



DESIGN & ACCESS STATEMENT

04/06/2021

For

Proposed 4x 1 Bed flat development above Bradleys, an existing A1 shop

At

148 Broadway, Bexleyheath, Kent. DA6 7DW

1.0 INTRODUCTION

This statement has been prepared on behalf of Matthew and Tracey Pearson in support of an application for planning permission.

It is proposed to construct two additional stories above the existing establishment to provide four 1 bed dwelling units.

2.0 SITE

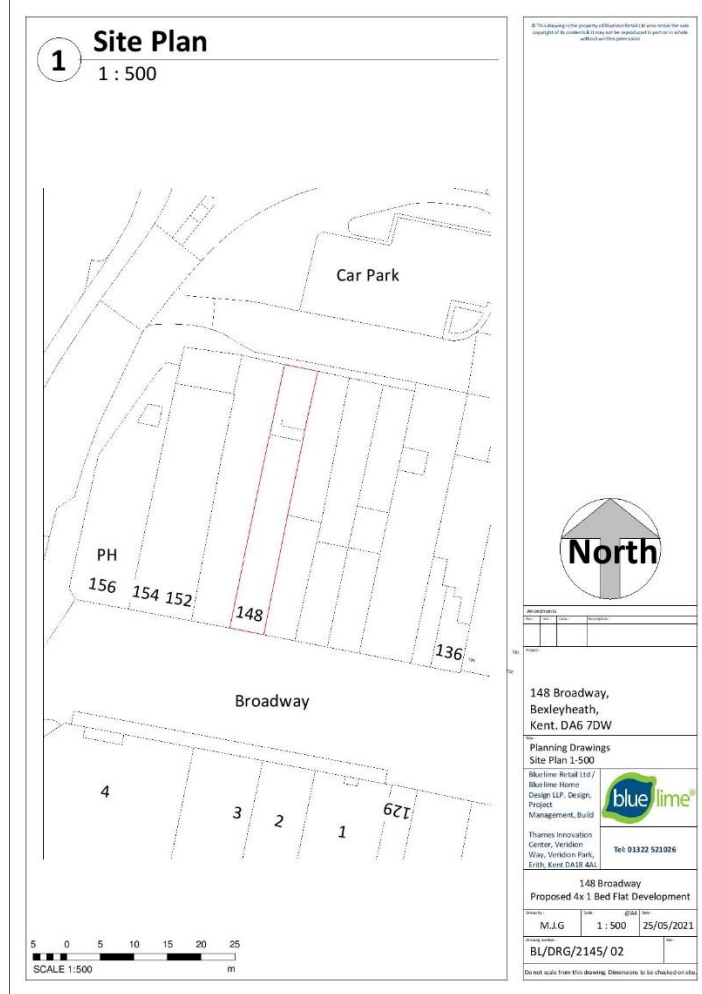
No.148 Broadway is large plot of 205.8 sqm. The existing single storey building occupies 149.6 sqm as denoted on the attached site/block plan. To the front of the site there is Bexleyheath Broadway, a pedestrianised shopping area. To the rear there is hardstanding area used for staff parking at the A1 shop - as per details on the existing drawings - Drawing Sheet BL_DRG_2145_03.



Existing Street View



Existing Rear View



Site / Block plan (NOT TO SCALE PLEASE SEE SUBMITTED SITE / BLOCK PLAN).

3.0 PROPOSAL

The proposal is for an additional two story's to be constructed above the existing retail unit accommodating four one-bedroom flats. The proposed works will be of a high standard and incorporate the use of quality materials.

Externally to the rear it is proposed to provide refuse bin storage and secure cycle storage. The entrance to each flat will be from the rear via a metal staircase with an entry system provided for security.

The rationale behind the styling employed is to refer to the Georgian style that has been prominent in the street over the years. Design elements such as the brickwork and cornice detail, and double-glazed windows will match the Georgian elements of some of the existing buildings within the streetscape. To the rear the detailing is not as important. However, the same red brick will be utilised here as well.



Design inspiration.

Each flat is to be provided with dedicated amenity space, the two top flats benefiting from a central open atrium flooding light into the centre of the flats.

A green roof comprising of a sedum mat will provide habitat for insects and birds and will increase the biodiversity of the site. Solar panels will also be incorporated into the design, decreasing the need to draw from the national grid and reducing carbon footprint.

Overall, the proposal provides a well-balanced elevation that relates closely to its immediate surroundings and the streetscape generally. This proposal also aims to make an efficient use of an existing site to provide much needed additional housing.

