

# 106 BEXLEY ROAD



**Urban & Rural Ltd**  
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## DESIGN & ACCESS STATEMENT

Proposed Residential Development  
At  
106 Bexley Road, DA8 3SP

**RIBA**   
Chartered Practice

Project Number: B1353  
Revision: B  
Date: August 2021



# Urban & Rural Ltd

Specialists in Bespoke Development

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## INTRODUCTION

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This document has been produced by Urban & Rural, an RIBA Chartered Architectural Practice, to aid the assessment of the proposed planning application as set out below, within this document.

This planning application is for the retention of the front façade of No. 106 Bexley Road, Erith, DA8 3SP and construction of a 16no. unit apartment scheme, with associated parking and amenity areas.

This application follows the approval of a similar scheme. The only change to this scheme is the small additional element of proposed build to the rear of the building.

The site is known as:

106 Bexley Road  
Erith  
DA8 3DT

The application is submitted on behalf of the current owners.

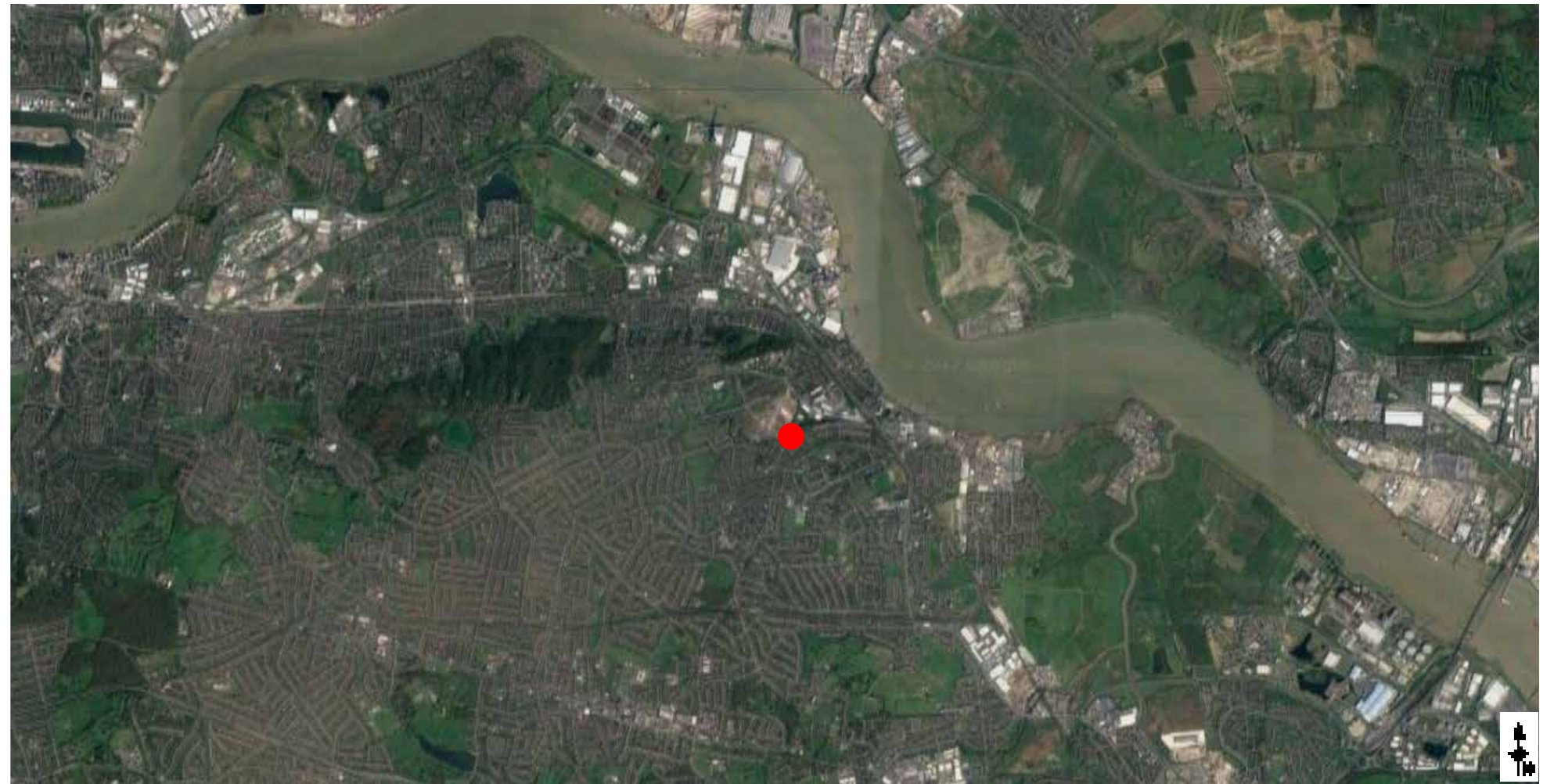
### FORM OF THE APPLICATION

This application is for a Full Planning approval.

