

# ***FNH PROPERTY SERVICES***

Hillside, London Road, West Kingsdown, Sevenoaks, TN15 6EX

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## **DESIGN AND ACCESS STATEMENT**

19<sup>th</sup> May 2021

**Site Address: 22 Sidcup High Street, Sidcup, DA14 6EH**



**Front Elevation**



**Rear Elevation**

**Proposal: Construction of mansard roof extension/second floor to contain a new 1 bedroom, 1 person flat.**

This Design and Access Statement should be read in conjunction with drawing numbers 210424/01, 210424/02 and 210424/03 and site location plan which also form part of the application submittal.

## **Site Analysis**

The site is located on the southern side of Sidcup High Street (A211), just to the west of its junction with Black Horse Road, in a mixed use area, with primarily commercial/retail units at ground floor level and residential over upper floors, in Sidcup town centre, close to local amenities and transport links with numerous retail, leisure and community facilities and bus stops/routes to surrounding towns and Central London, all located close by in Sidcup High Street. Sidcup Railway Station, again providing frequent services to Central London and surrounding towns is located within 900m to the north. Schools and parks are also within walking distance of the site. The site has a PTAL rating of 3 with good public transport links and access to amenities and public parks.

The application property is surrounded predominantly by similarly sized two storey mid-terraced buildings with commercial on the ground floor and residential above. Immediately to the west is 24-34 Sidcup High Street, a large two storey building containing a gym. Immediately to the east is 20 Sidcup High Street, a two storey building with ground floor restaurant and first floor flat. Opposite the application property, to the north, on the opposite side of Sidcup High Street, are similar two storey mid-terraced buildings with ground floor commercial and residential uppers. To the south is a Back Road, accessed from Black Horse Road, providing vehicular access to the rear of the site.

The application site is rectangular in shape with a width of approximately 4.8m, a depth of approximately 40.8m and a total area of approximately 195m<sup>2</sup>.

The application site contains a two storey, c.1950s built, mid-terraced building with a small forecourt and rear yard. The ground floor is a retail unit in Class E use. The first floor is occupied by 2 x self-contained flats (2 bed, 4 person flat to its front and studio, 1 person flat to its rear). The site is easily accessible to public transport links, being within walking distance of bus routes and Sidcup Railway Station.

Access to the existing ground floor retail unit is from Sidcup High Street, via a shopfront to the building's front elevation. Access to the existing 2 no. first floor flats is from the rear of the property via an external metal staircase in the rear yard/from Back Road, leading into an internal communal hallway.

The building is believed to be built in the 1950s and of traditional construction for its age with cavity brick enclosing external walls to its front elevation and white painted rendered external walls to its rear elevation and built beneath a flat roof with three large roof lanterns. Windows to the property are white PVCu framed double glazed units. The building is not locally or statutory listed.

## **Planning History**

09/03/2021 – Certificate of Lawfulness for conversion of first floor from Class A2 into 2 no. flats granted under application ref. 21/00078/LDCP

10/05/2021 – Prior Approval for conversion of rear of ground floor from Class A2 into studio flat granted under application ref. 21/00973/PRIOR

## Proposal

The proposed mansard roof under this application will provide an additional flat (1 bed, 1 person flat @ 38 sq.m). Access to the new mansard roof flat will be from the existing first floor, internal communal lobby (accessed from the rear external metal staircase), currently serving the 2 no. first floor flats. The proposed mansard roof will be built over/enclose the existing roof lantern serving one of the bedrooms to the existing 2 bed, 4 person first floor flat. Therefore this bedroom will instead become a store room making the flat a 1 bed, 2 person flat. Therefore the number of residential occupants in the building will be reduced from 5 to 4.

Externally the mansard roof slopes to the front and rear elevations will be covered with slates. Its flank walls will be finished in white painted render. Proposed dormers (2 to front elevation and 1 to rear elevation) will be slate hung with flat felt covered roofs and white PVCu framed and double glazed windows. The flat mansard roof will be felt covered.

The existing raised parapet walls at main roof level to the front and rear elevations will be unaltered by this proposal and will conceal part of the mansard roof extension from Sidcup High Street and Back Road. The mansard roof will be set back from Back Road by approximately 28 metres.

The property is well served/close to local bus services/stops and within 900m of Sidcup Railway Station, both with regular services to surrounding areas and Central London.

In addition Sidcup High Street contains a wide variety of commercial facilities and this together with the good transport links omits the necessity for car parking allocation. The site has a PTAL Rating of 3.

In consideration of the above, it is considered that the proposed 1 bed, 1 person flat is appropriate for the location.

As existing, refuse and bicycle storage will be proposed/provided in the rear yard.

## Conclusion

It is considered that the scheme is acceptable in planning terms. For the reasons set out in this statement the Council is respectfully requested to grant planning permission for this proposal.