

Planning, Design & Access Statement

For

Proposed reconfiguration of First & Second Floor
Accommodation through the erection of
First & Second Floor Extension along with Single Storey & Two
Storey Rear extension on rear

to provide

4no. One Bedroom Flats at
17b Nuxley Road,
Belvedere,
Kent DA17 5JE

This statement sets out the development proposed and should be read in conjunction with drawing numbers 2021/02/01-12 being the As Existing and As Proposed drawings for the above works.

1.0 Introduction

The proposed application is for a reconfiguring of the existing accommodation together with a two storey side and rear extension to provide 4no. One Bedroom Flats at 17b Nuxley Road, Belvedere, Kent DA17 5JE.

This document outlines the proposals for the site including all relevant policies applicable and other relevant details relating to the site.

This application is a revised scheme submitted under reference 19/02411/FUL which was refused by the LPA for the following reasons:

1. The proposed development will be harmful to the amenities of the adjacent residential properties due to its height, depth and proximity to the boundaries which results in the development being overbearing and causing a loss of outlook and as such is considered to be contrary to the NPPF (2019), London Plan (2016) policy 7.6, Bexley Unitary Development Plan (2004) saved Policies ENV39 and H9 and Bexley Core Strategy (2012) Policy CS01.

2. The bulk, massing, roof form and elevational treatment of the proposed development are not in keeping with adjacent properties and as such results in a development that is harmful to the visual amenities of the street scene and as such is considered to be contrary to the NPPF (2019), London Plan (2016) Policies 7.4 and 7.6, Bexley Unitary Development Plan (2004) Policies ENV39, H3 and H9 and Bexley Core Strategy (2012) Policy CS01.

3. The proposed development does not incorporate floor to ceiling heights to comply with the London Plan Housing SPG (2016) and as such does not provide satisfactory living standards for future occupants, contrary to London Plan (2016) policy 3.5.

This application seeks an overall reduction of 1no. 2 bedroom flat and a reduction in the extent of physical alterations to address the reasons for refusal for the previous scheme.

2.0 Site and Surroundings

2.1 The application site is located on the corner of Nuxley Road and Hoddesdon Road, it currently comprises two shops at Ground Floor Level, a bedsit and two bedroom flat at First Floor Level and a two bedroom flat at Second Floor Level.

2.2 The property is located in a mixed use area with mainly the ground floor being occupied by commercial retail units with the floors above ground floor being residential.

2.3 The site is within the Belvedere District Centre Boundary which is predominantly made up of mid-Victorian buildings. The area provides 'village' type feel with the tree lined road and All Saints Church and Church Hall within close proximity.

2.4 The Application Site measures 9.8m wide along Nuxley Road with an overall depth of 31.5m to the rear boundary which runs along Hoddesdon Road. This provides an overall plot size of 0.02

hectares in size. The land is used as specified in Section 2.1 for mixed use with the back yard fully concreted along with a garage at the end of the site. This will be used for bike and bin storage for the new flats.

2.5 The site is located within a two minute walk of a local Co-op, Sainsbury's, a greengrocer and two churches. It is also within an area well served by public transport.

2.6 The application site lies within an area which is predominantly three storeys in height. The building on the opposite corner has a wraparound corner with a flat roof to it. Our proposals would be to recreate the wraparound corner similar to opposite along with a flat roof which we would utilise a parapet wall form.

Other applications which should be considered in conjunction with this application is as follows:

- Planning Approval was granted on 13th June 2019 for the Former Belvedere Police Station 2 Nuxley Road Belvedere Kent DA17 5JF under application reference number 18/02578/FULM for Demolition of existing police station and erection of residential development of 26 units comprising 12 x 1 bed, 9 x 2 bed and 5 x 3 bed flats together with associated parking and landscaping with amended access to site.
- Planning Approval was granted on 2nd August 2017 on 28 - 32 Nuxley Road Belvedere Kent DA17 5JG under application reference number 17/01584/FUL for Demolition of existing buildings and re- development of site to provide a retail unit (Class A1) on the ground floor and 8 x 2 bed self- contained units of accommodation on the first and second floors. Provision of car and cycle parking and refuse storage.

3.0 The Site & Design Approach.

The proposed application as set out under section 1.0 of this statement would significantly reduce the bulk and massing through the removal **of part of** the two storey extension to the rear along with the roof mansard structure. This would in turn reduce to an acceptable level the extent of development which is 2 storey in height along the Hoddesdon Road and common boundary with the neighbouring properties, thus addressing reasons 1 and 2 on the LPA refusal of planning permission reference [19/02411/FUL](#).