### SUPPORTING DOCUMENTS

This application consists of:

- Full planning application form
- Design & Assess statement
- Heritage Statement
- Land contamination assessment
- OS Red Line Plan
- A full set of Existing drawings
- A full set of Proposed drawings.





## LOCATION

The existing property is located on Bexley Road, Erith

The site is well served with all the local amenities one would require.

Erith Town Centre is just 0.6 of a mile, approximately a 15-minute walk from the proposed development site,

106 Bexley Road is located opposite the Lesney Park bus stop, which provides services into the town centre and train station, providing good connections to both regional and national rail networks.

In the opposing direction there are also services to the local hospital.

## SITE CONTEXT

Bexley Road is primarily in a residential area of Erith. The street mainly has properties set back from the road edge facing on to the road.

As one can see at Ron Green Court, there is pocket of development to the rear of the properties.

On the boundary to the north, there is a large industrial unit leading on to a bigger industrial trading estate.

Work has just started on the large major development to the north west of the site.

The site is not within a conservation area, nor does it have the protection of being a Grade I or II listed asset.

The building has recently been locally listed and a full heritage assessment has been produced to inform this design process.



## SITE ANALYSIS

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Urban and Rural have carried out a detailed site appraisal consisting of the following key headings:

### Level and Lie of the Land

- orientation of the site and how it is approached from the skyline
- views from the site or into the site from any public right of way
- ground conditions, contamination, land stability, water table
- availability of natural resources for energy generation
- flood risk, streams and drainage
- significant or designated wildlife habitats
- proximity to existing and potential sources of noise nuisance
- boundaries and whether they are clearly defined
- orientation and natural daylight.

### Built Environment

- relationship between buildings and spaces
- building types, scale, height, styles and density
- historical appraisal
- boundary treatments – walls, fences, planting and verges
- important local detailed design elements such as materials, corner treatments, horizontal or vertical rhythms, windows and doors, roof lines and roof pitches, eaves heights and elevational treatments.

### Pattern of Streets and Movement Appraisal

- surrounding street pattern, public rights of way and bridle ways
- local provision of public transport
- levels of local traffic and assessment of capacity
- width, curvature and dimensions of streets
- surface textures
- access provision – cars, pedestrians, cyclists, horse riders and people with disabilities

As architects, we have used the above headings to identify the main constraints and opportunities that will help shape the proposed development.

There is a nearby public path (Birch Path) running from Kempton Close to Fraser Road, creating links to the trading centre and the north of Erith.

The design team have carried out desktop searches looking at the issue of flooding.

This search showed the site is located in an area classed as a level 'Flood zone 1'. Land and property in flood zone 1 have a low probability of flooding. We do not need to do a flood risk assessment as our development is in flood zone 1 and the site is smaller than one hectare.





## HISTORIC PLANNING ON THE SITE

One can see on this page the approved scheme for the site (19/02740/FULM). This application was approved in 2020 and has secured consent for 13 number of apartments.







## LOCAL LISTING

As discussed earlier in this document the existing building on the site has now been registered as a locally listed building. To help inform the design process and protect the historic value the building has, a specialist heritage consultant has been appointed to work with the team in developing a new scheme for the site.

The Heritage Advisory Ltd have carried out a detailed assessment of the reasons for locally listing the building as well as the impact of the proposed development. The full report has been formally submitted as part of the application pack however the summary is listed below to inform the development of the scheme.

6.1 Historically, activity in the locale is considerable, with settlement being evidenced there since at least the Saxon period, but probably much earlier. Later, following a short period as a riverside resort, the nineteenth century emphasis of the town was to eventually shift to that of an industrial centre, this given its docks and proximity to both the sea and central London. Erith was to suffer heavily from bombing during the Second World War however, not only due to its location on the Thames, but also its nearness to the Royal Arsenal. This war damage coupled with a decline in local trade resulted in its major redevelopment over the 1960s.

6.2 The application site and resulting nature of this obviously derives from such an historical and/or architectural context and as such, presents an affluent mid nineteenth century villa of the merchant class or similar, albeit it is almost certain that development of the villa was attributable to a local merchant called Strickland. However, this does not necessarily now the by now eroded structure with significance and recognition of the structure as a locally listed building and its associated justification as such is understood to have been elevated above and beyond its actual value as a matter of interest; local or otherwise.

6.3 Conversely, its replacement with an increase of high quality, commensurately well-functioning dwellings would result via the implementation of proposals, which, rising from one to thirteen units would contribute toward the provision of local housing. In public realm views, changes in the perception of the site and its built form would be insignificant, particularly where proposals reference existing fabric as a reference and benchmark, and are in turn consolidated by the combined retention and enhancement of not only existing amenity space and greenery, but most importantly, the structure's existing front façade.