4.0 ACCOMMODATION SCHEDULE

The proposal has been designed to be at or above the minimum sizes required by the London Housing Design Guide. Each flat is to be provided with a large open plan living dining kitchen area. Single bedroom, bathroom, storage area and dedicated amenity area.

<p><u>Flat 1</u> = GIA of 37sqm. Kitchen/Living/Dining = 21m² Bedroom = 10.5m² Shower Room = 3.5m² Storage = 1m² Outdoor amenity = 7.9m²</p>	<p><u>Flat 2</u> = GIA of 46sqm. Living/Dining = 18.4m² Kitchen = 6.3m² Bedroom = 11m² Shower Room = 3.7m² Storage = 1m² Outdoor amenity = 5.3m²</p>
<p><u>Flat 3</u> = GIA of 46sqm. Kitchen/Living/Dining = 22.2m² Bedroom = 11m² Shower Room = 3.6m² Storage = 1m² Outdoor amenity = 8m²</p>	<p><u>Flat 4</u> = GIA of 44sqm. Kitchen/Living/Dining = 21.5m² Bedroom = 11.2m² Shower Room = 3.6m² Storage = 1m² Outdoor amenity = 4m²</p>

5.0 EFFECT ON AMENITY OF NEIGHBOURS

We believe there is no material effect to the amenity of the neighbours when considering visual amenity and privacy.

6.0 EFFECT ON CHARACTER AND APPEARANCE OF THE AREA

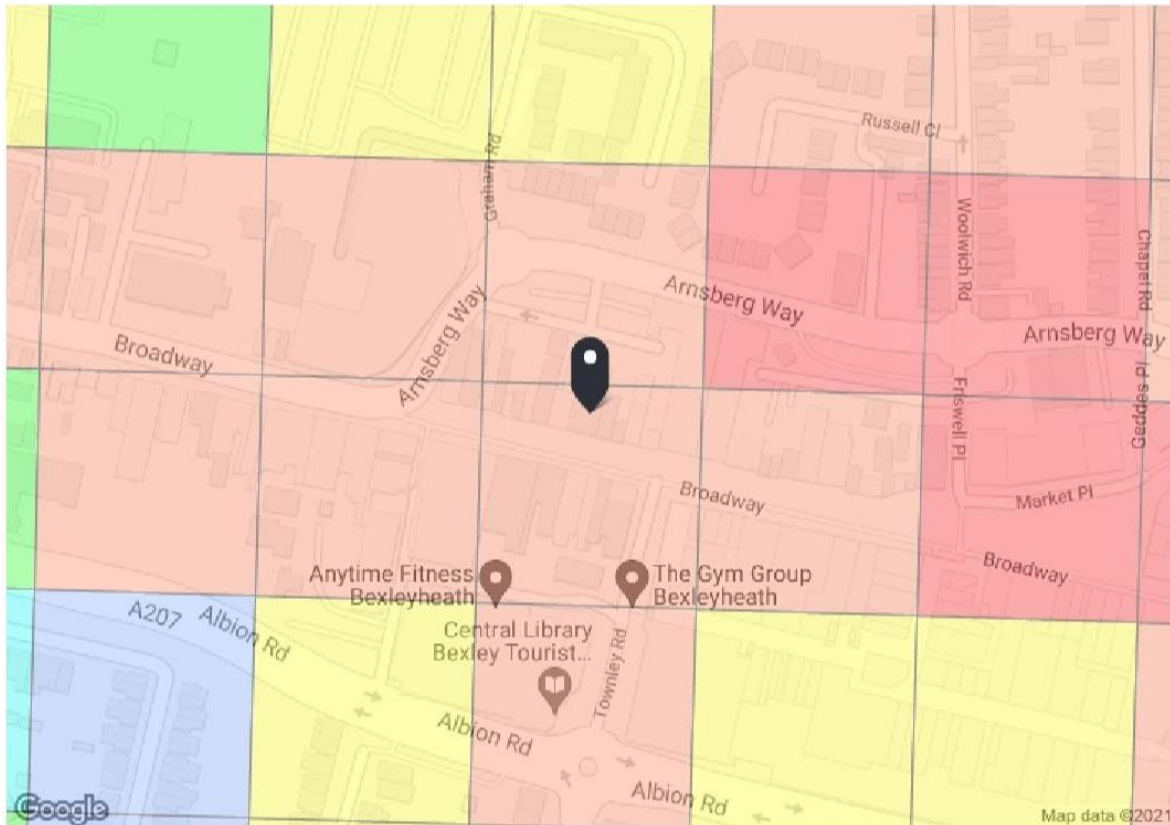
The new works will be built in keeping with the existing area, borrowing architectural elements, proportions, fenestration, materials, and colours from the existing properties within the area. The architectural style is sympathetic to the area and overall, will provide a positive contribution to the street scene. The proportions are in keeping with the overall scale of properties within the area.