3.1 Amount

3.2 The planning application will provide one additional, much needed, residential unit within the area. The existing property will be extended and reconfigured to provide a better standard of accommodation for the occupants than currently provided. Each property would have their own bathroom facilities rather than sharing a communal toilet at ground floor level which is currently the case in line with the National Space Standards and requirement within the NPPF under paragraph 127.

3.3 Siting and Layout

3.3.1 The application site is located on the corner of Nuxley Road and Hoddesdon Road. It currently comprises two shops at Ground Floor Level, a Bedsit & two bedroom flat at first floor level and a two bedroom flat at Second floor level.

3.3.2 The units will be constructed along the boundary line with the pavement as is the

case on the property opposite in Hoddesdon Road. The existing units will be reconfigured with new windows and window surrounds installed on the frontage to be more in keeping with the existing heritage facades of the High Street in Nuxley Road.

3.3.3 We have carefully considered the design of our proposals in order to maintain the character of the dwellings within the area.

3.4 Appearance

3.4.1 The units will be constructed along the boundary line with the pavement as is the case on the property opposite in Hoddesdon Road. The Existing units will be reconfigured with new windows and window surrounds installed on the frontage to be more in keeping with the existing heritage facades of the High Street in Nuxley Road.

3.4.2 The property will be finished externally with pebbledash style render with smooth render surrounds to all openings complimenting the existing façade on the opposite corner on Nuxley Road / Hoddesdon Road. The original scheme included a mansard roof through the alterations to the existing façade of the front elevation of the building. To address the concerns of the LPA under the refused planning permission 19/02411/FUL, this has been amended to reflect the design of the existing frontage of the property and those in the parade along Nuxley Road. The use of a gabled frontage, windows which match those of the adjoining property and a parapet wall element over the existing ground floor on Nuxley Road/Hoddesdon Road junction, similar to those to the east of Hoddesdon Road, would be in keeping with the surroundings and not be out of keeping within the street scene.

3.3.3 Each property will be provided with a Living/Kitchen area along with a double bedroom and shower room on the same floor, which is not currently the case. Flats 2 and 4 would benefit from their own external balcony area with privacy screen to prevent overlooking of neighbouring properties, improving on the existing situation whereby none of the flats benefit from external amenity space.

3.5 Usage

3.5.1 The proposed flats will provide good sized starter flats in a highly sustainable location.

3.6 Scale

3.6.1 We have designed the flats to be in keeping with the size of properties within the area along with respecting the aspects of the Nuxley Road facades.

4.0 Planning Policies considered when compiling this application The statutory development plan for the London Borough of Bexley comprises:

- The London Plan (2015) (with Minor Alterations March 2016) (MALP)
- Saved Policies of the Unitary Development Plan 2004 (UDP)
- Bexley's adopted Core Strategy 2012 (CS)
- Supplementary Planning Documents (SPDs)

5.3 The Council has adopted a number of SPDs including:

- Design for living – Bexley's residential design guidance;
- Planning Obligations Guidance SPD

London Plan Policy 3.3 identifies the need for more residential units within London to ensure that there is a real choice of housing available for all.

Table 3.1 of the London Plan (2016) states that Bexley is expected to build at least 4,457 new residential units by 2025.

The draft London Plan (August 2018) provides revised housing figures for Bexley and is proposing a new target of 12,450 new residential units by 2028/29.

Policy H3 deals with the Character of an area in considering residential development and states:

Residential development and other development in primarily residential areas should be compatible with the character or appearance of the area in which it is located and the following criteria should all be satisfied:

- 1 the layout, scale and massing, elevational treatment, and materials of building should be compatible with the local character or appearance;*
- 2 the spaces around buildings (including roads) and their hard and soft landscaping and plot separations should be compatible with the local character or appearance and fulfil clear and useful functions;*
- 3 the development should pay special regard to the setting of any listed buildings or the character and appearance of a Conservation Area where appropriate;*
- and 4 where appropriate, landscape and nature conservation features of interest, such as trees, hedgerows and ponds, should be preserved.*

Residential development will not normally be permitted in locations which are, or are expected to become, subject to excessive noise.

The actual or potential cumulative effects of a development should be given sufficient weight in applying this policy.

The site is already within an area that is fully occupied by a combination of shops, many of which have a night-time function and residential. Therefore, the proposed residential units will be in accordance with those units already within the area and constructed to a standard which will improve on the current situation in respect of the transmission of odour and noise. Each unit fronting Nuxley Road will be provided with sound reducing windows to further improve the living standards within each unit.

