

28 BELLEGROVE ROAD

WELLING, KENT
DESIGN AND ACCESS STATEMENT
JULY 2021

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28 Bellegrove Road, Welling : Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Acorn Commercial Development.

This document has been designed to be printed double sided at A3 (landscape).



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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

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01

28 Bellegrove Road, Welling

Introduction

This design document has been produced by On Architecture on behalf of the client, Acorn Planning Management, to set out the development parameters, design rationale and general principles informing a developed proposal at 28 Bellegrove Road, Welling.

The purpose of this document is to explain the design principles and concepts that have informed the proposals for this site, whilst providing further detail and explanation of the drawings submitted for planning application.

This Design and Access statement should be read in conjunction with the set of architectural drawings for the proposal.

PROJECT OVERVIEW

This Statement accompanies a detailed planning application for the construction of residential accommodation, including 1 and 2 bedroom apartments and commercial space at 28 Bellegrove Road in Welling. The aim is to explain how the proposed development is a suitable response to the site and its setting and demonstrates the commitment of the land owners and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

This Statement describes the design ethos and architectural principles underpinning the use, amount, appearance, landscaping, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application. It demonstrates how all potential users, regardless of disability, age or gender can enter the development and move around it and use its facilities.

APPLICANT AND DESIGN TEAM

Extensive collaboration has taken place throughout the design of this scheme and our client has appointed an experienced design team to ensure that all aspects of the proposal have been fully considered.

Client: Acorn Planning Management

Architect: On Architecture

Planning Consultant: Robinson Escott Planning

Highway Consultant: Pulsar Transport Planning



OBJECTIVES

On Architecture has been appointed by Acorn Planning Management to undertake the architectural services relating to the proposed redevelopment of the application site.

The initial brief was established by Acorn Planning Management and has been developed through discussions with the consultant team and design review presentations, which included the presentation of detailed site appraisals and were instrumental in the development of the current design proposals.

The aims are:

- » Provide much needed housing for the area
- » Modern commercial space within the ground floor
- » To create buildings of high visual interest and high architectural quality

SITE LOCATION

The application site is situated on the corner of Bellegrove Road and Deepdene Road. The immediate area consists of a mixture of commercial and residential buildings. There is currently an existing building on the site; a small two-storey office building, which has little architectural merit. The scale and appearance of the existing building is inconsistent within the street scene and is noticeably at odds with the architectural style of the buildings attached.

The site has easy access to a range of local amenities and transport links. To the north west of the site is Welling Station (approximately 7 minute walk) a Southeastern railway line, which connects to London Bridge in 24 minutes.

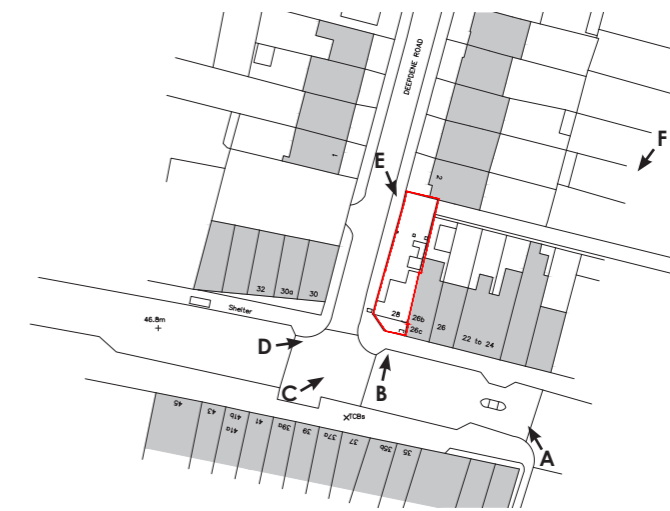


 Red boundary line indicates application site

Image courtesy of Google

02 28 Bellegrove Road, Welling Assessment

SITE VIEWS



SURROUNDING CONTEXT







PTAL Rating: 4

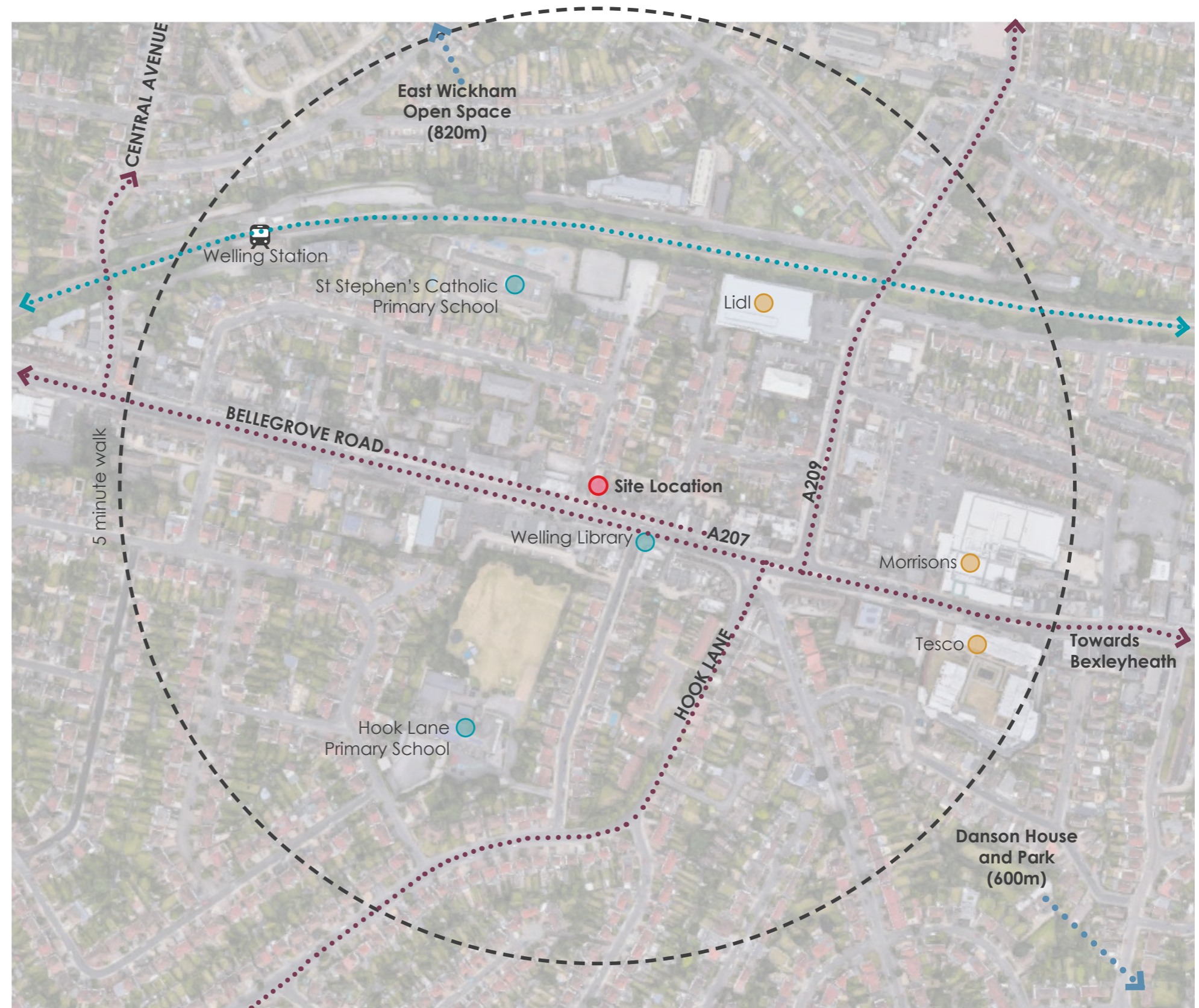


Image courtesy of TfL: WebCAT



Key

-  Application Site
-  Nearby Schools and Library
-  Supermarkets
-  Main roads
-  Train track
-  Welling Station (330m away)



ACCESS AND MOVEMENT

This diagram shows the pedestrian and vehicular routes around the site and local context.



LOCAL BUILDING USES

The proposed building completes the bookend of the urban block, aligning with adjacent buildings along the high street to ensure a consistent urban relationship.