In general terms the proposal has no adverse effect on the character or appearance of the area. We therefore believe that the proposal improves the site enormously compared to the existing situation.

Our studies demonstrate that this proposal would have a coherent relationship to its neighbouring properties; would not lead to substantial harm to the area as it will be making good use of an existing site. Nor do we believe it will be detrimental to the street scene or be seen as over development of the site.

7.0 ACCESS

The site is located within the centre of Bexleyheath with a high Ptal rating of 5. Public transport is easily available as well as local shops and amenities within the immediate vicinity. Due to the proximity of public services and retail opportunities it is not intended to provide resident parking for the flats. Parking will be retained for the exiting shop.



<p>PTAL output for Base Year 5</p> <p>136 Broadway Bexleyheath DA6 7DW, UK Easting: 549047, Northing: 175281</p> <p>Grid Cell: 54885</p> <p>Report generated: 04/06/2021</p>		<p>Map key- PTAL</p> <table border="0"> <tr> <td>0 (Worst)</td> <td>1a</td> </tr> <tr> <td>1b</td> <td>2</td> </tr> <tr> <td>3</td> <td>4</td> </tr> <tr> <td>5</td> <td>6a</td> </tr> <tr> <td>6b (Best)</td> <td></td> </tr> </table> <p>Map layers</p> <p>PTAL (cell size: 100m)</p>	0 (Worst)	1a	1b	2	3	4	5	6a	6b (Best)								
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1b	2																		
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Calculation data										
Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	BROADWAY ASDA	B15	194.89	3	2.44	12	14.44	2.08	0.5	1.04
Bus	BROADWAY ASDA	B16	194.89	4	2.44	9.5	11.94	2.51	0.5	1.26
Bus	BROADWAY ASDA	89	194.89	5.75	2.44	7.22	9.65	3.11	0.5	1.55
Bus	BROADWAY ASDA	B11	194.89	4	2.44	9.5	11.94	2.51	0.5	1.26
Bus	BROADWAY ASDA	96	194.89	8	2.44	5.75	8.19	3.66	1	3.66
Bus	BROADWAY ASDA	422	194.89	6	2.44	7	9.44	3.18	0.5	1.59
Bus	BROADWAY ASDA	486	194.89	7.5	2.44	6	8.44	3.56	0.5	1.78
Bus	BROADWAY ASDA	B12	194.89	3	2.44	12	14.44	2.08	0.5	1.04
Bus	BROADWAY ASDA	B14	194.89	2	2.44	17	19.44	1.54	0.5	0.77
Bus	BEXLEYHEATH TOWNLEY ROAD	269	111	6	1.39	7	8.39	3.58	0.5	1.79
Bus	BEXLEYHEATH TOWNLEY ROAD	B13	111	4	1.39	9.5	10.89	2.76	0.5	1.38
Bus	BEXLEYHEATH MARKET PLACE	99	275	5	3.44	8	11.44	2.62	0.5	1.31
Bus	BEXLEYHEATH MARKET PLACE	401	275	4	3.44	9.5	12.94	2.32	0.5	1.16
Bus	BEXLEYHEATH MARKET PLACE	132	275	5	3.44	8	11.44	2.62	0.5	1.31
Bus	BEXLEYHEATH MARKET PLACE	229	275	6	3.44	7	10.44	2.87	0.5	1.44
Bus	BEXLEYHEATH MARKET PLACE	492	275	2	3.44	17	20.44	1.47	0.5	0.73
Total Grid Cell AI:										23.07

6.0 SUMMARY

The proposed scheme provides good quality housing that meets all measurable criteria and develops the site to facilitate a good standard of accommodation

The proposed scheme itself has good amenity and achieves this with no adverse effect imposed on the amenity of the neighbouring properties. The proposal has little, if any effect on the character of the area and in fact improves the frontage of the streetscape by relating well to the mixture of surrounding properties.

Overall, we believe we have a good scheme so would be grateful for consent.

Design, Access & Planning Statement prepared by
 Matt Gaster
 Architect
 On behalf of Bluetime Home Design

SIGNED: Mr Matt Gaster DATE: 04/06/2021