The proposal would sit well with the character of the local area and has been designed to respect and enhance the local designated and undesignated heritage assets. It also respects the adjoining buildings and the sites location on this road junction between Nuxley Road and Hoddesdon Road.

The proposal will enhance the use of this town centre site by visually improving the state of the building whilst providing one additional residential units within the area and upgrading the existing through improved living accommodation. As a result, this will add to the number of total households to assist in supporting the shops and facilities within the Belvedere Town Centre area, bringing vibrancy and vitality to the area.

Internal Space Standards

The 2016 Housing SPG and the 2016 MALP set out the minimum space standards for various unit sizes. These standards are set out in the extracted table below.

One Bedroom – One person Bed space – 39sqm
One Bedroom – Two person Bed space – 50sqm
Two Bedroom – Three person Bed space -61sqm
Two Bedroom – Four person Bed space – 70sqm

Proposed Flats

Flat One – One Bedroom – One person Bed space – 42.6 sqm
Flat Two – One Bedroom – One person Bed space – 40.3sqm – Balcony space additional 5sqm
Flat Three – One Bedroom – One person Bed space – 42.6sqm
Flat Four – One Bedroom – One person Bed space – 44sqm – Balcony space additional 5sqm

Therefore, all the proposed units will exceed the minimum space standards laid down for the proposed residential units provided within this scheme. It is also confirmed that the floor to ceiling height would meet the 2.5m requirement, addressing reason 3 on refusal of planning permission 19/02411/FUL. Therefore, the development would provide satisfactory living standards for future occupants, in accordance with the London Plan (2016) policy 3.5.

The **NPPF** and the **London Plan** stress the importance of high quality design in all developments especially when heritage assets might be affected.

The Core Strategy's Policy 19 deals with Heritage and Archaeology and states:

The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and underpin the revitalisation and development of the borough, including promoting the visitor economy. This will be achieved by:

conserving and enhancing the significance of heritage assets, their setting, and the wider historic environment, including statutorily listed buildings; locally listed buildings of architectural or historic interest, conservation areas, registered parks and gardens, and archaeological sites;

and protecting heritage assets from development that is likely to adversely impact on the significance, integrity, character or appearance of an asset or its setting;

As stated above in respect of housing matters saved Policy ENV39 deals with the Quality of the Built Environment and states:

In order to protect and enhance the quality of the built environment, the Council will seek to ensure that all new developments, including alterations and extensions, changes of use and other operations, including highway improvements, are satisfactorily located and are of a high standard of design and layout. In determining applications for development the Council will consider the extent to which the proposal:

- 1. is compatible with the character of the surrounding area, would not prejudice the*

environment of the occupiers of adjacent property, or adversely affect the street scene by reason of its (a) scale, (b) massing, (c) height, (d) layout, (e) elevational treatment, (f) materials and/or (g) intensity of development;

The proposed development will enhance and improve the character of the area whilst complimenting the building on the opposite corner on the junction of Hoddesdon Road & Nuxley Road.

2. *is appropriately landscaped, including the retention of appropriate trees and shrubs and the incorporation of public art where relevant;*

Our proposals will allow for planting to be provided on the rear balconies for two of the residential units and retain an area of land to the rear which was previously to be developed for parking and bin and bike storage with opportunities to land parts of this area.

3. *has any unreasonable effect on the surrounding area by reason of noise and any emissions to land, air, or water, and is not, by reason of its location, itself adversely affected by such conditions as may already be in existence within the neighbourhood;*

The proposed development will not affect the noise within the local area and with the proposed construction the noise levels within the residential units will be enhanced.

4. *makes adequate provision for vehicle parking in accordance with the Council's vehicle parking standards;*

3no. parking spaces are available to the rear of the site, with secure bike storage and as outlined under section 2.3 and 2.5 of this statement, is in a very sustainable location with good access to day to day services and public transport.

5. *takes due account of the need to deter crime, both against individuals and against public or private property whilst maintaining an attractive environment;*

Our proposals will enhance security into the flats with all units provided with camera entry phone access system.

6. *takes into consideration important local and strategic views, particularly where the proposed development is one which significantly exceeds the height of its surroundings or is located on a prominent skyline ridge.*

The proposed development would not impact upon any important local or strategic views. Whilst the development would result in an extension to the property, as outlined under section 3.3.1-2, this would be in keeping with the context and not be on a prominent skyline ridge.

Paragraph 189 of the NPPF in dealing with heritage states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using

appropriate expertise where necessary.

