

DESIGN & ACCESS STATEMENT

- i) Infill of first floor balcony with new external wall and window(s)**
- ii) Replace front door and all windows to the first and second floor only.**

No.52A High Street, Bexley

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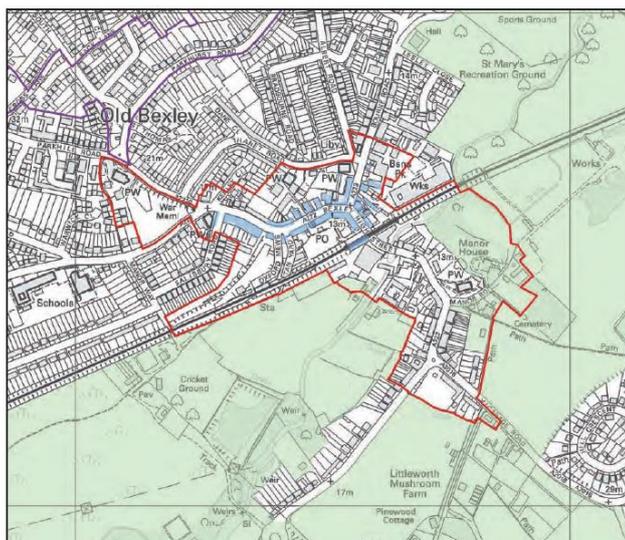
INTRODUCTION

- 1.1 This design and access statement provides details to i) Infill of first floor balcony with new external wall and window(s) and ii) Replace front door and all windows to the first and second floor only. Elwell Taylor will address any relevant planning issues and a range of primary considerations which collectively impact upon the development of the site.
- 1.2 This statement is to be read in conjunction with drawing numbers 659 (01-05) and is submitted as a part of a house holder application to Bexley District Council. The application is being made on behalf of T Rippon Estates Ltd who are the owners of the site outlined on 659-01.

1.0 SITE ANALYSIS AND HERITAGE STATEMENT

- 2.1 The proposed site is central to Bexley High Street and is situated within The Old Bexley Conservation Area, which was designated on for its special architectural and historic interests as seen below.

Location of Conservation Area



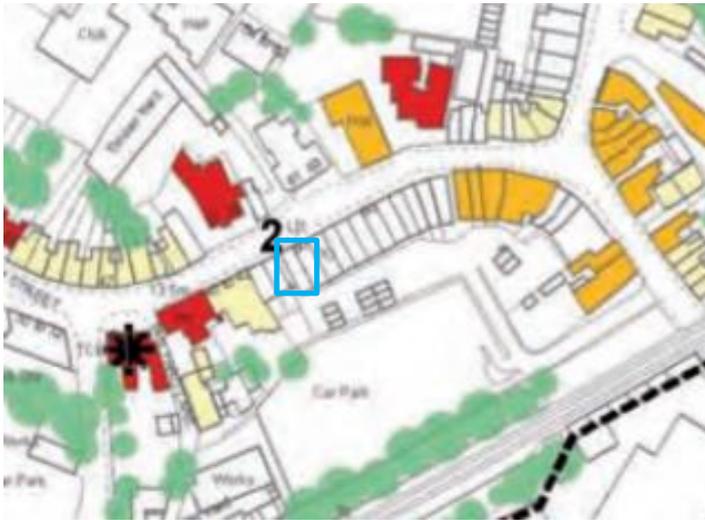
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- Old Bexley Conservation Area
- Parkhurst Conservation Area
- Designated Metropolitan Green Belt
- District shopping centre

- 2.2 The site is currently occupied with a 2-bedroom dwelling with an approximate plot size is 72m² (approx.). The site currently has onsite parking and residents and visitors are expected to park within designated spaces or the car park adjacent.
- 2.3 The surrounding area and context is made up of commercial and residential properties consisting of predominantly two and three storey buildings, all of similar architectural character with various extensions and alterations completed within the area.

- 2.4 The property possesses good transport links into London and surrounding boroughs. It is appreciated that any development of this site needs to make a valid contribution to the site and its surroundings.
- 2.5 The site is identified in area 2 in the commercial centre west of the railway with the defined historic street pattern outlining the conservation area, Bexley High Street is the primary shopping area.
- 2.6 The following policy documents are currently used to determine applications within the London Borough of Bexley:
- Planning (Listed Buildings and Conservation Areas) Act 1990
 - National Planning Policy Framework
 - London Plan
 - Core Strategy (2012)
- 2.7 The NPPF requires the extent, importance and the significance of a heritage asset is to be assessed. Section 191 of the NPPF requires that when determining planning applications, local planning authorities should take account: *“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”*.
- 2.8 The relevant policies from the London Borough of Bexley’s Core Strategy (2012), which relate to proposal are listed below: Policy CS19: Heritage and Archaeology: ‘The Council will manage its heritage and archaeology assets, whilst seeking opportunities to make the most of these assets, including adapting to and mitigating the effects of climate change. Saved Policies from the UDP (2007), Policy ENV46: Conservation Areas: ‘Any new development, alterations or extensions to existing buildings or structures within CAs should preserve or enhance the character or appearance of the area’

2.9 The image below demonstrates the nearest Listed Buildings in red. It demonstrates that our dwelling in blue is not listed or a landmark building.



3.0 THE NEED

- 3.1 Having made an initial review of the local property market there is a need for greater living space at this property. The family requires suitable living accommodation, with the existing layout in need of modernising, particularly the balcony space and the extension of the living/dining room will create a space that is sustainable for the future.
- 3.2 As you can see by the image below, the current windows need replacing given their poor state of repair. The new windows will be uPVC and provide an improved energy efficiency to the dwelling.



