DESIGN & ACCESS STATEMENT

Demolition of existing 5 Bedroom 3 storey detached house requiring full refurbishment. Proposed New build 6 self-contained flats over 4 storeys including parking and amenity space.

Project: 15 Madeline Road SE20 8AY
Project No: 0668
Date: 20/08/2022

This document was prepared by AA Drafting Solutions on behalf of our client Yogesh. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

AA DRAFTING SOLUTIONS LTD

Figure 1: Existing Front /Side Elevation

Introduction

The contents for the Full Planning Application design statement Document are presented by AA Drafting Solutions in support of the 5+ bedroom detached single dwelling property into 6 residential units with all the necessary space and amenity requirements per flat in accordance with the London Borough of Bromley planning policy requirements.

Flat A - 3 Bedroom (4 person) (74m^2)
Flat B - 1 Bedroom (2 person) (52m^2)
Flat C - 1 Bedroom (2 person) (64m^2)
Flat D - 1 Bedroom (1 person) (41m^2)
Flat E - 1 Bedroom (2 person) (50m^2)
Flat F - 2 Bedroom (3 person) (74m^2)

Planning Policy

The Technical Housing Standards Nationally Described guidance sets out that a two bedroom and one bedroom unit should have a minimum floor space of 61 / 50(39) & 74 square metres respectively which we have adhered to.

The following policies have also been adhered to:

- The National Planning Policy Framework was revised and published on 20th July 2021.
- The development plan for Bromley comprises the London Plan (March 2021) and the
- Bromley Local Plan (January 2019).
- The relevant London Plan Policies 7.4 Local Character and 7.6 Architecture were also considered.

Supplementary Planning Guidance

- Housing: Supplementary Planning Guidance. (March 2016)
- Technical housing standards - Nationally Described Space Standard (March 2015)
- SPG1 General Design Principles
- SPG2 Residential Design Guidance
- National Design Guide - (September 2019)

Design – History / Use

The total area of the property in its original state was 169m2 with its current state being 195m2 which enables potential sub-division under the Bromley Borough.

The site is more than adequate in size to accommodate the 6 residential units spanning over 671m2. This will provide additional housing within Bromley Borough without the significant impact of additional users within the area.

The property will externally remain in line with the street scene similar to the majority of residential properties on Madeline Road. The road consists of single residential dwellings and large new build flat blocks. We aim to match the materials along the street scene while providing a modern twist to the design. We propose to match the existing height of the original building while setting the property back slightly along the street line creating a more open frontage zone.

Creating in total 6 self-contained units with amenity space in this urban environment. This will provide additional housing within Bromley Borough. 3 Parking spaces have been proposed for this development, this along with the good PTAL rating of the area will grant the users of the Flats sufficient transport / private travel options.

With this development existing grass land areas have been retained along with added planting and shrubs along with Green roofs to improve on the local borough's biodiversity targets.

The exterior of the property will remain very similar to its existing form with a more modern facade approach to the new development. The building will span over 4 storeys from Lower Ground to the Loft floor. With the addition of the GF Rear extension and Rear Dormer loft extension windows.

