

# **Burrell & Mistry**

## **DESIGN AND ACCESS STATEMENT**

The Charlet  
Kirkstone Way  
Elstree Hill, Bromley, BR1 4JE

**March 2019**

## LOCAL BUILDING CHARACTERS

### *Design Guidance SPG 2.1.5*

*'The majority of buildings in Bromley have traditional pitched roof forms, contributing greatly to the streetscape and roovescape of their localities. Roof alterations should be carefully considered to ensure that they respect the form and appearance of the existing roof. Continuation of the roof line may be appropriate in some cases – in other cases it may be better to drop the roof line so that extensions are subservient to the host building.'*



- Local Building Characters:
- From: Pitched roof
  - Facade: White render, red brick
  - Roof: Plain clay tiles, traditional pantiles

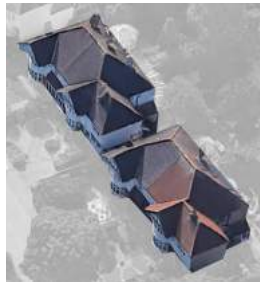
ROOF STUDY OF LOCAL BUILDINGS



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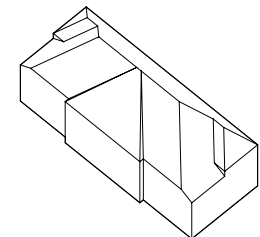
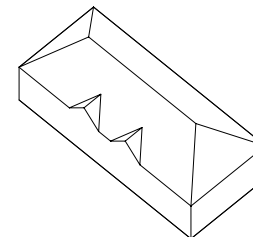
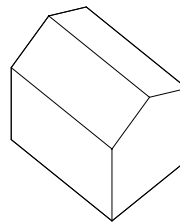
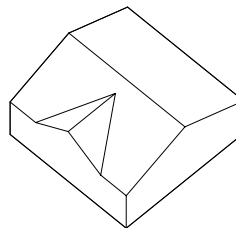
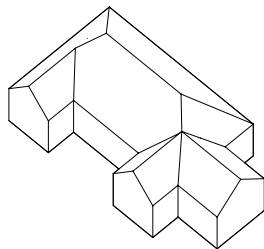
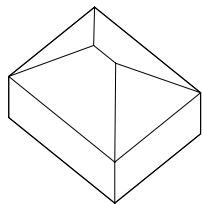
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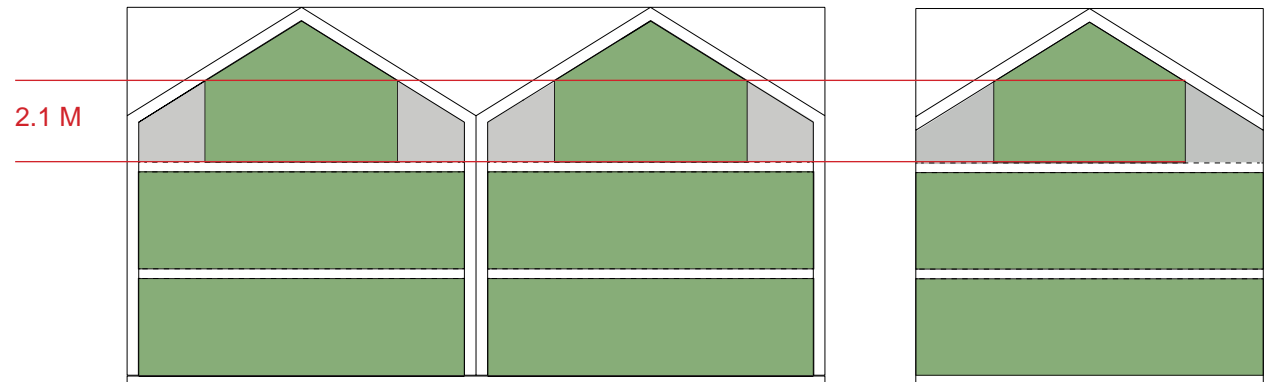
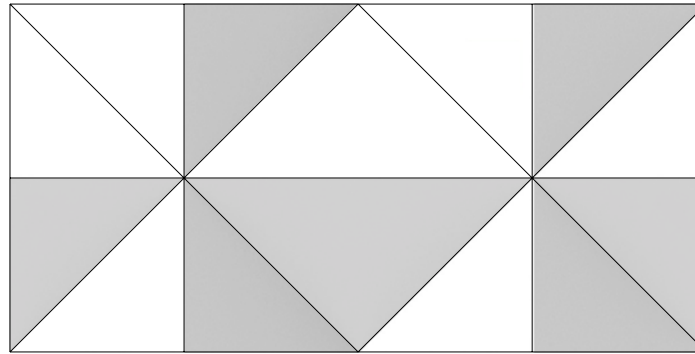
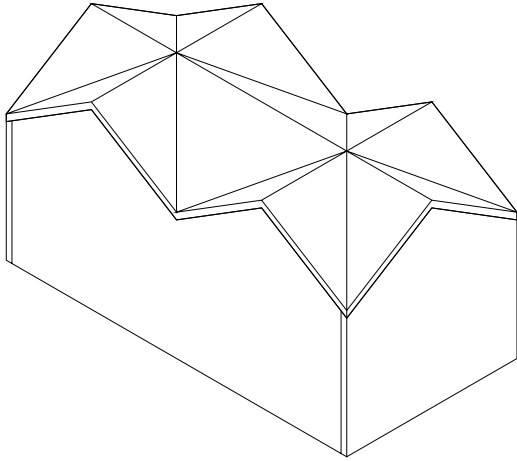
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ROOF DESIGN