4.0 THE PROPOSALS

- 4.1 The proposed application seeks consent to i) Infill of first floor balcony with new external wall and window(s) and ii) Replace front door and all windows to the first and second floor only.
- 4.2 The proposed layout can be seen on drawing 659-04 illustrating the new relationship between existing house and the proposed balcony infill and new windows and door.
- 4.3 The infill balcony is proposed to create a larger living/dining area. No other internal alterations are proposed under this application.

4.4 The sites physical constraints, together with the aspirations of our clients to develop a sustainable development influenced by the setting, layout, size, scale, mass and appearance including the relationship it has with the neighbouring structures, topography, orientation and existing site features.

5.0 AMOUNT

5.1 It is proposed to i) Infill of first floor balcony with new external wall and window(s) and ii) Replace front door and all windows to the first and second floor only.

6.0 LAYOUT

6.1 The general layout and design of the proposed extension is illustrated on the accompanying drawing 659-(04-05). The layout, orientation and siting of the infill has been derived from a number of influencing factors. Primarily the key factors determining the layout proposals are the site constraints; site orientation, potential overlooking and daylight/sunlight.

7.0 SCALE

- 7.1 The scale of the proposal has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale an unobtrusive to the setting and neighbouring properties.

8.0 DESIGN CONSIDERATIONS

- 8.1 The immediate area surrounding the property is made up of commercial and residential properties of similar ages and designs with alterations and extensions completed within the area. The proposed infill and altered fenestration has been designed to be sympathetic to the surrounding character of the High Street.
- 8.2 The infill will be built using materials to match the existing such as horizontal boarding, joinery items such as doors and windows are to be white Upvc with no other material change.
- 8.3 The detailed design and layout of the proposed infill will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern, healthy living environment.

9.0 LANDSCAPE AND BOUNDARIES

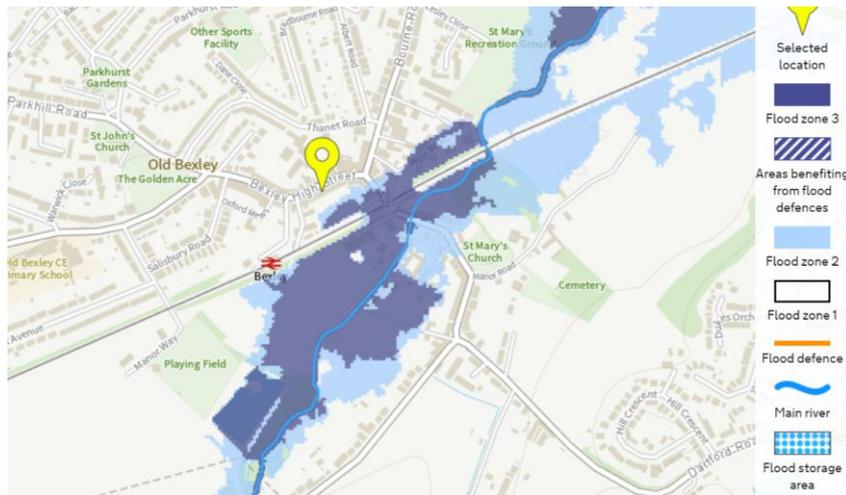
- 9.1 No landscape or boundary elements are to be altered as part of this application.

10.0 DRAINAGE AND SERVICES

10.1 Foul water drainage and surface water are not considered during this application.

10.2 Mains services in the form of electricity, water and telephone are all available to the site.

10.3 As seen in the image below the site is not in a flood risk zone as per Environment Agency Flood map for planning (Rivers and Sea).



11.0 SUSTAINABILITY

11.1 An alteration and/or extension in any form has an environmental responsibility, where we have to look to reduce energy consumption and construct all buildings in a sustainable manner.

11.2 Our clients' aspirations for this project at the outset will be to promote sustainability through good quality design incorporating appropriate established sustainable design principles together with additional sustainable technologies and material selection to optimise the overall sustainability credentials and minimise embodied energy and maximise recycled content and reuse.

12.0 ACCESS

12.1 The existing dwelling has onsite parking for residents. The property is located on the first floor and requires steps to access the communal walkway, with the front door will be replaced like for like.

13.0 SUMMARY AND CONCLUSION

- 13.1 This is a reasonable and legitimate proposal for i) Infill of first floor balcony with new external wall and window(s) and ii) Replace front door and all windows to the first and second floor only at 52A High Street Bexley.
- 13.2 The general layout and design of the proposed alterations is illustrated on the accompanying drawing 659-04. The infill balcony is proposed to create a larger living/dining area. No other internal alterations are proposed under this application.
- 13.3 Given the minor alterations proposed as part of this application, it is considered that the proposal would comply with the key policies offered.
- 13.4 The alterations will not impose any additional harm to the significance or aesthetics of the high street or wider area of the Old Bexley Conservation Area.
- 13.5 The existing site offers onsite parking for residents.
- 13.6 The proposal will provide a high standard of living and maintainable through good quality design incorporating sustainable design principles.
- 13.7 The scale of the proposal has been carefully considered in relation to the site's context. The scale and mass are proportionate to the site area with the resulted pattern of development being of an appropriate scale and unobtrusive to the setting and neighbouring properties.
- 13.8 The detailed design and layout of the proposed infill and replacement of all fenestration to the first and second floor only will seek to provide a high standard of accommodation, utilising natural light and ventilation, creating a modern and healthy living environment.
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- 13.9 The Applicant is of the opinion that no adverse effects will be created as a result of the proposal and respectfully requests that this application be granted conditional planning consent accordingly.