- ↑
N
- Key
- Application Site
 - Residential buildings
 - Educational buildings
 - Commercial buildings
 - Place of Worship

03

28 Bellegrove Road, Welling

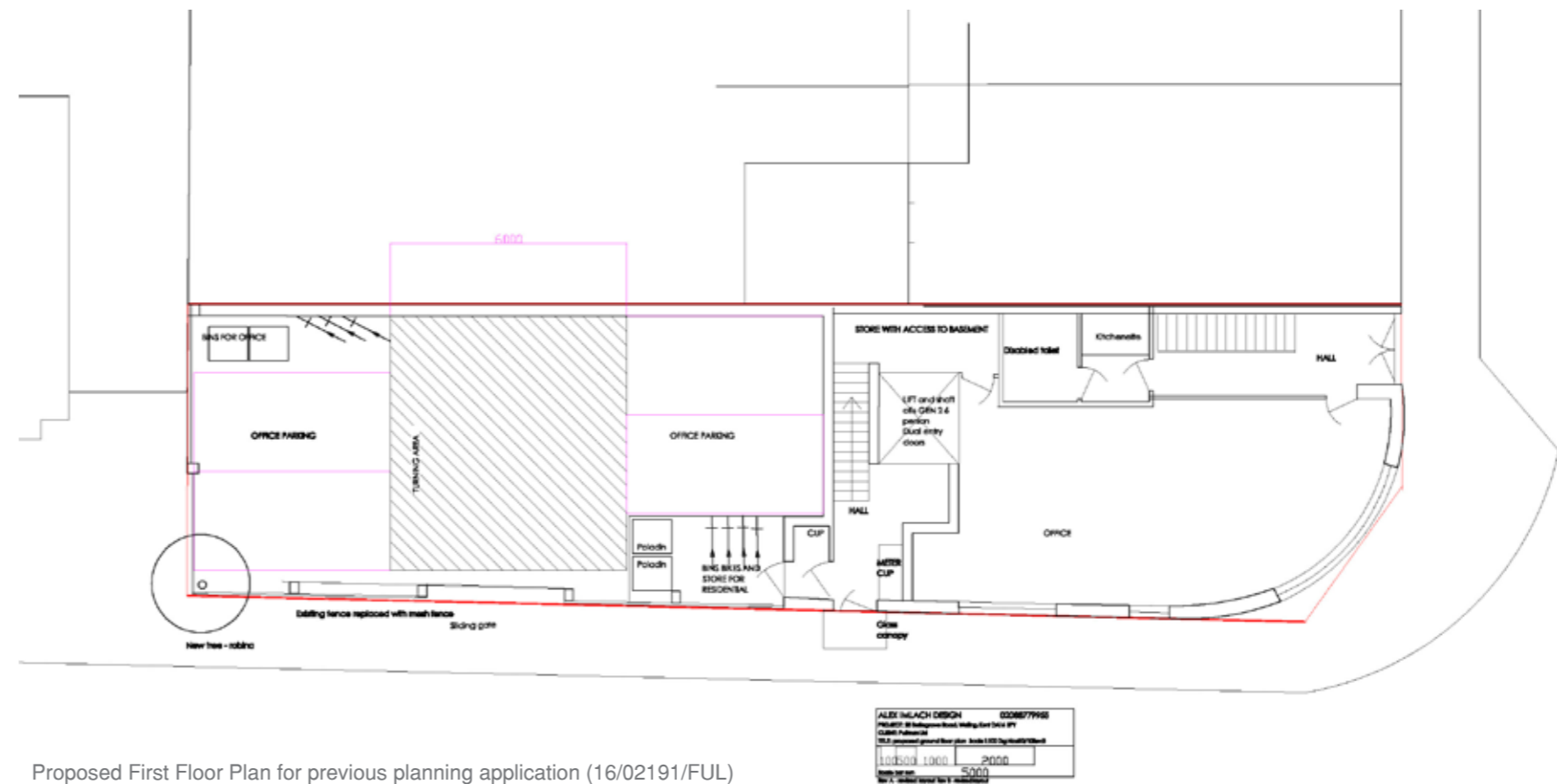
Evaluation

OPPORTUNITIES AND CONSTRAINTS



PLANNING HISTORY

The previous planning application, (reference 16/02191/FUL), was made in August 2016 and was subsequently approved in March 2017. The application consisted of demolition of existing building and yard and erection of a three storey building comprising a basement store, undercroft parking for 4 cars and office on the ground floor with provision of 3 x 2 bed flats on the first and second floors, bin store and cycle stores.



Proposed First Floor Plan for previous planning application (16/02191/FUL)



Proposed South Elevation for previous planning application (16/02191/FUL)



Proposed West Elevation for previous planning application (16/02191/FUL)

PRE-APPLICATION

Prior to the submission of this application a pre-application advice meeting was held in October 2020. The purposes of this meeting were to discuss the principle of development, the previous scheme on site, explain how the context of the site has been developed and to discuss the potential of development on site. The feedback was as follows:

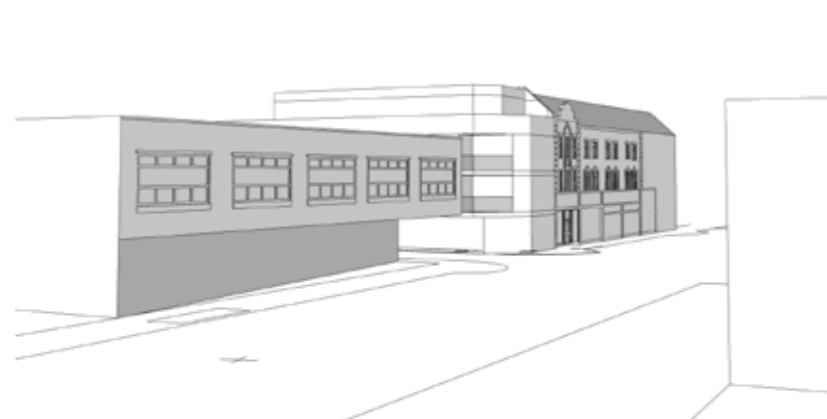
The design and scale of the proposed development means that the whole plot would be entirely developed in its ground floor footprint. This would be at odds with neighbouring patterns of development and if erected would lead to a development which is significantly greater in terms of scale and mass than any other building in the surrounding vicinity. The bulk of the scheme would be particularly evident on the western approach and from Deepdene Road and Edmund Road and whilst the orientation of properties on Deepdene Road are in an east/west direction compared to the application site, the proposed development in relation to scale and mass would be visually dominating and overbearing in particular for no.2 Deepdene Road given that the development would be built up to the boundary and would be set forward of the front elevation of no. 2 Deepdene Road.

In relation to the terrace that the application forms part of, it is clear that no. 26 Bellegrove Road is the "end property" of this terrace as it replicates no 12 Bellegrove Road (the other end of terrace) with this in mind, whilst the proposed development would replicate the height of the terrace the box like design of the proposal would be at odds with the terrace and does not articulate.

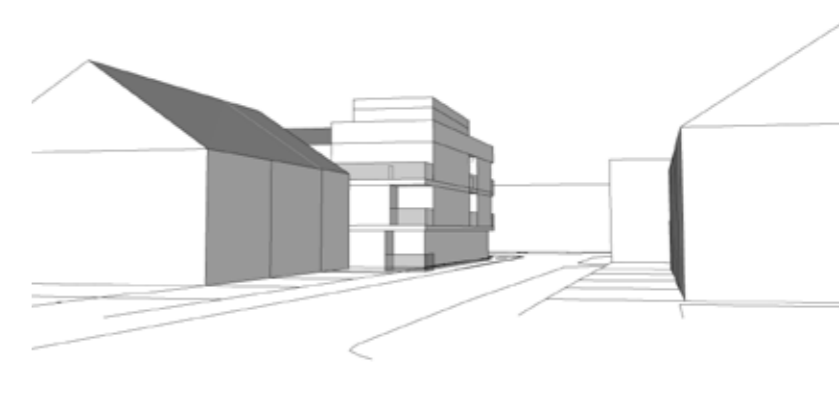
Officers have considered this proposal against that previously approved under 16/02191/FUL further and it is the opinion of Officers that the development approved under 16/02191/FUL is the limit of acceptability for scale and mass on this site, anything beyond this is considered to be over development.



