



DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF THE
DEMOLITION OF THE EXISTING BUNGALOW
AND THE ERECTION OF TEN 2 BEDROOM APARTMENTS**

AT

**SUNSET HILL
HILLBROW ROAD
BROMLEY
KENT
BR1 4JL**

FOR

CAVENDISH & GLOUCESTER PROPERTIES LTD

Project: Sunset Hill, Hillbrow Road, Bromley, Kent, BR1 4JL

Client: Cavendish & Gloucester Properties Ltd

Document: Design and Access Statement

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1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared on behalf of Cavendish & Gloucester Properties Ltd in support of a planning application for the demolition of the existing bungalow and the erection of ten 2 bedroom apartments with associate private amenity and parking.

1.2 This Design and Access Statement should be read in conjunction with the Planning Statement produced by Robinson Escott Planning and Arboricultural Report produced by SylvanArb.

1.3 The Design and Access Statement is arranged in the following sections:

2.0 Site Description

3.0 Site Surroundings and Context Analysis

4.0 Design Principles

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping

5.0 Access

- Vehicle parking
- Bicycle storage
- Waste management
- Drainage

1.4 The Statement analyses the characteristics of the site and surrounding area.

1.5 Located within Appendix A are photographs detailing the site and surrounding area.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the corner of Hillbrow Road and Tresco Close. The site fronts on to Hillbrow Road, with the main access off Hillbrow Road.
- 2.2 An irregular shaped parcel of land, the site area amounts to 0.16 hectares.
- 2.3 The existing property has no planning history indicated on the local Council's website and has no specific planning restrictions for the site or immediate context.
- 2.4 The site is bounded to the north-west by a 1.6m fence, to the north-east is a 1.8m high close board fence, to the south-west fronting Hillbrow Road, the site is bounded by a 1.6m picket fence. To the south-east fronting Tresco Close, the site is partially bounded by a brick wall varying in height from 1.1m to 1.6m, the remaining south-east of the site fronting Tresco Close is bounded by a chain link fence and is also densely screened by a variety of trees and shrubs.
- 2.5 Adjacent to the site to the north is the house 'Upfield'. To the south-east is No. 7 Tresco Close, the last in a terrace of 4 town houses.
- 2.6 The site rises a maximum of 6.4m from the entrance at Hillbrow Road to the north-east boundary.

3.0 SITE SURROUNDINGS AND CONTEXT ANALYSIS

- 3.1 The wider context of the site is the site is situated on Hilbrow Road, an unadopted Road. There are a variety of residential properties along the road with no predominant style or character to the properties. The properties on Tresco Road are all relatively modern 3 storey town houses.
- 3.2 Local shops are located on Bromley Hill (A21 within a 7 minute walk). The A21 is the main artery road leading into London heading north and Bromley Town Centre to the south.
- 3.3 Along the A21 there are numerous bus stops with services to London or Bromley Town Centre. The site is located 0.4 miles from Ravensbourne Station and 0.8 miles from Shortlands Station.

4.0 **DESIGN PRINCIPLES**

4.1 The design principles that have been considered in the development of this scheme are:-

- The proposal complements scale, form, layout and materials of the neighbouring buildings.
- The proposal should not impact on neighbouring adjacent properties, with no overbearing/overlooking impact to adjoining properties, with suitable separation distances.
- The scheme provides good quality private amenity space.
- The scheme provides correct levels of parking.

4.2 **Use**

4.3 The proposal consists of ten 2 bedroom apartments, private amenity, refuse/recycling, cycle storage and on-site parking.

4.4 The apartments on ground and first floor have two bedrooms, one with an en-suite, a separate family bathroom and an open plan living/dining and kitchen. All the ground floor apartments have access to their own private garden. The remaining flats over the first and second floors each have a private balcony.

4.5 **Amount**

4.6 The residential development consists of ten apartments and 30 habitable rooms on a plot size of 0.16 hectares. The proposal provides a density of 188 habitable rooms per hectare.

4.7 The proposal includes provision for 1.4 parking spaces per dwelling, with the London Plan requirement being 1:1.

4.8 **Layout**

4.9 The proposed apartment block is positioned to the rear of the site, a minimum of 4.5m from the rear boundary. It has a similar location to the existing dwelling. The positioning of the block allows a minimum 4.5m side separation from the boundary wall of No. 7 Tresco Close and a minimum of 2.1m from the boundary at Upfield. The position of the apartment block allows for the parking to be positioned at the front of the block allowing for level access to the main entrance. The orientation and layout avoids any overlooking of neighbouring properties.

4.10 Scale

4.11 The scale of the proposed development is consistent with the locality, with the neighbouring properties adjacent to the site being 3 storeys.

4.12 The proposed apartment block responds to the rise in level from west to east. The eastern side of the block is positioned 1.8m higher than the west side of the block.

4.13 The west side of the block is 3 storeys high, with a height from d.p.c level to roof of 8.5m and a raised corner at 9.0m. The east side of the block is 2 storeys, with a maximum height from d.p.c level to roof of 5.7m.

