

DESIGN AND ACCESS STATEMENT

Medeira Avenue (rear of 48 Farnaby Road), Bromley, Kent. BR1 4AY for Dr S Huddart



SITE DESCRIPTION

The site of 224 sq M was formerly part of a very long rear garden to 48 Farnaby Road, Bromley and has an existing vehicular access to Madeira Avenue. There is a Oak tree and a silver Birch to the south part of the application site and some old concrete hardstandings but otherwise it is vacant and overgrown. There is a fall of approx. 5M from Madeira Avenue to the rear of the site. Either side of the application site are residential gardens.

The site is not in a conservation area or close to any listed building.



Madeira Avenue looking north



Madeira Avenue looking south with site on the right.



Madeira Avenue looking south with site on the right.



Site frontage from across the road

THE PROPOSAL

The proposal is to construct a modest two bedroomed dwelling with a total floor area of 112sqM with pedestrian and vehicular access from Madeira Avenue, Bromley.

Parking for two cars is to be provided at the front of the site. The lower ground floor level uses the slope of the site to provide the main living/kitchen area with access to the south facing garden.

PLANNING HISTORY

A previous application for a three storey house and integral garage was refused in February 2005, application 05/00116/FULL.

PLANNING JUSTIFICATION

The Revised National Planning Framework (2018) calls for delivering a sufficient supply of land, making effective use of land and for a presumption in favour of sustainable development – ‘this means approving development proposals that accord with the Development Plan and where this is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.....’

The Draft London Plan 2017 in Policy GG2 states ‘proactively explore the potential to intensify the use of land, including public land, to support additional homes and workspaces, promoting higher density development, particularly on sites that are well-connected to public transport, walking and cycling.....’

In 1.4.5. it goes on to say ‘.... To meet the growing need (for houses) London must seek to deliver new homes through every available means.....’ ‘..... small sites in a range of locations can be developed more quickly and enable smaller builders to enter the market. In table 4.2 it calls for 1029 homes per year to be provided by Bromley on small housing sites.

The Unitary Development Plan (UDP) doesn’t have a specific designation for Madeira Avenue. The Supplementary Planning Guidance documents are relevant eg. SPG 1 states that the design statement of a planning application should ‘ explain the design principles and design concept’ and also explain how the design relates to the wider context’. These points and others have been followed in the design statement below.

SPG3 ‘Designing out Crime’ has been followed and is explained below.



Recent dwelling further along the road – Highland Road – demonstrates the concept.



Dwellings along Highland Road



Adjacent sites already have a 'built up' hard frontage

DESIGN

The proposed dwelling is 112sqM which meets the requirement of The Draft London Plan table 3.1 that calls for a minimum area of 90sqM for a four person house. With good passive design the house will achieve good levels of daylight and will benefit from a south facing aspect to the rear looking into the private quiet garden.

The design should respect the local area in terms of scale, layout and materials. Madeira Avenue is largely two storey private housing with a mixture of house styles with the oldest dating from the Edwardian period. Brick and rendering are the dominant wall materials. The layout is generally 'suburban' with houses set back from the footpath by about five metres., the front garden being a mixture of planting and parking. On the southern side trees are important in the street scene.

The proposal seeks to continue this character and layout with the house set back 5.2M which allows tree planting on the front. The building has an eaves facing Madeira Avenue which makes it far less dominant than a gable and also is likely to relate stronger to any neighbouring houses should they be built. The house, contemporary in style, will be built largely in facing brickwork with the external openings well detailed and set back 100mm to give depth and shadow to the elevations. No main windows to habitable rooms face to the side boundaries.

The houses to Farnaby Road to the rear are much lower and it is essential that overlooking from the new house is avoided. There will be a generous 32M between the bedrooms of the new house and those in Farnaby Road which compares favourably with the rule of thumb of 22M which has been applied for many years. Tree planting in the rear gardens will help to screen between the houses.

To further minimise overlooking or over-bearing, the proposed house will be only one and a half stories in height at the rear with no windows above the ground floor.

These design guidelines could also be used on adjacent plots of land in the future (see drg.10) and do, we suggest, meet the usual planning criteria in terms of privacy, space between buildings, overlooking, parking and private amenity space. This is an important consideration as no doubt this application might be considered to set a precedent. We maintain that the land can be developed in a very acceptable and neighbourly way.

SECURED BY DESIGN: The orientation of the dwelling provides good surveillance. Side gates and reinforcing the side boundaries will secure the rear garden. Locks to doors

and windows will comply to 'Secure by Design' requirements. A burglar alarm will be fitted.

ACCESS

The existing vehicular access will be modified and the front parking area will not exceed a 1:20 gradient. The additional vehicular movements will have a negligible affect on Madeira Avenue.

The proposal will meet the Building Regulation requirement M4(2) 'accessible and adaptable dwellings' in accordance with the London Plan MALP (2015-16) and the Housing SPG (2016). In particular the design incorporates:

A generous parking space with level access (not more than 1:20) from the front footpath to the level access front door which will be 900 wide adequate for wheelchair users.

An accessible wc on the main entrance level.

Clear internal door widths, corridor widths and circulation spaces in accordance with M4(2).

A main Bedroom on the main entrance level with sufficient space for furniture and circulation in accordance with M4(2)

Future adaptability in a) the staircase width allowing the provision of a stairlift and b) space in the main entrance level bathroom to allow a level-access shower.

If this application is successful then the later building regulations application, as is usual, will provide complete information on all of the minor details that are necessary to meet the M4(2) standard.

SUSTAINABILITY

The site is very sustainable in terms if location with its easy access to bus stops, schools, railway, shops and all that the town centre has to offer. This, together with the secure bicycle storage will encourage walking and cycling so reducing the dependence on the car.

Good passive design will apply to the dwelling and with high levels of insulation and solar panels taking advantage of the south facing roof slope, the energy demand will be minimised.

The use of the dwelling is made more sustainable by designing it to comply with the Access Life Time Homes Standard.

Waste will be separated at source in accordance with the LPA's requirements.

LANDSCAPING/BIODIVERSITY:

The mature trees in the rear garden will be retained.

Hedges to the side boundaries will be retained and reinforced as necessary with new planting.

The 5.2M set-back of the building from the front footpath allows frontage tree planting to be carried out which will help to retain and enhance the soft enclosure of Madeira Avenue on this side of the road aswell as reducing the impact of the dwelling from the Avenue.

Bird and bat boxes will be provided to enrich the wildlife and further the enjoyment of the residents. An ecological and organic approach will be taken to maintaining the private garden with the use of composting, beetle banks etc.

The rainwater footprint of the site will be little changed as all rainwater will be collected and used in the garden and for the toilets. Paved areas will be self draining using a porous paviour block.

CONCLUSION

We suggest that this very sustainable proposal makes good use of a vacant site and of the local infrastructure. Its one less plot that would be needed to be provided on a greenfield site. It helps, to achieve the LPA's target of building dwellings on smaller sites.

Subject to appropriate conditions the proposed development would comply with the LPA's policies which seek, among other things, to ensure that new development compliments and improves the character and amenity of the area and harmonises into the street scene.