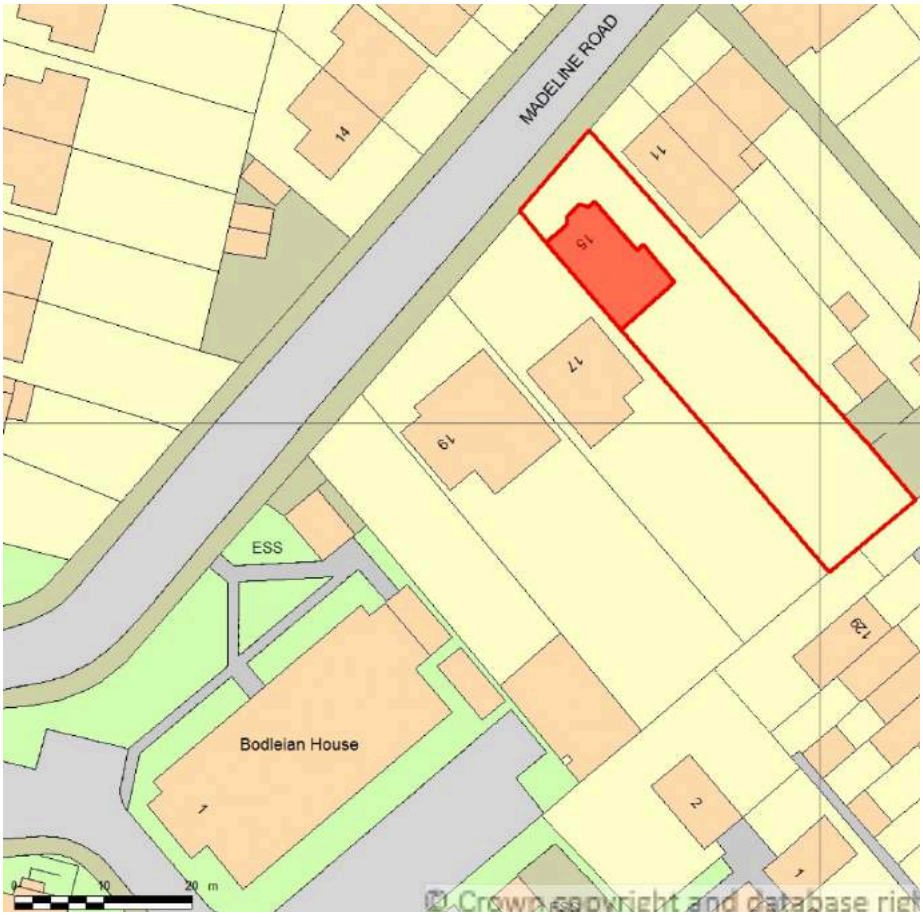


Figure 2: Location Plan NTS

The site is located on the south east side of Madelaine Road and currently comprises a period style Victorian era building arranged over three floors (lower ground to first floor). The building is located towards the front of the site and predates its neighbours which are of the post war era and of a lower height. To the south west No17 (detached property) is set back within its plot with its front elevation approximately aligning with the original rear elevation of the existing building. To the north east No 1 (part of a 3 unit terrace of post war properties) is set approximately 2.2m forward of the existing site building. The topography of the site slopes to the rear with a lower ground level of 2.7m between the front and rear elevations of the existing building.

The property will remain of similar design to the existing property with a modern twist. There are modern new builds in the immediate vicinity of Madeline road (Bodleina House and No. 21 Madeline Rd).

Design – Access

Figure 3: Proposed 3D Conceptual design of Front Elevation and neighbouring properties.

The design takes inspiration from the existing hipped roof and rendered external walls combined with the yellow brick exterior of the neighbouring property use in the bay windows of the proposed development. A single front elevation door will be proposed granting separate entrance to all 6 flats within the communal corridor.

Each flat will have its own separate entrance within the internal hallway along with a shared external communal pathway to the rear garden along the right elevation flank wall and private side access along the left elevation side wall.

Figure 4: Proposed Front Elevation

Design – Size, Scale & Appearance

The building footprint has been set back on the site by 4m from Madeline road. A side separation of 1.1m and 2.0m to each flank boundary has been designed for the site which places the development comfortably within the site.

To the front elevation are two bay window style projections with feature gable roofs and a single front window dormer along the front roof slope. A central hipped dormer on the rear elevation houses an internal balcony for the loft flat.

A central access and stair core leads to all flats and a duplex style flat. Private and shared side garden access entrances are provided on each flank elevation via step access to lower ground external areas. The front elevation appears two storey. The rear elevation appears three storeys with roof space accommodation creating the fourth level.