3D View of Site in Context



Looking North East at the Site from Bellegrove Road



Looking South East from Deepdene Road

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring a efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place

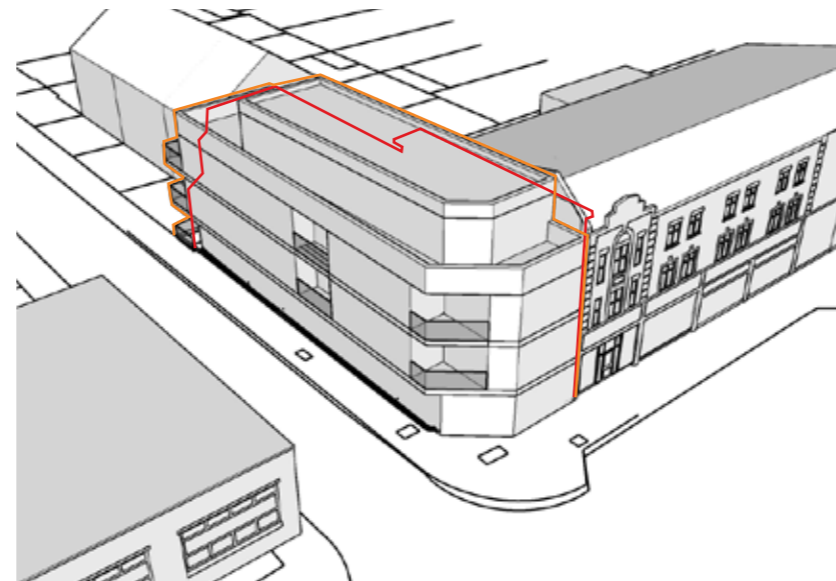
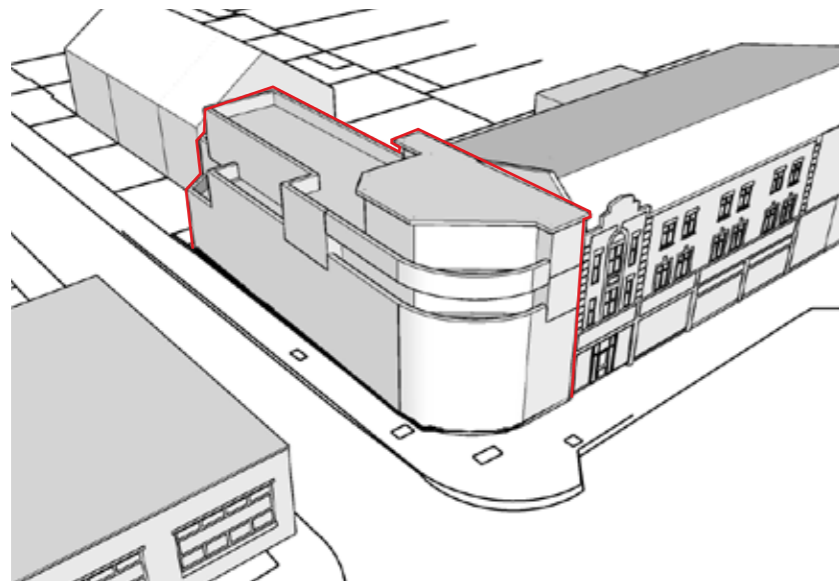
[National Design Guide]

1. **Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to page 11 of this document for further details.
2. **Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.
3. **Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 33 of this document for further details.
4. **Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection.
5. **Nature** – Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site and preservation and maintenance of boundary foliage will ensure this.
6. **Public spaces** – The proposal provides safe, social and inclusive spaces for future residents.
7. **Uses** – The proposal will provide 7 residential apartments and a more appropriate replacement commercial space.
8. **Homes and buildings** – The buildings and their construction should be functional, efficient and sustainable. The layout and design should promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
9. **Resources** – The development will where possible utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as a passive design strategies to effectively drain, insulate and ventilate the buildings.
10. **Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance from the very start. This will sustain the visual attraction of the site, encouraging maintenance by those who dwell in the development.

04 28 Bellegrove Road, Welling
Design

DESIGN EVOLUTION

- Building line – Approved scheme
- Building line (Pre-Application scheme)
- Building Line (Proposed scheme)



Previous Planning Application

Developed Design Submitted for Pre-Application Advice

Proposed Design

The previously consented application consisted of a three-storey split-level mixed-use scheme (commercial and residential use classes), with the taller element addressing the junction of Bellegrove Road and Deepdene Road. The ground floor accommodated office space, residential lobbies, parking, bin, and bicycle stores. The upper floors contain a further 2no. offices and the 3no. two-bedroom residential apartments.

Residential accommodation was to be accessed via dedicated entrance, lobby, stair and lift located off of Deepdene Road. The office spaces were to be accessed via separate lobby and stair from the 'Hight Street' (Bellegrove Road) facing side.

This scheme was generated in an effort to maximise the development potential of the site and provide additional residential accommodation. Occupation of the existing plot, in full, generated a form which felt out of character within the existing streetscape, while also adversely affecting the directly adjacent properties on Deepdene Road.

The set-back top level of accommodation helped preserve the hierarchy of the streetscape when viewed from Bellegrove Road, with the overall massing addressed further as part of the proposed / submitted scheme, following pre-application negotiations.

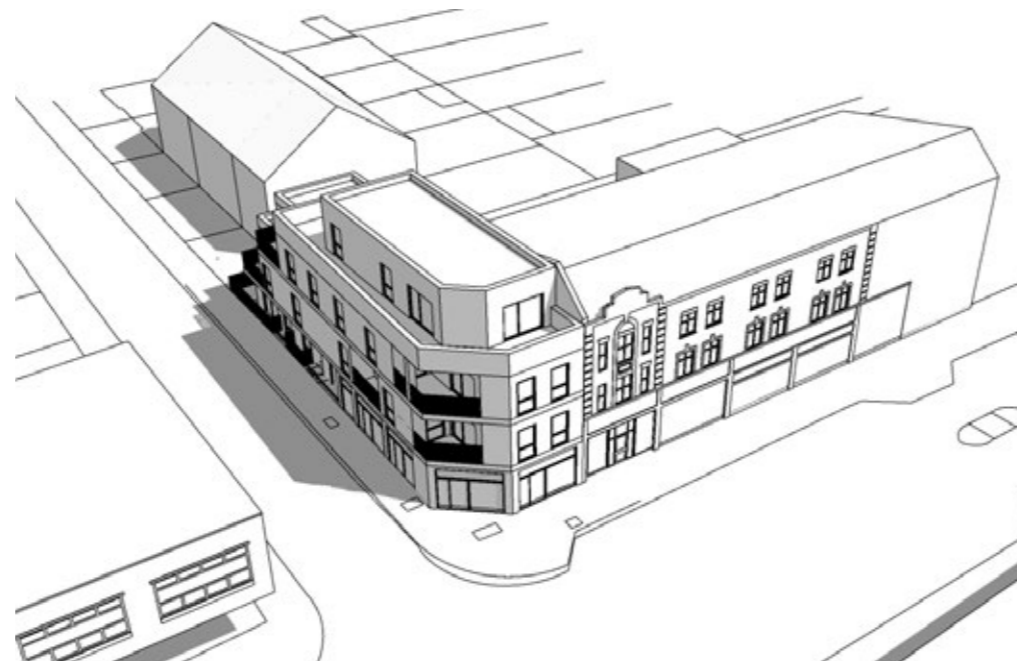
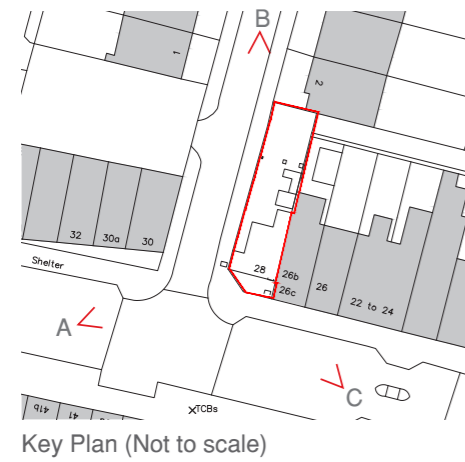
This submission added resolution to material palette and detailing to help articulate the design. Feature balconies were included / presented to create visual interest and alleviate potential issues from overlooking, whilst maintaining natural surveillance to the amenity areas.

