

FNH PROPERTY SERVICES

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DESIGN AND ACCESS STATEMENT

25th July 2021

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



Front Elevation

Proposal: Construction of raised timber decking over part of existing private forecourt to be used for customer seating during appropriate weather conditions.

This Design and Access Statement should be read in conjunction with drawing numbers 210721/01 and 210721/02 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 195m².

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.

The ground floor shop's private forecourt is paved, rectangular in shape, measures c. 4.5m wide x 2.1m deep and gently slopes up from its boundary with the public pavement to the shopfront, by 100mm.

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 raised timber decking which has already been constructed (for retrospective approval), covers part of the forecourt, measuring c.2.8m wide x 2.1m deep. It is raised up from the public pavement by 260mm. It will provide limited customer seating, to a coffee shop, during appropriate weather conditions. The existing ramped, paved forecourt, in front of the shop's entrance door, measuring c. 1.7m wide x 2.1m deep, will remain as existing/unaffected by this proposal.

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.