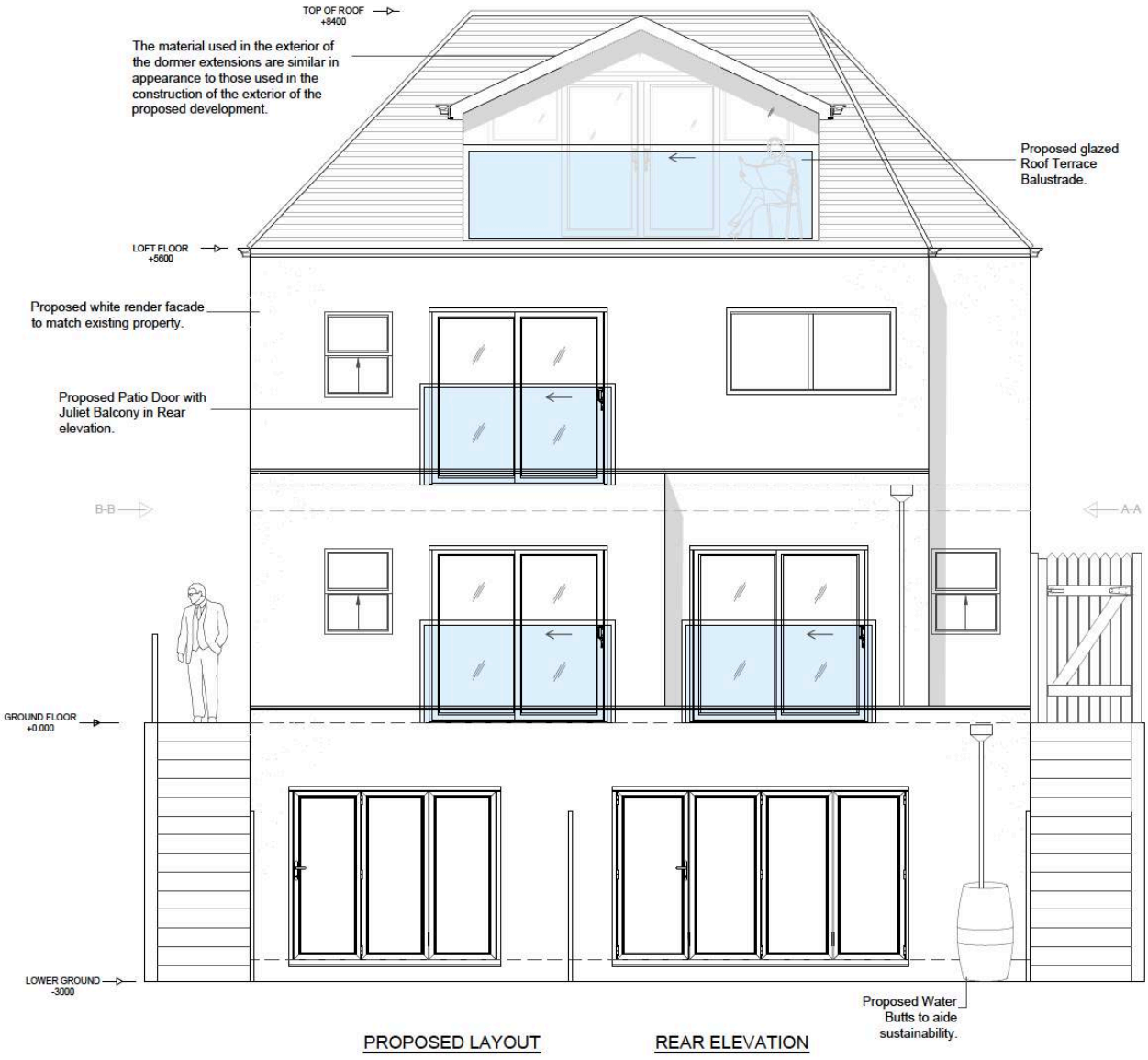


Figure 4b: Proposed Rear Elevation

The rear elevation of the property incorporates a stepped design to reduces any impact of the neighbouring property (No.11). The rear also includes green roofs for sustainability benefits along with an internal balcony providing amenity space for the top floor flat.

Therefore, we feel the proposed development would appear in scale for the site and sympathetic to its design without harm to the visual amenities or character of the area.

Refuge Storage

Proposed Refuge storage detailed drawing. Example image shown below also from the manufacturer. These wooden bin housing provide a neat and attractive area to house refuge at the side and rear of the property.

Figure 5: Potential Bin Housing

Weather treated timber bin storage by The Garden Village. (http://www.thegardenvillage.co.uk/)

See Drawing:

0668 - 15 Madeline Road SE20 8AY 6Flats-A3 (12)

FRA / Sustainability and Biodiversity

Water butts & Green Roofs to be installed to aide sustainability as mentioning in the FRA report. see image below and Proposed Rear Elevation drawings. Also, sustainable water usage will be applied to the development with the use of water efficient appliances eg. sensor taps, pushed taps, shower tap heads, Water Meter etc.

The conclusion to the Site FRA report is quoted below:

"Based on the general assessment of the potential SuDS measures above, it is proposed that a water butt will be implemented in the rear garden in order to improve the surface runoff from the site.
It is understood that as a result of the proposed development there would be no increase in impermeable area. As such, there will likely be negligible change in the surface water runoff rate under post-development conditions."