Following the advice received at the local authority pre-application advice meeting, the scheme was amended to reduce its height and significantly reduce the overall built volume. This was, in-part, facilitated by the stepped floor levels to the rear / north of the development.

The amendment to a stepped design yields further opportunity for private external amenity, with the setback upper-level residential accommodation able to access a generous private green-roof garden area.

MASSING

The following images provide indicative views of the scheme from key locations around the site:



3D View of site in context



A: Looking North East at the Site from Bellegrove Road



B: Looking South East from Deepdene Road

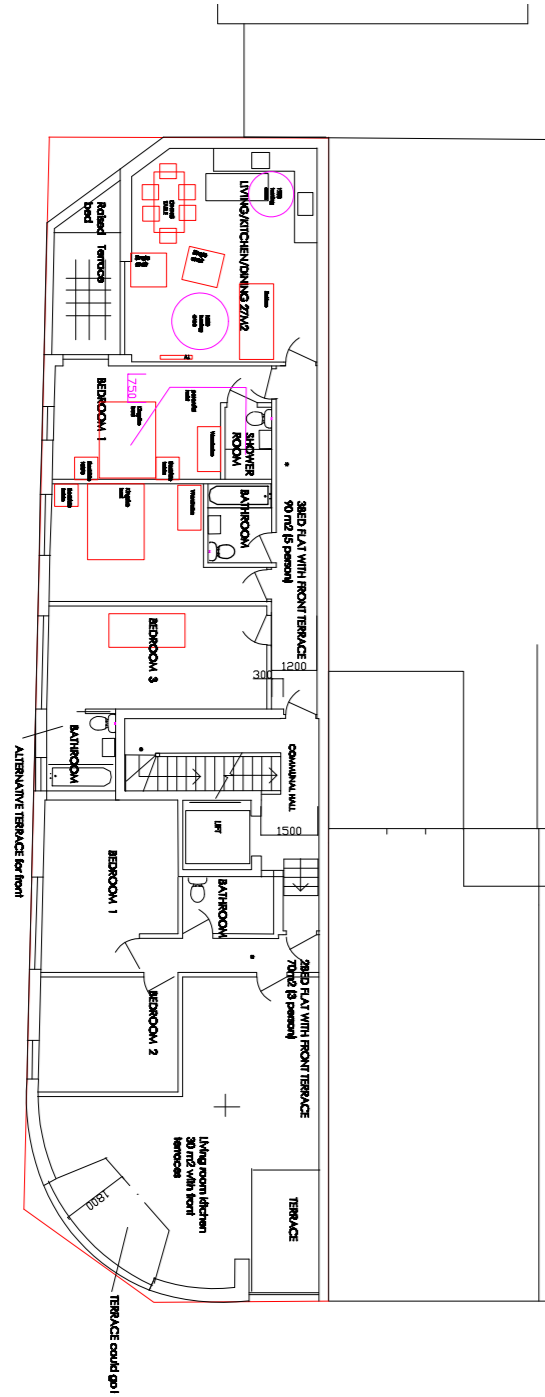


C: Looking North West at the Site from Bellegrove Road

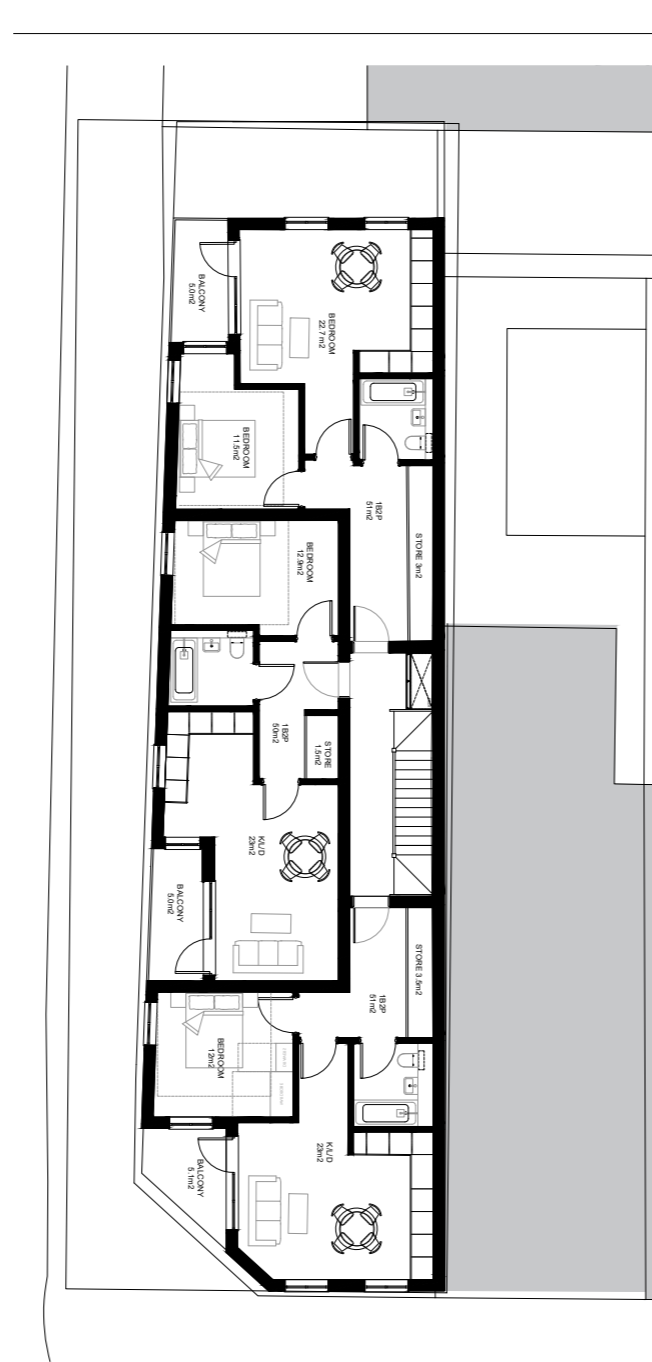
DESIGN STRATEGY

In response to local authority feedback during pre-application negotiations, the consented scheme has been amended to replace the undercroft parking area with a residential apartment and garden area. The overall mass of the building has been eroded towards the rear of the site to both reduce its bearing on the surrounding properties, and permit the inclusion of enhanced private external amenity space.

