

12th December 2019
Our ref: LT_1917-2

DESIGN & ACCESS STATEMENT

Address: No. 17 Ullswater Close, Bromley, BR1 14JF

Proposal: New build family dwelling

SUPPORTING STATEMENT

Dear Sir/Madam,

Following the planning decision received for application DC/19/02643/FULL1, we have taken on board the comments made in decision letter/delegated report. The revised application now reflects the comments made by the case officer.

19/02643/FULL1

The delegated report considered the main issues to be;

- Principle and location of development
- Design and Landscaping
- Standard of residential accommodation and neighbouring amenity
- Highways
- Sustainability.

Principle and location of development

There was no objection in principle for a new residential development on the site.

Design and Landscaping

The design was considered acceptable and the replacement of the existing detached garage with a dwelling was not seen to have a conflict with the overall character of the area. There was no objection for the existing garage to be demolished. The additional new dwelling in its proposed location was considered to have a discrete presence in the locality. The external materials were also seen to be in keeping with the existing row of dwellings.

The oak tree at the front of the property was seen to be a prominent feature and the additional dwelling/hard surfacing would have further encroachment and in create the harm to the tree. A tree report was submitted produced by Valley Trees Ltd, which measures had been proposed to be taken to protect the trees. As the council did not believe the measure proposed would be sufficient, a second report was produced for the revised application by Bartlett Consulting who has a Royal approval. Their report concluded that 6 trees should be removed due to the proximity to the existing neighbouring boundaries as the trees current location is causing / has potential to cause direct damage to the existing property. Ground protection has been proposed to the trees being retained.

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The foundation design will be of a specialist piling or steel screw piles in order not to affect the tree routes. The floor of the new building will be a suspended floor, built on a frame system off the foundation in order not to encroach the ground conditions and to protect any tree roots. I believe a light weight structure such as a sip system would be suitable for this project and the reduction in weight would also mean we would not have to excavate down as deep compared to a tadeonal brick and block construction.

Standard of residential accommodation and neighbouring amenity

The case officer stated the proposed design would provide a 3-bedroom 4 person (3b4p) dwelling over three storeys measuring 93sqm and would exceed the nationally required standards of 90sqm. The outdoor amenity space was also seen as suitable for the size of the dwelling.

The location and proximity of the new dwelling was seen to be acceptable and would not have a harmful impact on the amenities of neighbouring properties by way of overshadowing or overbearing effect. Outlook of the properties would also not be affected.

Highways

Highways and TFL had no objection to the effect of the proposed development on transport. It was also pointed out that no.19 at appeal was granted with 1 parking space for the host and 1 space for the new dwelling. As per the comments made by the case officer, we have demonstrated 2 spaces could be provided for the new dwelling.

Sustainability

The development is of a small scale however, we will look to reduce carbon dioxide emissions by having glazing and insulation above what is required for building control requirements.

Summary

As discussed above the revised development looks to be acceptable by the council and the existing trees seem to be what is stopping the development being granted. The new tree report produce by Bartlett Consulting brings new light to the conditions of the existing trees and the effect they are having on the existing property. With the shortage of family dwellings, we do believe self-build single family dwellings also play a major part in meeting housing councils housing supply targets. Please also refer to appendix.

Please do not hesitate in contacting me if you would like to discuss anything further.

Yours faithfully,

Mr Turan Karamanoglu

APPENDIX I



Image of current condition of trees that have fallen on to the existing property. 22.11.19