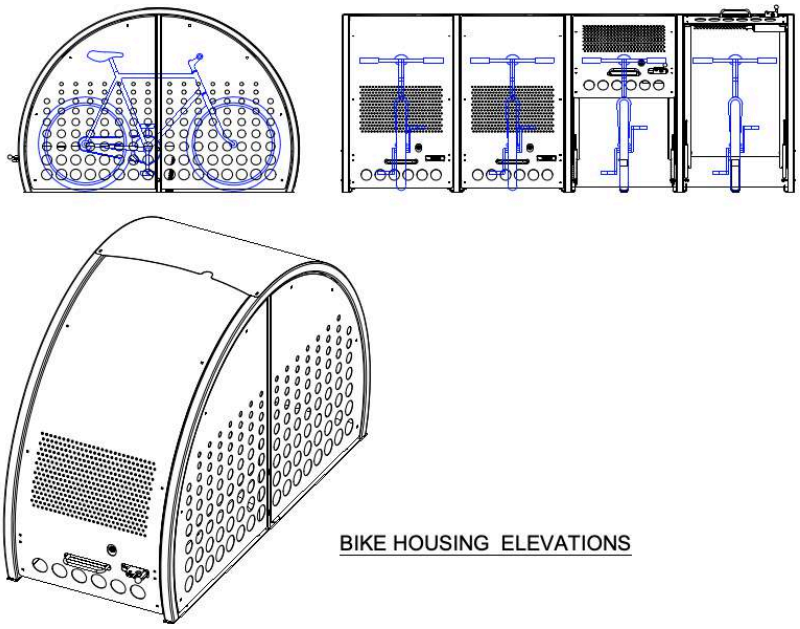
"The development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, proposed development at this site should not be restricted as a result of flood risk."

Surface water from the site will reflect greenfield run-off rate for the area of the site.

The surface water attenuation system will be able to accommodate any storm event up to the critical duration 1 in 100 plus climate change storm event for the site without the flow balancing system being bypassed. Details of the green roof construction are shown in the details drawing.

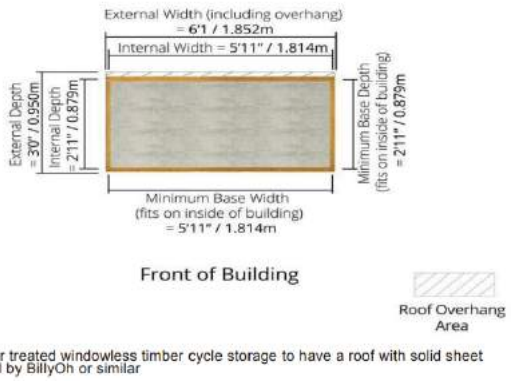
150L Standard Barrel Water Butt with Lid and internal threaded holes for included tap and downpipe connector kit.
Width : 48cm (19 inches)
Depth: 48cm (19 inches)
Height: 90cm (36 inches)
Made from recycled materials
https://www.waterbuttsdirect.co.uk/all-water-butts/150l-standard-barrel-water-butt.html#sthash.tLCHBFz0.dpuf

Bike Storage



BIKE HOUSING ELEVATIONS

Drawing shown above also from the manufacturer. Cycle parking is hidden from on looking pedestrians at the rear of the property and Wooden housing in each of the private gardens.



Weather treated windowless timber cycle storage to have a roof with solid sheet material by BillyOh or similar

Design – Layout + Amenity

Throughout the development of the proposed scheme, the client has placed great emphasis on functionality and providing the highest quality internally, externally and to the wider environment, which creates attractiveness as a place to live.

Each unit provides large open plan living areas perfectly suited for professionals / families along with each unit containing a double bedroom at 11.5m² +. Plus wardrobe locations and additional storage cupboards will be provided in all units.

