semi mature hedges, bushes and trees on the property of varying species and condition. To the front of the house there is a single vehicular access serving a driveway, a paved area immediately to the front of the house and a raised planting bed which is retained by a brickwork wall. The large rear garden currently consists of overgrown trees and shrubs however there is evidence that the garden was previously landscaped with a lawn area and planting beds. The site is within a tree conservation zone.

We believe the original house dates from around 1940 and is constructed in a modernist style however the structure and décor has not been maintained in recent years resulting a building that is now at the end of its lifespan. The structure is traditionally constructed in brickwork and a pitched tiled roof. The property includes the main two storey house, an attached flat roof single garage to the side of the house and a number of lean-to structures to the rear.



Existing house – front



Existing house - rear



The application does not involve any significant amendments to the current vehicular access, with the existing entrance being improved. A new boundary wall and railings is proposed onto Downs Hill, which will incorporate a vehicular gate.

3.0 Compliance with the Local Plan

The Bromley Unitary Development Plan (UDP) policies have been considered in respect of the proposal. Through this consideration the proposed new dwelling, together with associated works, has been found to comply with the policies of the UDP, scheduled below;

- Policy 2 – Sustainable Communities
- Policy 3 – Strategic Objectives
- Policy 4 – Housing
- Policy 6 – Conservation and the Built Environment
- Policy 7 – The Natural Environment
- Policy 14 – Environmental Resources

4.0 Design

4.1 Location

28 Downs Hill is approximately one mile from Bromley Town Centre on a reasonably quiet residential road. It is within half a mile from Shortlands Train Station and around three quarters of a mile from Beckenham High Street.

4.2 Use

The property is currently Property Use Class Order C3 as a dwellinghouse. This use will be retained.

4.3 Amount

The proposal will increase the GIA from 184m² to 357m², an increase of 173m².

4.4 Layout

The proposed dwelling is located over the footprint of the existing house, maintaining the established building line. In addition Downs Hill is characterised by relatively large, detached houses visually separated by generous spaces between. This pattern has been reflected in the positioning of the new house on site, as can be seen in the illustration below.

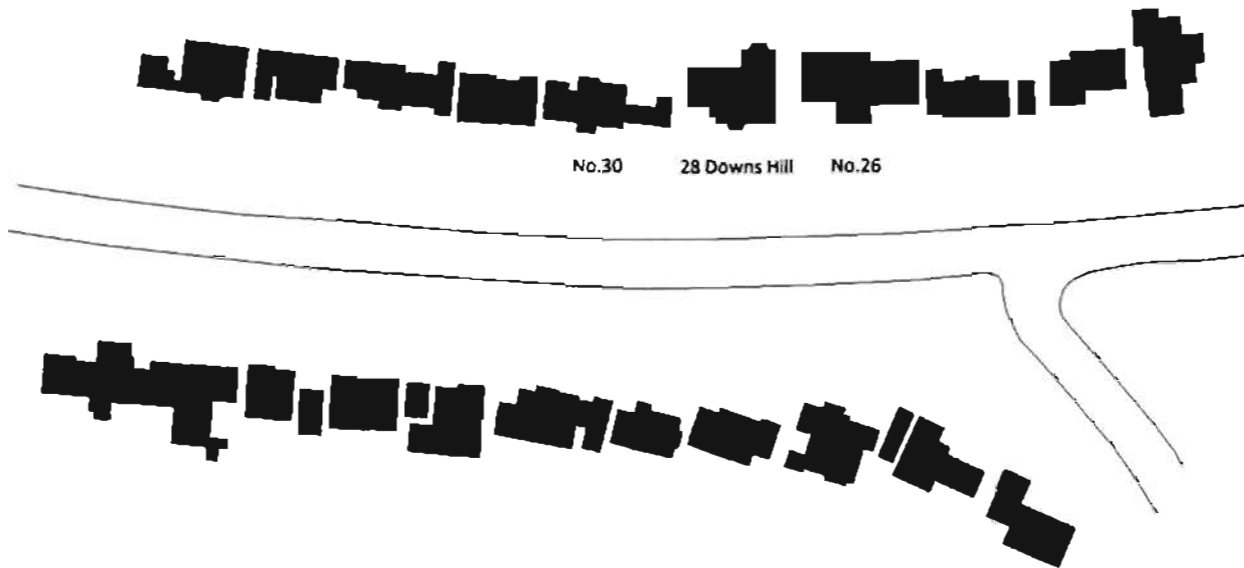
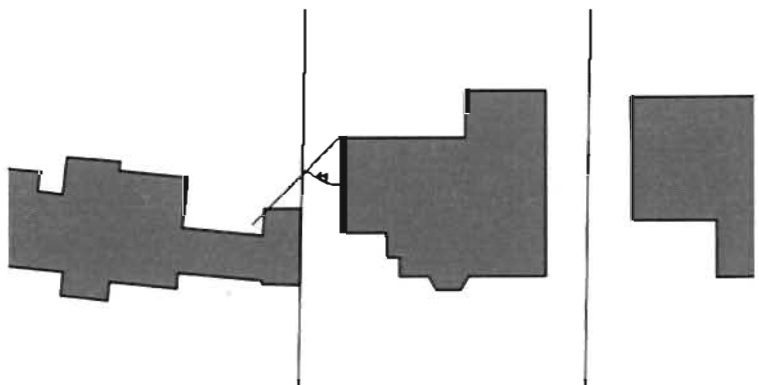