The Church of All Saints is located on the same side of Nuxley Road as our site and is Grade II listed along with The Vicarage at No. 3 Nuxley Road and the War Memorial at the church are locally listed heritage assets.

The Church, vicarage and Memorial is approximately 75m to 100m away from our proposed site and therefore will not be affected by the proposed development, with no impact upon the setting of the heritage asset. However the proposed design of the building reflects. Their location at the junction of two roads and the relationship within the street scene, respects and reflects the character of the area and its location within the District Centre.

Sustainability of Project

The London Plan Policy 5.2 states that all developments must be designed in a way that minimises carbon emissions with **Policy 5.3** going on to say that sustainable design, construction and operation must be integral to the scheme.

***Policy CS01** of the Core Strategy deals with 'Achieving sustainable development' and states: In conjunction with the requirements identified in this policy and the documents that make up Bexley's Development Plan, sustainable development will be achieved by applying the following principles:*

protecting designated areas, such as metropolitan green belt, from inappropriate development so as to preserve, enhance and promote Bexley's network of open spaces and waterways, heritage, biodiversity and geological assets;

Our proposals protect the Green belt area within the Borough whilst utilising and maximizing the potential for the site.

***Policy CS08** of the Core Strategy deals with 'Adapting to and mitigating the effects of climate change, including flood risk management and states:*

All development should contribute to the delivery of sustainable development by planning for, adapting to, and mitigating the impacts of climate change, by reducing the carbon emissions related to the construction and operation of all development.

The Council will achieve this by applying the requirements and targets outlined in national and regional planning policy and guidance to new development. In particular, this will encompass the requirements of the Mayor's London Plan with regard to environment policies such as: reducing CO2 emissions; the Mayor's energy hierarchy;

integrating energy efficiency; decentralised energy (in particular district heating where appropriate); site-wide communal heat networks supported by CHP; adopting on-site renewable energy technologies; sustainable transport (in particular public transport, cycling and walking); green infrastructure; flood risk management; and sustainable urban drainage systems (SUDS), including supporting the Mayor's drainage hierarchy.

The Proposed Development will provide improved insulation within all flats along with improved air tightness standards. These will be better than required by the requirements of Part L 2013 of the

Building Regulations. In accordance with the Building Regulations requirements, 100% energy efficient lighting is to be provided throughout all flats.

Policy CS09 deals with 'Using Bexley's resources sustainably' and states: investigating options across the borough for sustainably managing water supplies and resources (through rainwater harvesting, sustainable urban drainage systems (SUDS) and grey water recycling), as well as opportunities for enhancing biodiversity (e.g. green roofs), within Council owned buildings

The works will not require a flood risk assessment and it is also proposed to use grey water recycling thereby reusing the surface water discharge off the roof within the flats for use within the toilets to reduce water usage and ultimately discharge into the local combined drainage system.

6.0 Visual Impact of Proposed Development

6.1 As previously stated the proposal would sit well with the character of the local area and has been designed to respect and enhance the local designated and undesignated heritage assets. It also respects the adjoining buildings and the site's location on this road junction between Nuxley Road and Hoddesdon Road.

6.2 The proposal will enhance the use of this town centre site by visually improving the state of the building whilst providing one additional residential unit within the area and adding to the number of total households to assist in supporting the shops and facilities within the Belvedere Town Centre area.

6.3 The units will be constructed along the boundary line with the pavement as is the case on the property opposite in Hoddesdon Road. The existing units will be reconfigured with new windows and window surrounds installed on the frontage to be more in keeping with the existing heritage facades of the High Street in Nuxley Road.

6.4 The property will be finished externally with pebbledash style render with smooth render surrounds to all openings complimenting the existing façade on the opposite corner on Nuxley Road / Hoddesdon Road.

6.5 The proposed extension to the side and rear of the property will be finished with a traditional parapet wall at roof level. This is in keeping with properties to the east of the site on Nuxley Road. The proposed materials specified for the elevational treatment of the properties ensures that the character of the street scene is maintained and in keeping with the adjacent properties

6.6 We can confirm that the proposed development would not cause harm to the street scene.

7.0 Conclusion

7.1 The design and layout of the scheme is in keeping with the existing properties within the local vernacular.

7.2 The proposed flats will provide a high quality living accommodation for the occupants of the flats compared to the current poor layout and lack of external

amenity space. The design will be in keeping with the properties within the street scene.

- 7.3** The design complies with planning guidance while using space effectively whilst limiting the impact of the proposed property on the local vernacular.
- 7.4** Off road parking for 3 vehicles and secure cycle parking is also provided for the development in accordance with the standards in the London Plan.