Flat A

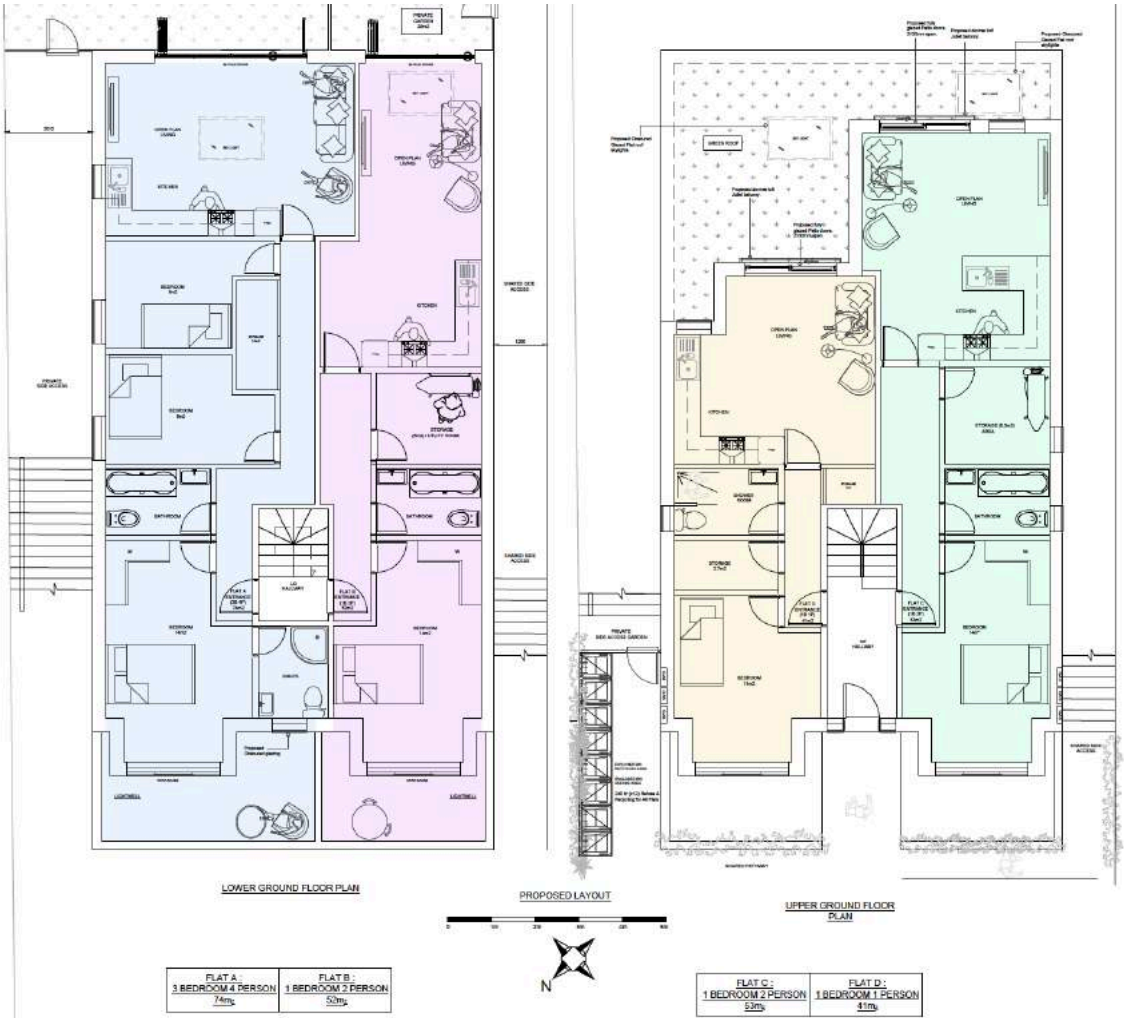
LG Flat – 74m2 3 Bedroom (4Person)

This family unit is situated along the LG with private rear and side gardens/access giving the feel of a family accommodation. The property contains an ensuite master bedroom and large open plan kitchen living area leading onto the landscaped garden. All windows face private outside areas providing plenty of lighting and ventilation and demonstrated in the BRE report.

Flat B

LG Flat – 52m2 1 Bedroom (2Person)

This luxury 1 bedroom accommodation contains a large master bedroom, separate storage/utility area and large open plan kitchen living area leading onto the private gardens.