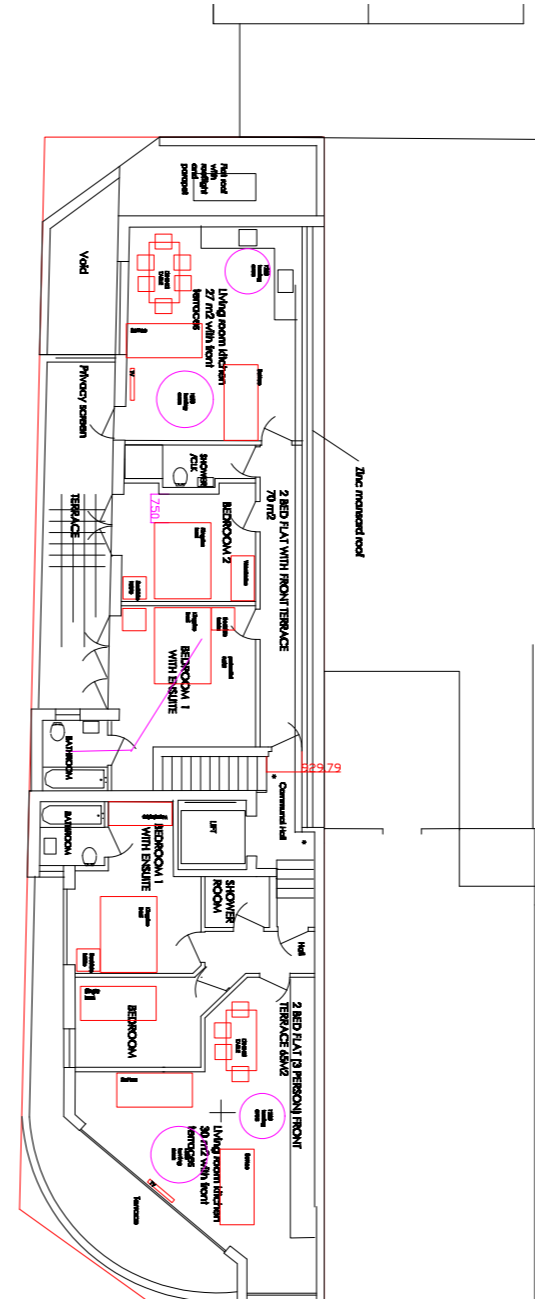
Consented Application First Floor Plan



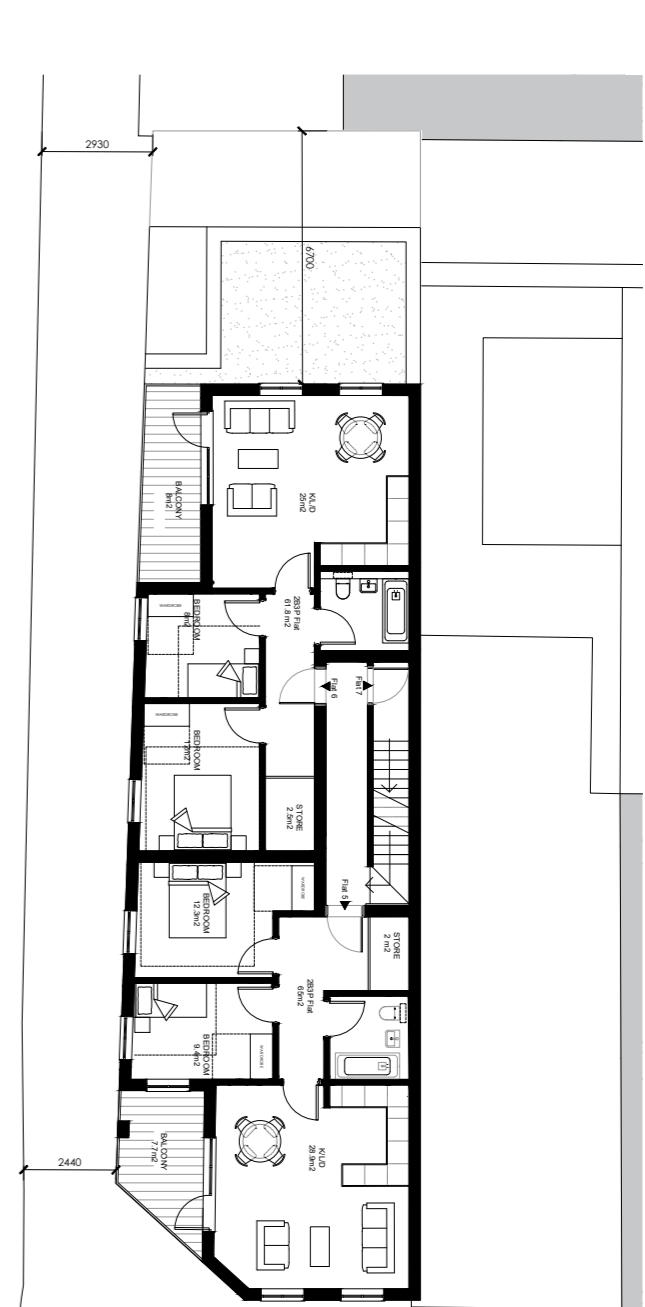
First Floor Plan



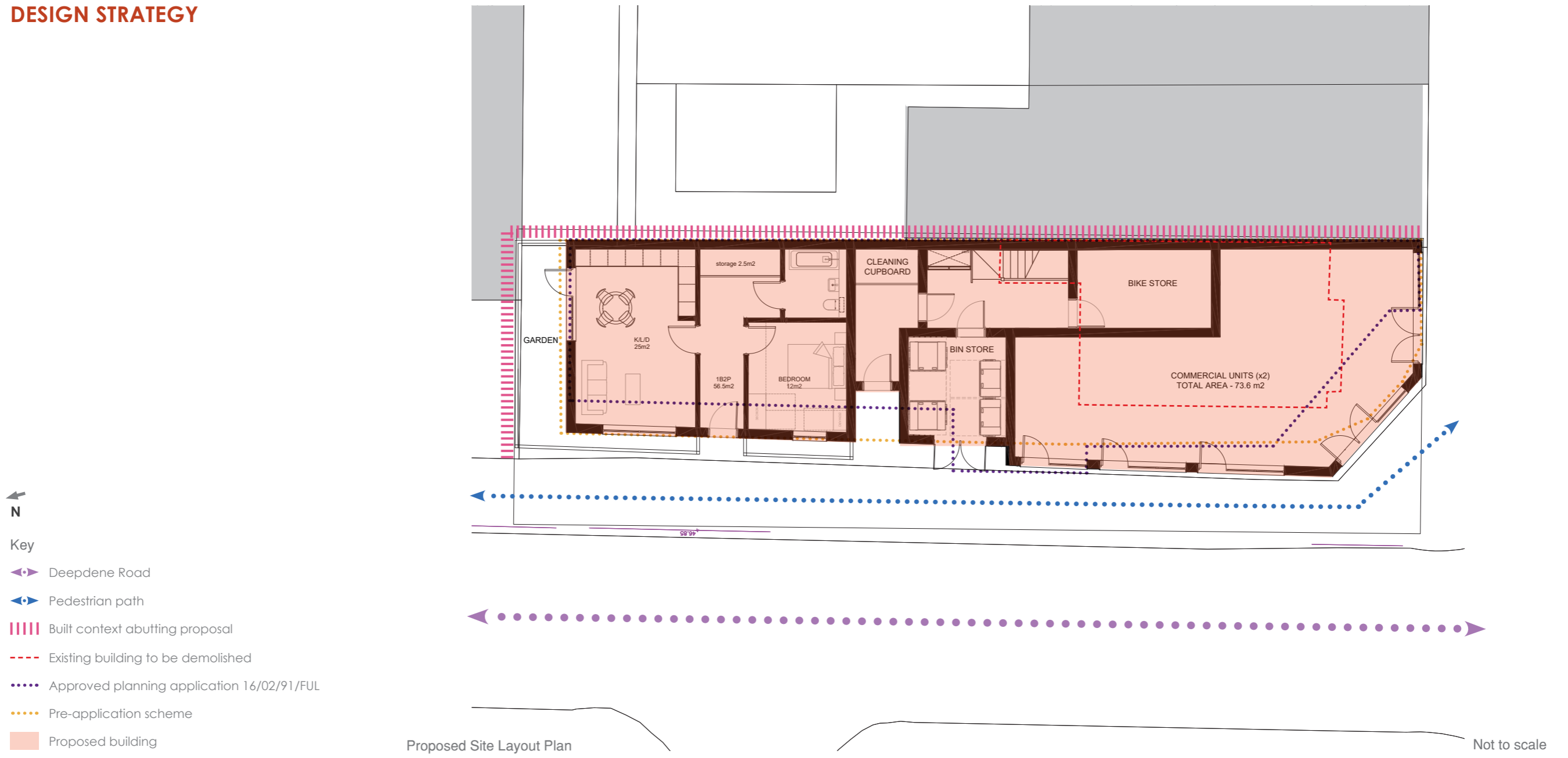
Consented Application Second Floor Plan



Second Floor Plan



DESIGN STRATEGY



The proposal comprises a single building containing 7no. residential apartments, each with private external amenity space. The ground floor includes of a flexible commercial unit, as well as cycle storage, bin store, cleaning cupboard and residential entrance lobby. The lobby provides access to the residential apartments over three additional storeys, with a roof garden at the third floor level serving the adjacent apartment.

The ground floor apartment has a dedicated entrance, accessed from Deepdene Road, and a private garden to the side. The remaining 6no. residential apartments are accessed through the residential entrance lobby. The commercial unit, cycle store and bin stores are designed with secure access controls.