4.14 Appearance

4.15 A contemporary approach has been taken with the appearance of the development using mainly render and timber cladding. A black brick is proposed at the front to define the entrance and at ground floor to part of the front and one side elevation. The entrance is further emphasised with a curved aluminium powder coated canopy over the entrance door.

4.16 A flat roof is proposed with aluminium powder coated eaves profile, in keeping with the contemporary design.

4.17 Recessed balconies and terraces have been incorporated at ground, first and second floor levels, with each apartment having access to its own balcony, terrace or garden space. Glass balustrading will be provided to balconies and terraces.

4.18 The picket fence to the front boundary will be retained with new access gates set back from the crossover. The existing fencing to the side (north-west) boundary and rear (north-east) boundary will be retained. The existing brick wall on the south-east boundary will be retained. The existing chain link fence will be retained and repaired to the remaining south-east boundary.

4.19 Landscape

4.20 Private gardens will be provided to each of the ground floor apartments. The split level in the block allows for level access directly from each of these flats to their gardens.

4.21 A number of the large trees along the north-south boundary and east boundary are to be retained maintaining the tall dense screen preventing any possible overlooking to neighbouring properties. A separate assessment has also been carried out by SylvanArb which should be read in conjunction with the landscape design.

5.0 **ACCESS**

5.1 The site is accessed from Hillbrow Road using the existing dropped kerb leaving the existing crossover unchanged. The location of the access drive will be retained.

5.2 **Vehicle Parking**

5.3 A total of fourteen parking spaces will be provided. Eleven car parking spaces will be provided adjacent to the entrance of the apartment block, with a further three parking spaces provided parallel to the access drive.

5.4 **Cycle Storage**

5.5 Ten secure cycle storage spaces will be provided adjacent to the entrance of the apartment block.

5.6 **Waste Management**

5.7 Space has been allocated for refuse and recycling bins at the entrance to the site allowing waste services to park on Hillbrow Road to collect the refuse and recycling waste.

5.8 It is proposed to connect foul sewage into the existing public sewers network.

5.9 Soakaways will be provided for surface water run-off for the new apartment block (subject to suitable ground conditions and percolation tests). Permeable paving will be used on all footpaths, drives and paved areas.

APPENDIX A – SURROUNDING SITE CONTEXT



View north along Hillbrow Road



View north along Hillbrow Road



View south to town houses on Hillbrow Road



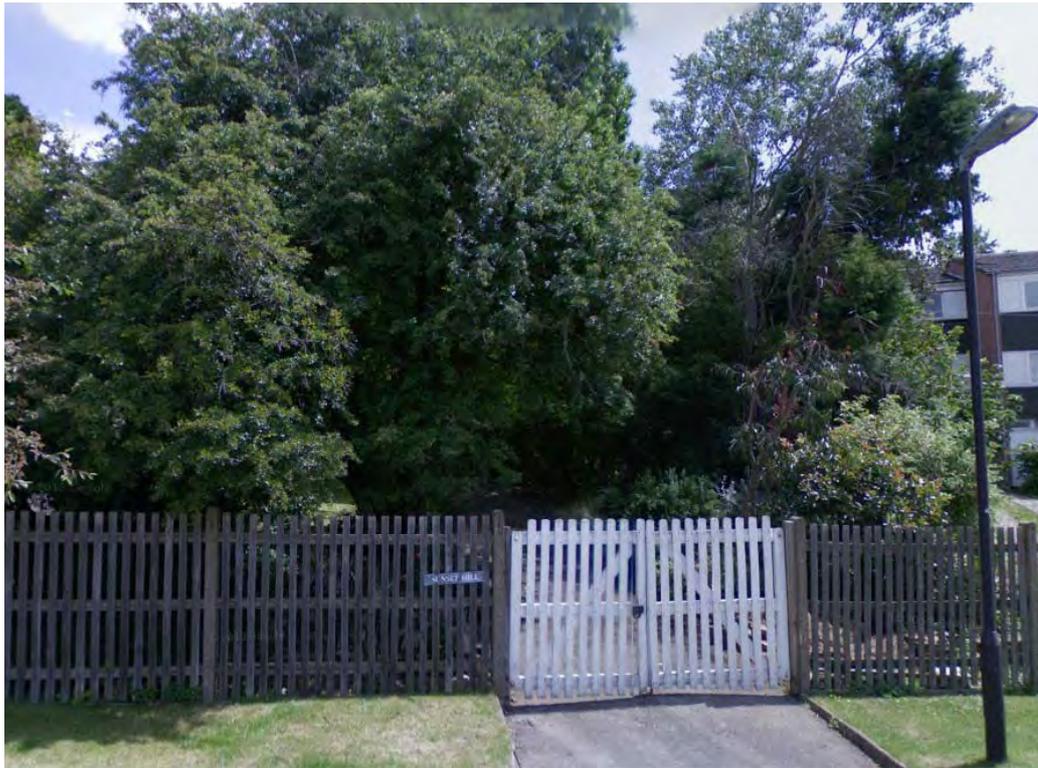
View down Tresco Close



View of No. 7 Tresco Close



View of flank wall of No. 7 Tresco Close



View towards Sunset Hill from Hillbrow Road



View of Upfield from Hillbrow Road