Flat C

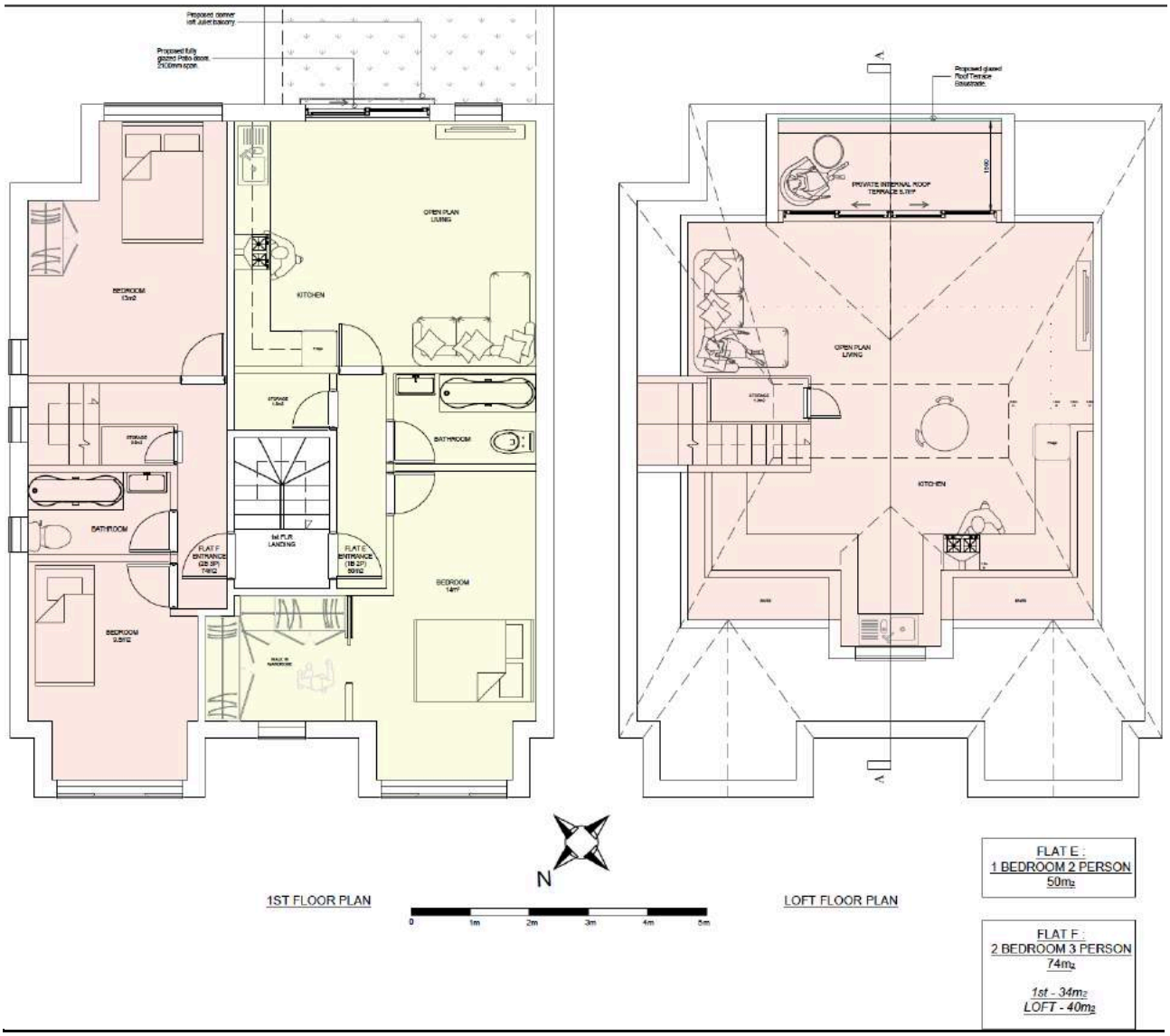
GF Flat – 52m2 1 Bedroom (2Person)

This luxury 1 bedroom accommodation contains a large master bedroom, separate storage/utility area and large open plan kitchen living area and private gardens at the rear of the property.

Flat D

GF Flat – 41m2 1 Bedroom (1Person)

This Single occupant 1 bedroom accommodation contains all modern living arrangements for a single working member of the public. Ample storage and living space lead to the perfect compact designer home with generous outlook onto the Green roof and shared gardens at the rear of the property.



Flat E

1st Floor Flat – 50m2 1 Bedroom (2Person)
This 1st floor 1 bedroom flat contains a large open plan kitchen living area leading onto a juliet balcony with green roof views and private gardens at the rear of the property. The large master bedroom contains a walk in wardrobe areas and space for work desks. With the current climate working from home has become the new norm.

Flat F

1st Floor Flat – 74m2 2 Bedroom (3Person)
This Loft floor 2 bedroom flat is situated across the 1st & 2nd floor. The flat contains a large open plan kitchen living area leading onto a private recessed roof terrace along with additional amenity space using the side elevation of the property.

All 6 unit designs provide duel outlook generous accommodation throughout with a modern open feel perfect for the current housing market in Bromley borough.

We have undertaken several reports to provide reassurance the scheme does not affect existing residential occupiers from inappropriate development issues.

We have considered the impact of overshadowing, loss of light, overlooking, loss of privacy and general noise and disturbance.

Acoustic Report / Sound Insulation

An assessment has been carried out in relation to the noise levels likely to be incident on the proposed building façades and to provide acoustic performance specifications such that acceptable internal noise criteria can be achieved.

