



**Land at No.1 Ullswater Close Bromley, Kent BR1 4JF**

## **Design and Access Statement**

### **Introduction**

This statement is prepared to support the application for the enlargement of the existing building together with its separation into two town houses each with private gardens and off road parking. The development proposed is to create a new three bed property by way of refurbishment of the original property, returning it to the size of neighbouring property, to split the main house from the existing extension and construct an additional floor over the extension and extend to the rear in both.

Issues under consideration with this development included the character and appearance of building against existing accommodation, parking provision, living conditions of the occupiers and of adjacent residential properties along with outdoor amenity space and outlook

### **Assessment of existing site context**

The site is situated within an estate of predominantly three storey terraced houses and is located to the North West side end of Ullswater Close in Bromley and is surrounded by similar terraced town houses; which are the general characteristic of the street and the area. The site is generally level with a slight incline to the rear of the property. The site area is 0.04 hectares, offering a good sized plot, ensuring the garden spaces for both the proposed and existing property will be of reasonable size and be in keeping with the surrounding properties.

The boundary comprises of fencing surrounding the south side of the boundary with trees and hedges located to the west side of the boundary.

### **Proposed use, design and access**

#### **Use**

The proposal is to introduce one new 3 Bed residential dwelling, to the side of No.1 Ullswater Close and separating the garden space, for each dwelling.

The proposal is to ensure design consistency with adjoining properties, incorporating the existing designs, sizes and details displayed throughout surrounding area.

#### **Layout & Scale**

The ground floor will provide new modern open plan accommodation with direct access to the rear gardens via sliding/folding doors. The accommodation for each will provide Living room, WC and Kitchen / Dining space at ground level leading out to the rear garden area and will be a private, secluded and secure area. First floor will provide a Master bedroom with en-suite bathroom and a family bathroom to the rear, and two further bedrooms to the

third Floor. This will provide enhanced accommodation over the original layouts. The scale of the building will match exactly with the existing built form.

### **Landscaping**

All fencing surrounding the boundary is to be retained along with all existing trees and hedges located at the rear of the boundary. These will be supplemented by further new planting to provide an attractive setting for the new development. Paving will be supplied around the property with an area for bin storage in the rear garden close to the back gate. New garden planting to the frontage of the house will be provided to further enhance the appearance.

### **Access**

Access to the development is provided via the existing cross-over, which is to be reused but increased in width to suit the new layout. Parking will incorporate three spaces in total, one for the existing house and one for the new property along with a visitors space shared between the two. Access can be achieved with good visibility in both directions along this road. Furthermore there is a mixture of off road and residential parking with ample road parking to the western boundary where there are no parking restrictions in place. The site is well set back for the road which provides off street parking sufficient to meet the needs of the site

### **Appearance**

The appearance of the building is to be traditional built with facing brickwork and render work detailing, Concrete interlocking tiles roof and white Upvc windows and door frames, following the character set by the neighbouring property.

The proposed development fully conforms to the aims and objectives and the policies. The development is sympathetic to the appearance of the road and the proposal will complete the development of the road (infilling) without causing loss of amenity to adjoining residents or harm to the appearance and character of the general street-scene and the neighbourhood.

The submitted plans demonstrate how the site can be successfully developed in accordance with the requirements.