

NEWTON

ARCHITECTURE LTD

International House
24 Holborn Viaduct
London
EC1A 2BN

13th May 2021

Ref: 2002-LT-002

Lewisham Planning Department
Planning Service
Laurence House
1 Catford Road
London
SE6 4RU

Dear Sir/Madam,

RE: Planning Application for Additional Set-Back Storey and Improved Accommodation to Apartment no.9 at 4 Bellingham Road, London, SE6 2PT - Design & Access Statement

1.0 Description & Materiality

This statement has been prepared in support of a planning application to improve the quality of accommodation to the second floor apartment (apartment no.9) at 4 Bellingham Road, SE6 2PT, approved under application DC/20/119746.

This application proposes to include an additional storey of accommodation to the existing 2 bedroom apartment, to enhance the accommodation to a duplex 3 bedroom, 6 person apartment.

The proposed additional storey would be set-back from the approved second floor elevation and would match it materially.

2.0 Refuse and Cycle Storage

The current proposed cycle and refuse stores are suitable for the proposal. A minimum of 14 cycle spaces are provided including 1 large format cycle space in accordance with London plan and TfL requirements, however this can be increased to a maximum capacity of 26 cycles. The refuse store can accommodate 3x 1100L eurobins are provided and 1x food waste.

3.0 Access

Access to the building remains as proposed in the approved application DC/20/119746. Access to apartment no.9 remains as existing from the communal stair. The interior of the apartment is compliant with building regulations M.4(2) and is wheelchair adaptable. Access between the proposed floors of apartment no.9 is via an internal stair, which is wide enough to accommodate a stair lift if required in the future. Level thresholds are provided between interior spaces and exterior amenity terraces.

Maintenance & refuse access will remain as previously consented. The proposal will comply with secured by design principals.

4.0 Benefits of the proposal

The proposal brings the following benefits: -

- Improves family accommodation within the wider proposal by providing a 3 bedroom dwelling.
- Creates a standard of accommodation beyond that of other developments in the local area.
- Provides a high quality of accommodation

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Alistair Newton', followed by a period.

Alistair Newton ARB
Director