This report details the results of the noise survey and sets out the acoustic performance requirements of the external building fabric elements which will be implemented on anticipation of a positive planning result.

RBA Acoustics have undertaken noise monitoring at the proposed development site at 15 Madeline Road. The measured noise levels are presented within the report. The resultant noise levels have been used in the assessment of the glazing requirements to ensure suitable internal noise levels are achieved at the proposed development with reference to BS 8233:2014 and WHO Guidelines.

Each flat will be designed with the latest sound insulation material ensuring that soundproofing between the proposed flats along with fire safety within the building would meet building regulations. Impact and vibration sound testing will be conducted during the building control phase of the project to ensure more than adequate privacy to the occupants of the proposed dwelling.

All 6 flat designs provide generous accommodation throughout with a modern open feel perfect for the current housing market in Bromley borough.

Daylight and sunlight

To confirm the proposed development does not impact the residential neighbours along with checking the proposed residential units do not suffer from insufficient light we have conducted a BRE report. The report assesses the proposal in respect of daylight matters within habitable rooms in the proposed dwellings along with neighbouring window locations and overshadowing in regard to industry standard guidance.

The report concludes that the proposal is acceptable and in accordance with BRE British Standard & planning policy requirements in relation to daylight for the rooms in question.

- There will therefore be no adverse impact on neighbouring residents in terms of daylight.
- In terms of sunlight, the assessed window retains 25% of annual sunlight hours and 5% of winter hours.
- The neighbouring garden retains over 80% of its existing area which receives 2 hours or more of sunlight on March 21st.
- The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
- The new residential units will benefit from daylight levels in excess of the requirements of BS8206:2 - 2008 recommendations.
- From a planning perspective therefore, it is the conclusion of this report that the proposed development is entirely acceptable for planning, in daylight and sunlight terms.

Basement Impact Assessment

To confirm the LG section of the proposed development does not impact the residential neighbours along with checking the groundwork on site is suitable we have conducted a BIA report. The conclusions of this report can be seen below:

- The proposed basement extension excavation, therefore, will not create ground water movement problems associated with surface water flows, groundwater, related flooding, and geology on the Site, as confirmed also by the report above.
- There will not be a negative impact structurally upon the adjacent premises Number 11, similarly, the adjoining Number 17 Madeline Road will be less affected due to the further proximity away from the party line, of the proposed flank wall.
- There are no significant trees in close proximity to the proposed basement excavation, and as such no issues relating to tree roots protection or ground movement are anticipated.
- This BIA has, therefore, demonstrated that these cumulative effects of the basement development upon Numbers 11, 17 and generally in the Madeline Road area, however, would be minimal and of low risk.

Parking

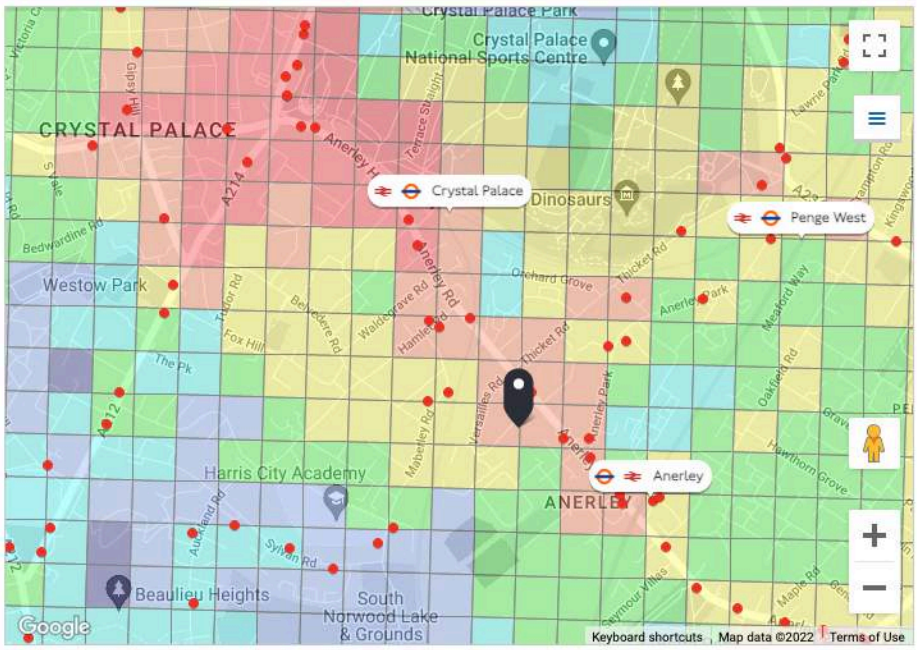
The development is located along Madeline Rd which has access to multiple modes of public transport. The site is located in an area with good PTAL rate of 5 (on a scale of 1 – 6b, where 6b is the most accessible) and is therefore considered to have very good accessibility to public transport links.

