

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT: New build family dwelling

SITE LOCATION: No. 17 Ullswater Close, Bromley, BR1 14JF

APPLICANT: Mr Sami

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12th June 2019
Our ref: DAS_1917

DESIGN & ACCESS STATEMENT

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

Proposal: New build family dwelling

I.0 INTRODUCTION

- I.1 The contents of this Design and Access statement have been compiled to support a full planning application has been submitted for the construction of a new build family dwelling situated on an infill site that currently forms part of the garden to no. 17 Ullswater Close. The new development will become 17a Ullswater Close. The development proposed will create a new three bed property, with private rear garden and off-street parking.
- I.3 This statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.

To be read in conjunction with attached photographs as well as associated planning drawings.



Fig 1. Aerial photograph indicating No.17 Ullswater Close.

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2.0 SITE APPRAISAL –ASSESSMENT OF SITE AND SURROUNDING AREA

The Property:

- 2.1 The application site comprises an end of terrace town house set over three stories. The design of the existing build has an integrated within the existing envelop of the building. The front elevation has a single storey protrusion which forms the garage. Some of the garages to the properties on the estate have been converted into habitable rooms, no.17 has also submitted an application to convert the garage, ref: 19/02119.
- 2.2 The site is situated within an estate, consisting of predominantly three storey town houses positioned as blocks of terrace properties. The site is located to the North side of Ullswater Close in Bromley and is an end of terrace, sharing boundaries with an embankment to the right of the property. A single brick wall separates the boundary between the property and the embankment.
- 2.3 In terms of the character and appearance of the Ullswater Close, all the properties look to be of the same architectural style and the proposed would look to continue the same architecture style to be in keeping with the estate.

Planning History:

- 2.4 Conversion of a garage into a habitable room, construction of front porch and single storey rear extension. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)
17 Ullswater Close, Bromley, BR1 4JF
Ref. No: 19/02119/PLUD | Status: Awaiting Decision

Planning History of Adjoining Sites:

- 2.5 Single storey rear extension, second floor extension, subdivision of property to form 2 3-bed houses with associated landscaping, parking and refuse.
1 Ullswater Close, Bromley, BR1 4JF
Ref. No: 17/02763/FULL1 | Status: Application Granted.
- 2.6 Demolition of the existing garage to the side of 19 Ullswater close and the construction of a three storey 3 bedroom house and associated parking.
17 Ullswater Close, Bromley, BR1 4JF
Ref. No: 15/02592/FULL1 | Status: Application Granted.
- 2.7 Three storey end of terrace house with integral garage.
39 Ullswater Close, Bromley, BR1 4JF
Ref. No: 06/01611/FULL1 | Status: Application Granted.
- 2.8 Two storey front gable extension and part one/two storey side/ rear extension and elevational alterations
78 Elmstead Lane, Chislehurst, BR7 5EL
Ref. No: 16/03532/FULL6 | Status: Application Granted.

Relevant Planning Policy and Assessment:

- 2.9 Relevant planning policy to the determination of this application comprise policies
BE1 Design of New Development
H1 Housing Supply
H7 Housing Density and Design
H9 Side Space
T3 Parking
T18 Road Safety
NE7 Development and Trees
- 2.10 London Plan Policies:
3.4 Optimising Housing Potential
3.5 Quality and Design of Housing Developments
7.4 Local Character
7.6 Architecture

3.0 SITE PHOTOGRAPHS

3.1 The following photos are of the existing property no. 17 Ullswater Close



Fig 1. Front View of property from road.

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Fig 2. Rear View of no.17.

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3.2 The following photos are of neighbouring properties.



Fig 3. No. 1 Ullswater Close.



Fig 4. No. 19a & 19 Ullswater Close.

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Fig 5. No. 39 Ullswater Close.

4.0 EVALUATION DESIGN CONCEPT

4.1 Amount and Scale

The application site is approx. 394 sqm in area.

The existing property footprint (GA) is currently 60sqm (15.2% of the total plot area)

The proposed scheme footprint (GA) will be 105sqm (26.6% of the total plot area, a footprint increase of 11.4%)

4.2 Layout / Access to the Development

The site is located on a corner plot within the Cul-de-sac and is hidden away from direct line of Sight, due to it being located off a bend on the road. The site currently houses a single-storey garage, which is associated with no.17 Ullswater Close. The single-storey garage is inline with the house and the main bulk runs into the garden allowing unhindered views of the trees on the embankment.

Policy H9 requires proposals of two or more storeys in height to be a minimum of 1m from the side boundary, which has been provided. As the site is set away from main sight we believe higher standards of separation would not be necessary as the building would not be seen front on, unless you are on the drive of the property. There is a tree to the front of the property which will be kept. A tree report has been produced which sets out a method statement on how to protect the tree if a development was to go ahead.

Access to the development is provided via the existing cross-over, which is to be reused. Parking will incorporate two spaces in total, one for each house. Access will not affect the existing property.

4.3 Use

The use of the site will remain the same.

The residential character of the property will remain the same.

4.4 Appearance

In terms of appearance, the building is to be of traditional style to match the existing brickwork and render work detailing of no.17. All materials to match that of the existing building, so that the proposed building would be in keeping with the rest of the estate. As previously mentioned there is a large tree to the front of the property. The existing tree will be kept and would help the proposed building blend into its surrounding setting.

4.5 Climate Change

The refuse storage for re-cyclical materials will be located on the ground floor as existing.

4.6 Employment Issues

The construction work will assist in providing local employment.

4.7 Landscaping

The existing landscaping is to be maintained. Proposed works will not affect the landscaping.

5.0 CONCLUSION

Overall, the proposed design will have a positive impact on the property for the householders and its future occupants. The proposal will have a minimal impact on neighbouring dwellings amenity whilst providing better habitable spaces for the householders.

Both materials and design have been specifically chosen to maintain the current architecture of the dwelling and not cause disruption to the street scene.

The design, in conjunction with the tree report provided confirm that the new build would comply with the policies of the UDP. We therefore believe that the proposed development, as outlined in this statement, is considered acceptable and consistent with local & National Planning Policies.