LAYOUT

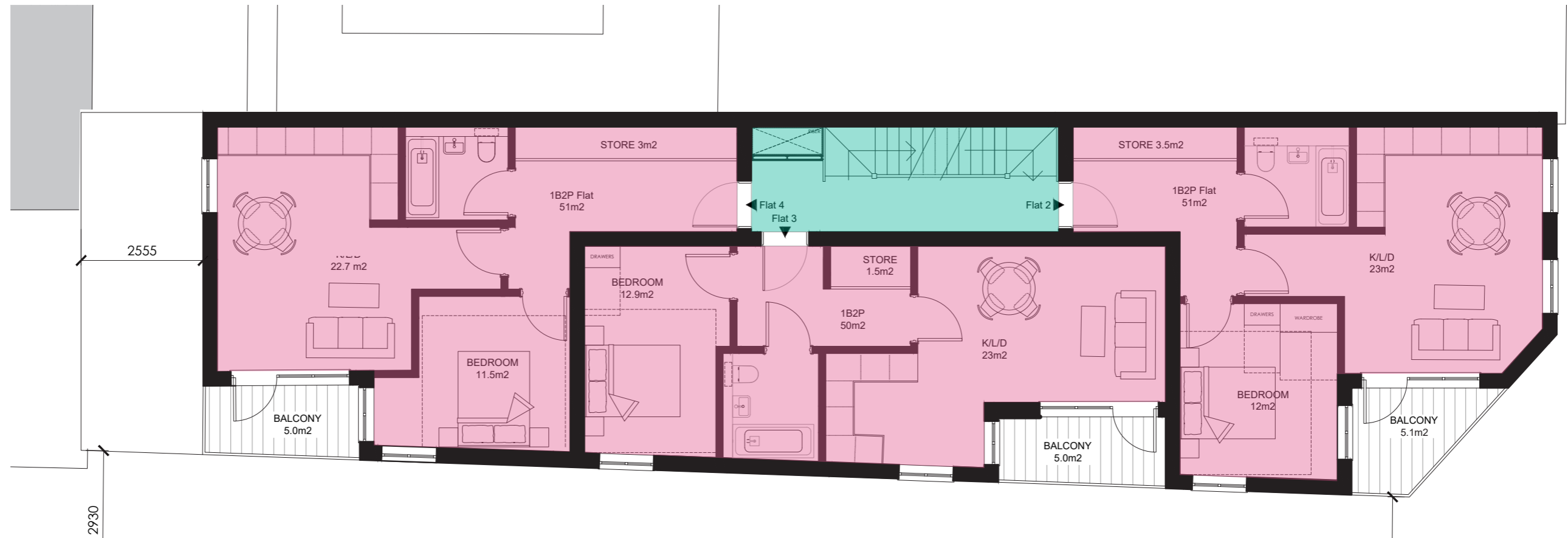
Ground Floor Plan



- Key
- 1 Bedroom 2 Person
 - Commercial
 - Circulation

Not to scale

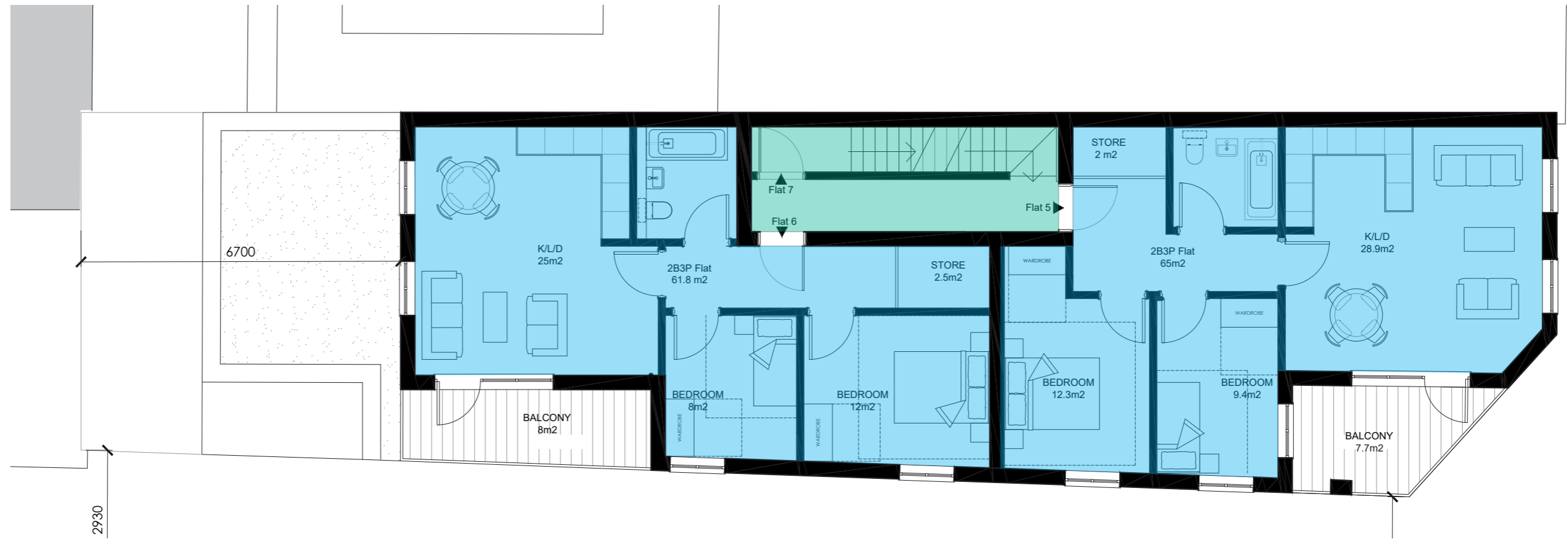
First Floor Plan



- Key
- 1 Bedroom 2 Person
 - Circulation

Not to scale

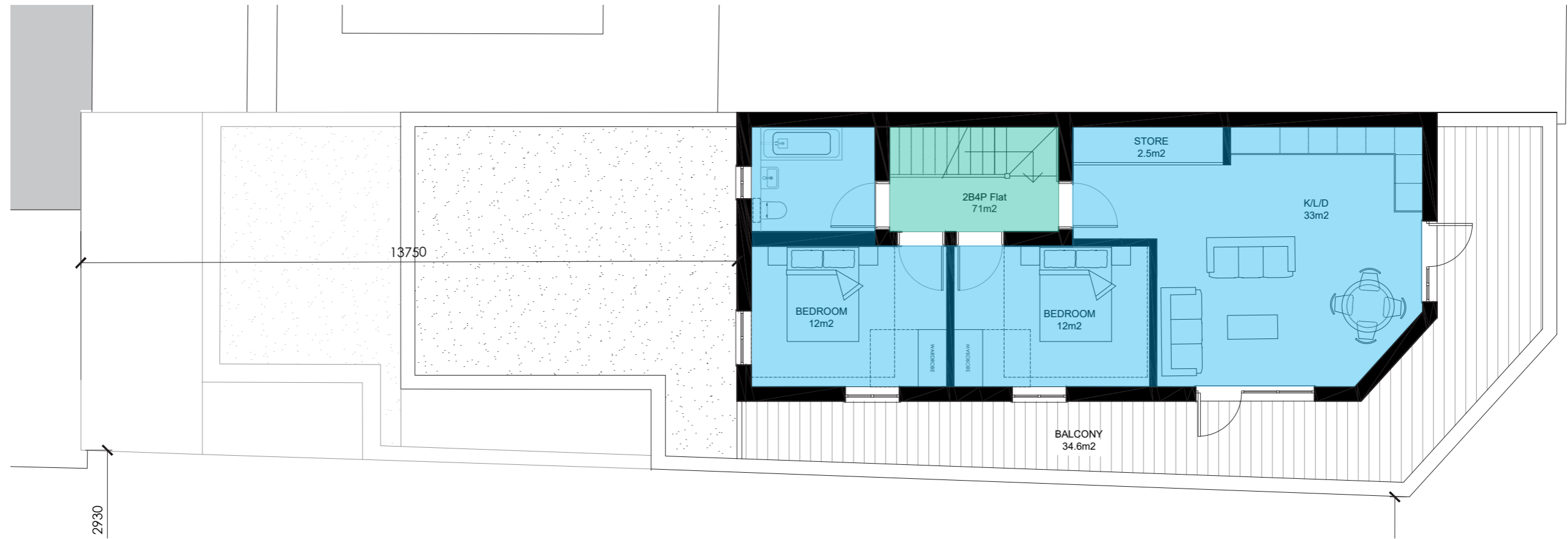
Second Floor Plan



- Key
- 2 Bedroom 3 Person
 - Circulation

Not to scale

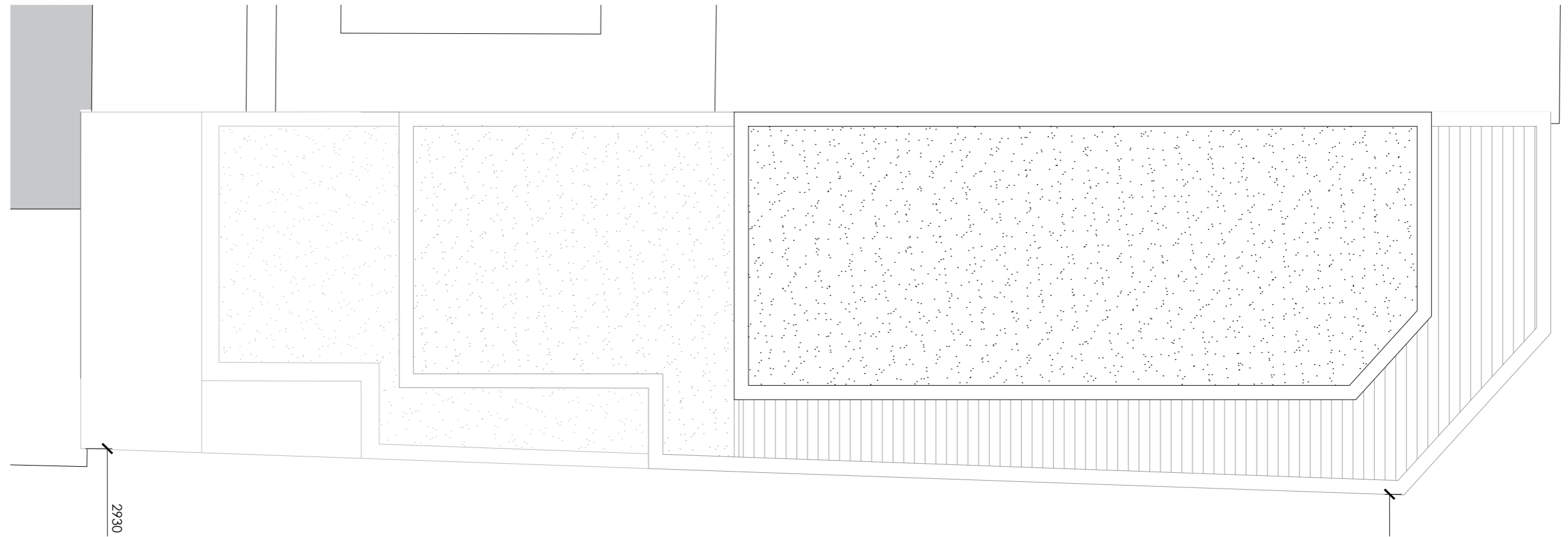
Third Floor Plan



- Key
- 2 Bedroom 4 Person
 - Circulation

Not to scale

Roof Plan



SCALE

The diagram below illustrates the relationship between the proposed development and the surrounding context. The proposal is at a similar mass and scale to the attached buildings (22 to 26 Bellegrove Road), which shows it to be in proportion to its surrounding context.

The commercial unit to the ground floor is in line with the commercial unit heights within the street scene. The top floor of the proposal steps back, reducing the overall, whilst maintaining a subservience to the adjacent / attached pitched roof.



Bellegrove Road Elevation

Not to scale

APPEARANCE

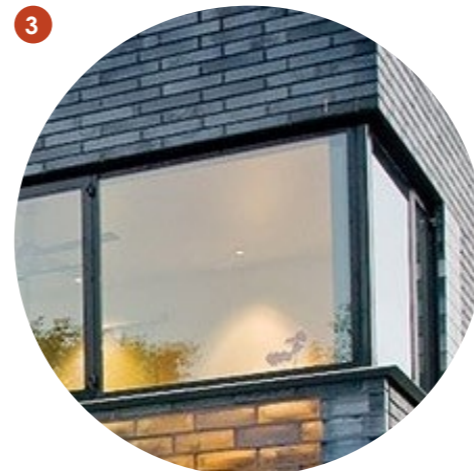
A palette of contemporary materials are proposed, including:



