



**Planning, Design and Access Statement**  
**14 Fraser Road, Erith, Kent, DA8 1QJ**  
**London Borough of Bexley**

**The Process**

14 Fraser Road is a part-single, part-two storeys property located in Erith. The site sits across the road from Europa Trading Estate and is flanked by commercial premises. At present, the buildings on site have been vacant for the last 2-3 months.

The current application relates only to the single-storey building located at the West of the application site. Following a recent successful application (Ref: 21/00848/PRIOR) for a change of use of this single-storey building to residential accommodation under Class M Part 3 of the GPDO, which is currently being implemented, we are applying for minor amendments to improve the living standard of two residential units (namely, Flats 3 & 4).

The existing building has three different roofs, of different heights, pitch and materials. The intention is to provide a new roof to give some uniformity to the building, while increasing the internal headroom to the lowest parts. The proposed roof height will generally match the level of the existing tallest roof. Also part of the application is the creation of 3no. rooflights, the enlargement of 4no. windows, and the provision of painted timber cladding to external walls, all intended to improve the external design and internal living conditions.

The building is not visible from the street, being located behind an unchanged front office. The length of the building subject of this application is approx. 20m, with varying depths ranging between 3m and 5m, in a predominantly rectangular shape design.

**Amount**

The proposed scheme is limited to two previously approved residential units and consists only of minor improvements in terms of design, natural light and headroom. There is no additional floor space proposed.

**Layout**

Our aim with the proposed design is to simplify the roof design of the building while improving its thermal capabilities and providing better internal ceiling height. Internal layouts are largely unaffected.

Our design is well proportioned to the existing building, is not overpowering nor negatively affect the neighbouring commercial properties.

## **Scale**

The scale of the proposed additional height was designed in a sensitive manner, aiming to form an integral and proportional appearance which complements the existing building, while at the same time not affecting the rights of the surrounding properties.

Due to the existing proportions of the building, its adjoining properties, its orientation and its position on the street, the overall mass, bulk and appearance of the proposed roof will be minimal and will have no noticeable impact on the surrounding areas and will not be seen from the street.

## **Appearance**

The application also includes enlargement of windows to increase the amount of natural light inside the flats.

When considering the appearance of the building and the new windows, we decided to line up the fenestration in terms of height and provide some variety by specifying timber cladding in horizontal or vertical patterns to different volumes, thus contributing towards a more coherent and interesting appearance of the building as a whole.

## **Use**

The proposal maintains the previously approved residential use of the building. As part of the construction works currently taking place, all the existing services of the building will be inspected for adequacy of incorporating the services needed for the flats.

Such inspections will include a CCTV survey of the existing underground drainage, as well as checking the condition of all existing pipework, electric cables, etc. Any existing services found to be inadequate to cope with the additional needs will be upgraded.

In line with current Building Regulations, the new roof will provide better thermal insulation.

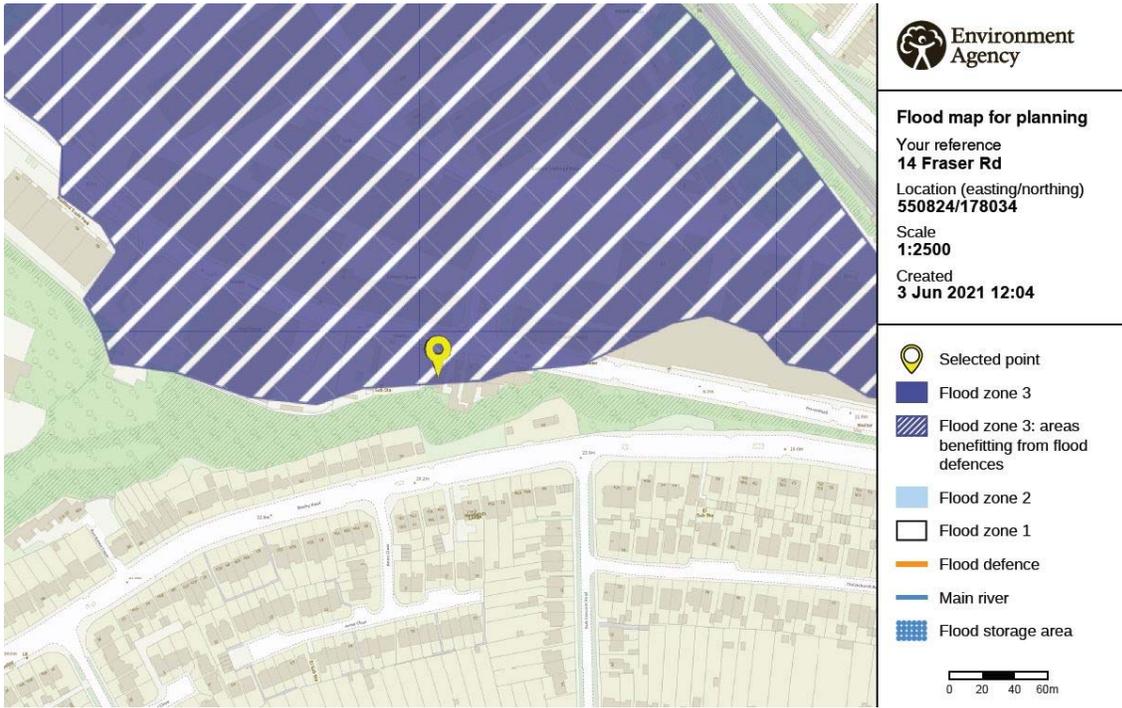
## **Access**

Access will be retained as is, from Fraser Road.

## **Flood Risk**

The site falls within a flood zone risk area, albeit shown as a "protected" flood defence area.

We attach below an extract from the Environment Agency's website.



The flood defences along this reach of the Thames currently provide a 1-in-1000-year standard of protection and are reported as having a crest height of 7.12m Above Ordnance Datum (AOD).

In this regard given the overall size of the site, its existing and proposed approved use, and the fact that the proposal is only for minor improvements and no additional extensions are proposed at Ground Floor level, it is considered that there would be no requirement to undertake a full flood risk assessment in this case, given that this area is the subject of identified flood protection.

On this basis we conclude that there are no material issues relating to potential flood risk as a result of the development proposed as part of the current application.