

810 Kingsway, M20 5WY; proposed construction of one-bed flat.

Amended Design Statement.

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General: We understand the council does not have a 5-year housing land supply, which suggests a presumption in favour of new sustainable housing which meets the NPPF requirements. The NPPF also includes policies which favour the use of brown land, particularly in sustainable areas such as that proposed.

Four issues have been raised on the submitted scheme as follows;

Private amenity space: In view of the policy support for outdoor private space, we proposed incorporating a roof terrace on the flat roof of the extension. This would be accessed via a stairway formed within the lower ground floor of the existing premises, which at present is only used for storage. The existing window at the rear of the hairdressers' would be reglazed in frosted glass to provide privacy from both sides.

Standard of accommodation: The space standard within the flat complies with the *Technical Housing Standards* for a one-person dwelling. To improve the level of daylighting, we propose to increase the size of the roof lights, which are an addition to the two windows on the entrance- and rear elevations. Additionally, two self-seeded sycamore trees to the rear are to be pruned back.

Security: This will be maintained by suitable locks and security lighting; the Applicant would agree to a Condition on any approval requiring consultation with GMP, or by design detailing in accordance with Secured by Design standards.

Waste disposal: the waste bins for all the flats in the block are currently stored under the lower platform of the adjacent footbridge – this was at the request of the council some years ago. If required, the Applicant would accept a Condition that some form of screening would be provided to improve the aspect in that area.

Access: Currently, the access to the flats is via internal staircases and a tunnel through the centre of the block. We have been advised independently that an

alternative disabled access should be provided. It would be possible to provide one for occasional use at the rear of the building, where level access can be maintained via the restaurant car park; the Applicant has right-of-way across the back of the restaurant property. At present, the access is blocked by a staircase from the kitchen of the restaurant, but this can be re-located.