The proposed pitched roof is designed to extend the usable space in the upper floor as much as possible and respect the existing pitched roof of local buildings as well.





## FACADE MATERIAL REFERENCES

### *Design Guidance SPG 2.1.4*

*'The provision of adequate space and light between buildings and impact on the privacy and amenity of adjoining properties are important factors that require careful consideration. The Council's side space policy normally asks for a minimum 1m side space. However, it should be noted that in areas where there is a greater spatial quality more than 1m side space will be required.'*

Proposed materials:  
-White render (facade)  
-Red brick (roof)

New design is required to respect the local traditional pitched roof. Large or dominant dormers, or those which harm the over-all appearance of the building, should be avoided.



## GARAGE DESIGN

### *Design Guidance SPG 2.1.6*

*'Often new garages, especially those integrated into the house, are the most dominant feature on the site. However, the front door should be the primary element in the composition, treated as the focal point of the building facade.'*



Local Garage Door



Front Elevation

**Garage**  
The front door should be the most important element on the building façade.



## FENCES AND BOUNDARY TREATMENT

### *Design Guidance SPG 2.1.8*

*'In most areas front boundaries rarely exceed 1m in height... All new boundaries should be carefully considered to ensure that they fit in with the height and materials of their local context... As a general rule materials and details should be kept as simple as possible; overly high, and excessively elaborate or grand treatments are not characteristic of the borough.'*



### Fence and boundary

Front boundaries should not exceed 1m in height. The new boundaries have to be fit in local context, with the material and details as simple as possible.

## AMENITIES

### *Design Guidance SPG 2.1.2*

*'The provision of adequate space and light between buildings and impact on the privacy and amenity of adjoining properties are important factors that require careful consideration. The Council's side space policy normally asks for a minimum 1m side space. However, it should be noted that in areas where there is a greater spatial quality more than 1m side space will be required.'*



Minimum 1m side space is required between building and adjoining properties.

Proposed Roof Plan



## LANDSCAPES

### *Design Guidance SPG 2.1.3*

*'Every attempt should also be made to retain important elements on the site such as trees, established landscape and features of biodiversity interest. Of equal importance is the role gardens play in providing a setting in front of and around a building.'*



Proposed Front Elevation



Proposed Back Elevation

Important site elements such as trees and established landscape and biodiversity are required to retain.