Figure Ground Plan of Downs Hill

The detailed footprint of the new house has been carefully designed to mitigate any negative impact upon neighbouring properties, whilst providing internal and external spaces that complement the site and the building's outlook. To reflect the differing building lines to the rear of 26 Downs Hill and 30 Downs Hill, the new house has a stepped elevation that is designed to minimise any loss of visual amenity or daylight (the nearest part of 30 Downs Hill is a single storey garage). By creating this step no part of the new house is within a 45 degree horizontal line of any neighbouring habitable room.



To the front of the house, the existing vehicular entrance will be improved to facilitate access to the driveway and garage beyond. The curtilage between the house and the road will consist of a generous off-street parking area for four cars (with sufficient space to turn a car around on the drive) and raised a landscaped area that will mainly be laid to lawn with shrubs and bushes to the boundary.



The rear garden extends beyond the house by around 80 metres and contains a number of mature trees, with further neighbouring trees overhanging the garden. A number of those trees are in poor condition will be removed however those that are in good condition, or are owned by neighbours, will be retained.

An arboriculture assessment has been undertaken by Sylvanarb which identifies the condition and species of all the trees and also each tree's Root Protection Area (RPA). The findings of this survey have further impacted upon the layout of the proposals:

- The new house has been positioned so that it does not intrude upon the RPA of the mature Oak and Leyland Cypress that are in the curtilage of No.30 Downs Hill.
- The terrace and staircase is designed to avoid the canopy and RPA of the neighbour's trees.
- The existing Beech hedge will be retained and pruned to remove excessive growth.
- An existing cluster of low value trees to the south western boundary will be removed to provide space of the new house.

Internally the house is relatively conventionally arranged whilst making best use of the site's topography. The main entrance is on the ground floor level which contains the hall, dining room, wc and garage to the front, with the kitchen, breakfast room and lounge to the rear. A terrace extends across part of the rear elevation, accessed from the lounge and breakfast/ family area.

Below the entrance storey, a semi-basement level provides an office, utility, shower room and games room, most of which have direct access to the garden. The first floor level consist of a family bathroom and four bedrooms with associated facilities. There is a further bedroom and en-suite contained within the roof space.

4.5 Scale

The scale of the proposal has been considered in respect of its immediate and surrounding context. Most of the neighbouring properties appear as two floors in height when viewed from Downs Hill therefore the new house offers a similar two storey elevation to the public domain which is topped with a series of small pitched roofs. The introduction of an additional lower level (basement level) makes best use of the naturally sloping site and allows direct access to the rear garden. The house therefore presents a three storey elevation to the rear.

The width of the footprint (as discussed above) allows retention of the generous spaces between buildings, with the overall area of the footprint designed to be in keeping with surrounding properties.

When viewed from the road the building reflects the roof forms and eaves heights of the two neighbouring properties. The front elevation steps up from left to right so that the eaves of the main roof is of a similar height to No.30 Downs Hill. The right-hand-side of the front elevation consists of two gables, again designed to reproduce the roof form and heights of No.28 Downs Hill.

The new boundary treatment is in response to the privacy issues that the raised footpath on Downs Hill presents. The combined height of the wall and railings is intended to provide some visual screening without being overbearing. The new vehicular gates are maintained at this height.

The relatively large rear garden means that there will be no issued with regard to separation distances between habitable rooms of neighbouring dwellings.

4.6 Appearance

The overarching strategy for the design of the new house is to complement the context of Downs Hill which consists of a mixture of architectural styles popular in the first part of the twentieth century. The owners acknowledge that a modern design would be out of character therefore the house is designed in an arts and crafts style.

The house is made up of smaller geometric elements, in order to break up what might otherwise be a large monolithic form, and is consistent with the strategy employed by early arts and craft buildings. The function of the building and the activities within it determine the outer shape of the construction and this shape is further influenced by the constraints of the site.

Excessive ornamental features are left out, with architectural detail being provided by stone copings, cills and lintels. Whilst being in the arts and crafts style, the specific architectural influences for the design are:



Gimson's White House, Leicester



Oswald Milne's Godwins, Sevenoaks



Baillie Scott's Blackwell, Cumbria



Mackintosh's Hill House, Helensburgh

The external walls of the house, together with the chimneys, are proposed to have a rendered finish, with a small blue-black brickwork plinth. The bricks will also be employed as the facing material for external walling. The roof will be finished in reconstituted slate tiles, with hardwood painted/stained eaves.

New glazing will be powder coated aluminium to provide a relatively slim structure and to minimise maintenance requirements, ensuring the facade looks good throughout its lifetime.

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