TFL would, in fact, be in favour of promoting sustainable transport. The front garden area is already covered in hardstanding areas and contains a dropped down curb. The building has been set back by 4m to incorporate 3 car packing spaces and electric charging points.

To promote sustainable transport, provision for 8+ cycle parking has been provided conveniently located for residents at the rear which is secured with cycle racks and protected by a cycle housing (This can be increased to suit the property owner as each private garden contains secure cycle storage). Policy T8 further requires 2 cycle parking space to be provided per flat.

There is good public transport in the surrounding area with Anerley & Crystal Palace Train & Tube station being a 10min walk away less then 500m along with a bus stop in close proximity to the property.

The proposed dwellings are surrounded by public transport routes and are not dependant on a car for transport means. We anticipate public transport to be the main use of the residents in these units.



We believe 3 car parking spaces for the development along with cycle parking zones provide more than adequate transport resources for this development due to the points mentioned above.

You can click anywhere on the map to change the selected location.

PTAL output for Base Year
5

SE20 8AY
Madeline Rd, London SE20 8AY, UK
Easting: **534292**, Northing: **170032**

All public transport modes in London currently available:
National Rail, London Overground, Tube, DLR, Tram, Buses

Conclusion

The proposal preserves the amenities of the occupiers of the neighboring properties. Also preserved is the character and appearance of the individual property, street scene and immediate area. This will not have a detrimental impact on the existing qualities of the dwellings.

The floor area for each new flat created meets or exceeds the minimum standards. The combined floor areas for living/ kitchen/dining are also meet or exceeding the minimum standards. The type and size of the rooms are designed on the basis of achieving the functional needs of the users in order to provide sufficient space to incorporate furniture, activity and good circulation. The space provision of the units and their rooms are proposed in relation to the size of the property, shared circulation areas, ceiling heights and private open spaces to protect and provide comfort, amenity, privacy, daylight and ventilation.

All habitable rooms have an area of clear glazing situated in several windows and/or skylights in order to provide bright, naturally lit interior spaces. The proposal achieves maximum levels of daylight and sunlight without compromising levels of privacy of adjoining properties. The windows and/or doors of all the habitable rooms will provide the necessary ventilation in order to achieve the healthy flow of air throughout the rooms. The layout of the flats and circulation spaces limit the transmission of noise to sound sensitive rooms within the flats.

The horizontal and vertical distribution of the smart space-allocation leads to the creation of larger habitable bedrooms. Living and dining areas, kitchens, bathrooms and bedrooms have attractive propositions to meet a range of needs of the occupiers professionals / families. The provision, position and orientation of the proposed development is sympathetic in both design and in proportion with the existing properties and both public and private open spaces in the vicinity.

A priority for us is to work closely with the council to provide the best standard of additional accommodation at the site. A Pre-application was conducted at the site a report was provided. All points were revisited within the report instructions and alterations/confirmations have been made in relation to the points raised in the report. This hopefully will align our positive vision for the site with the officers judgement.

The proposal takes into considerations all the relevant SDP and UD guildlines for new dwellings in London and Bromley.

London Plan Policy H1 sets Bromley's housing target at 774 homes per annum. In order to deliver this target, the borough is encouraged to optimise the potential for housing delivery on all suitable and available brownfield sites. This approach is consistent with Policy 1 of the Bromley Local Plan, particularly with regard to the types of locations where new housing delivery should be focused.

Policy H2 requires Boroughs to pro-actively support well-designed new homes on small sites (below 0.25 hectares in size). Policy D3 requires all development to make the best use of land by following a design led approach.

The site is located in a residential location where the Council will consider a greater density of infill development provided that it is designed to complement the character of surrounding developments, the design and layout make suitable residential accommodation, and it provides for garden and amenity space.

Therefore we believe this proposal lies in a suburban residential area where there should be no objection in principle to new residential development.
This application would provide 5 additional residential units (net gain) which would represent a modest contribution to the supply of housing within the Borough and provides a public benefit.