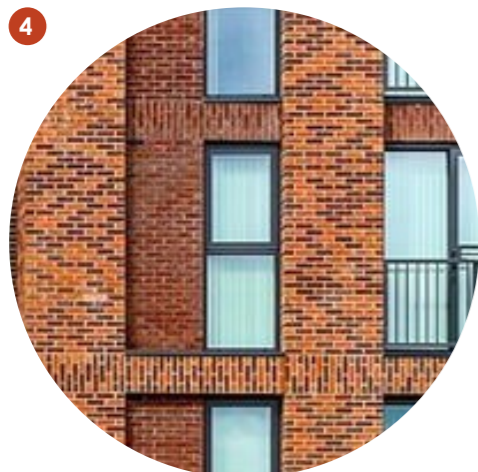
Red Brick



Grey Brick



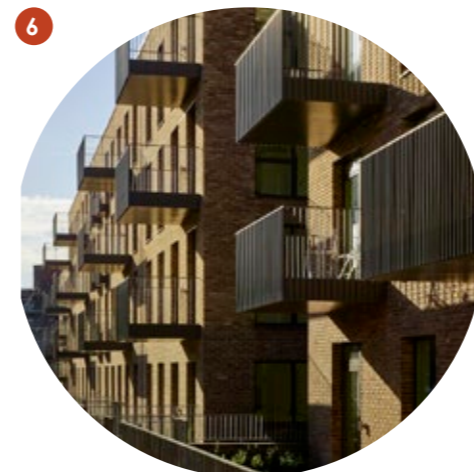
Aluminium Windows



Recessed brick



Grey cladding panels



Dark grey balconies



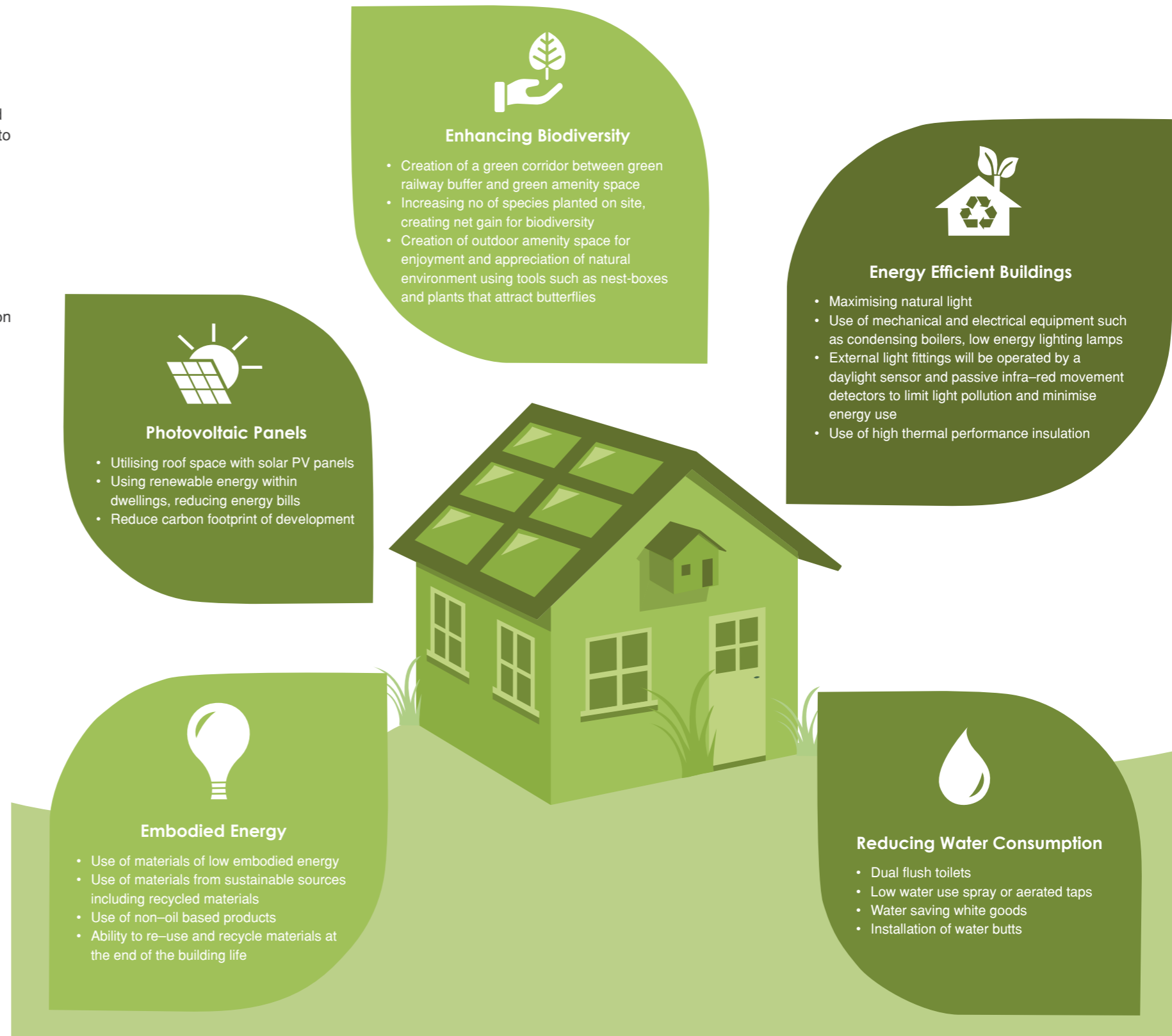
Proposed Bay Render

SUSTAINABILITY

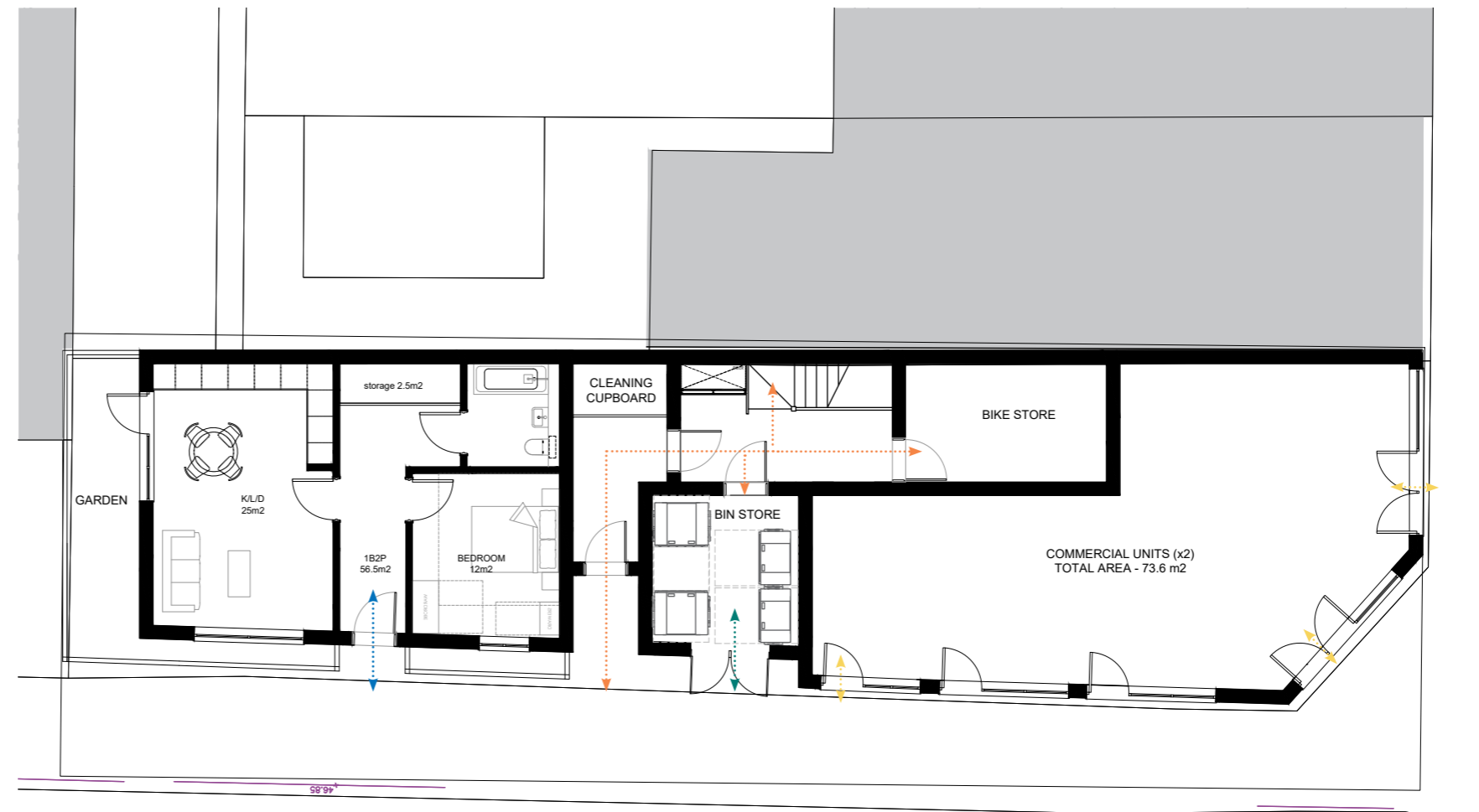
The Planning Statement sets out how the proposed development meets the three objectives of Sustainable Development at Para 8 NPPF: economic, social and environmental. The need to provide a high degree of sustainable construction and energy conservation has influenced the detailed design and form of the proposed dwellings and final layout of the site, with the objective to make the apartment block energy efficient.

The proposed design will meet sustainable methods of construction in accordance with the Building Regulations. This approach will result in a new building which consumes reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change.





The project will demonstrate the following sustainable methods of construction and energy saving methods:



ACCESS



Key

-  Residential routes
-  Private access to residential apartment
-  Access to commercial
-  Bin store access from Deepdene Road

Access Plan

Not to scale

The building's residential access is via the side entrance lobby from Deepdene Road this leads to 6 apartments over three floors. The ground floor apartment has a private independent access from Deepdene Road. These are secure entrances for all residents of the apartments. The commercial unit wraps around the front of the building with access from Deepdene Road and Bellegrove Road.

REFUSE AND CYCLE STORAGE



- ←
N
- Key
- Residential cycle store
 - Refuse store
 - Residents access to cycle store
 - Residents access to bin store
 - Refuse collector access to bin store

Storage Plan

Not to scale

Cycle

Secure cycle storage is located within the proposed building for ease of access and use. The cycle storage can be accessed just a short distance from the residential entrances and utilise a space efficient two-tier stacking system, whilst maintaining easy access.

Refuse

The secure refuse store is accessed from Deepdene Road. The internal door is accessed with fob key access for residents only. Refuse collection vehicles will be required to access the site via Deepdene Road and stop outside of the bin store, accessing the bins through external collection doors. The collection doors of the refuse store will be accessed by key fob only by the refuse collectors.

ELEVATIONS



Bellegrove Road Elevation

Key

..... Approved Planning Application 16/02/91/FUL

..... Pre-Application Scheme



Deepdene Road Elevation

COMPUTER GENERATED IMAGE



05

28 Bellegrove Road, Welling

Conclusion

This Design and Access Statement accompanies a planning application for the development of 7 residential apartments and commercial unit to the ground floor, at 28 Bellegrove Road, Welling.

The proposal has been developed through analysis of previous consent consideration of current and emerging policy and following a pre-application meetings with the council. The design has evolved through contextual analysis, with careful consideration given to scale, appearance and materials that relate to the surrounding context.

The proposals provide sensitively designed, high quality dwellings, with a varied mix of homes that are appropriate to meet local requirements in order to contribute to the housing need in the local area.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms and will contribute positively towards the character of the area through a thorough, thoughtful and considered proposal.



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