6.4 Thus, as regards paragraph 131 of the NPPF, it is considered that the desirability of new development making a positive contribution to local character and distinctiveness has been met, as has the need to take into account the effect of the proposal upon the significance of the non-designated heritage asset, where a balanced judgement has been made regarding the loss of this in relation to arising public benefits (paragraph 135).





## THE PROPOSAL

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As set out previously within this document, the proposed scheme for this site is following the approval for a scheme that is 95% unaltered from the approval.

The approval under application 19/02740/FULM gave consent for a total build of 1,041m<sup>2</sup>. Providing 13 number of apartments.

This scheme has added 18% of additional floor space and is providing an opportunity to make the efficient use of the site by potentially providing 16 apartments.

The scheme has been an architect-led design that has gone through a detailed design development with the London Borough of Bexley.

The revised/new design set out in this section builds on our understanding of the site following the detailed process the Design Team went through with a previously approved application.

The following part of this section uses the headings as set out in the CABE guidance:

### USE

The existing site is a large private residential dwelling and has a consented use as a development site to provide 13 number of apartments.

The proposed use is the same as the consented use and if approved could offer 16 additional apartments.

### AMOUNT

The amount of the proposed development has been set by the detailed assessment of the site and the guidance from the London Borough of Bexley with the feedback on the previous approved scheme.

The 2021 London plan states that 5m<sup>2</sup> of private outdoor space is required for 1-2 person dwellings, and an extra 1m<sup>2</sup> should be provided for each additional occupant with a minimum depth of 1.5m.

This application meets this requirement as well as the Bexley Design for living requirement of over 45% of the site area does not have any proposed building or parking on it, providing amenity for the potential residents.

### LAYOUT AND ACCESS

The site is accessed from the public highway, Bexley Road. The existing site has two vehicular access and the proposed scheme

looks to formalize an in and out, one-way system within the site. The existing parking area is at the front of the site behind the existing boundary wall. This application looks to keep this arrangement in place providing the proposed 12 parking spaces.

Under a separate document submitted as part of this application there has been a detailed parking survey carried out to justify the level of parking in this proposal and confirms a policy-compliant application is being submitted for the revised number of apartments.

The site is located within a short walk to Erith town centre, with continuous buses running to and from the town and local train station. The proposed design has incorporated cycle storage and car parking.

All of the proposed apartments are accessed through level thresholds with a lift going to all floors. All of the doors will comply with Part M of the building regulations, which provides disabled access to all dwellings.

### SCALE

The heritage assessment of the value of the existing building, valued only the front façade as being of such a value as to preserve it. This has then set the proposed scale and mass in the approved scheme. This has been left unaltered in the new proposal.

The footprint of the rear element of build is in the same location adjacent to the site boundary. The height of the proposal has gone up two additional floors and it is considered that at the angle the proposal is placed from the neighboring dwelling, there would be no additional impact on the existing dwelling.

### LANDSCAPING

With the development of this scheme the landscaping has really been left as existing. There will be no change to the appearance of the site from a broader context.

The existing trees have been inspected by an Arboricultural Consultant to establish areas in which one should not build to protect the existing trees on the site.

The front of the site has a garden wall and this is proposed to be re-built as part of the application ensuring the quality of the site on the public realm.

Within the landscaped areas of the site, small permeable hard standing areas have been introduced to provide spaces in which people can go and sit, eat or just be outside.

### APPEARANCE

The proposed extension to the existing building will retain the previous detailing and style of architecture of the existing and now approved. The proposed scheme will be designed to match and blend in with the existing.

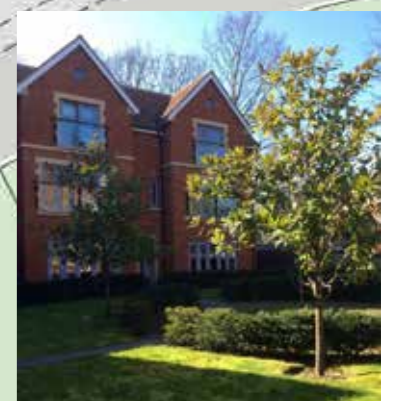
The existing property looks somewhat run down and the proposed scheme, if approved, will provide detailed refreshment and restoration to the existing façade, with a well-detailed, high quality build to the proposed.

We would propose that if the principal of the development is found to be acceptable full details would be submitted and agreed in writing on the exact detailing and use of materials proposed.

In summary, the proposed conversion is sympathetic to the character of the site and surroundings, and will enhance the appearance of the site with the use of appropriate and high-quality materials. As a result, the development will enhance the site's contribution to the surrounding landscape whilst maintaining its landscaped character.



PRECEDENT IMAGES



PROPOSED SITE PLAN



## INCLUSIVE DESIGN STATEMENT

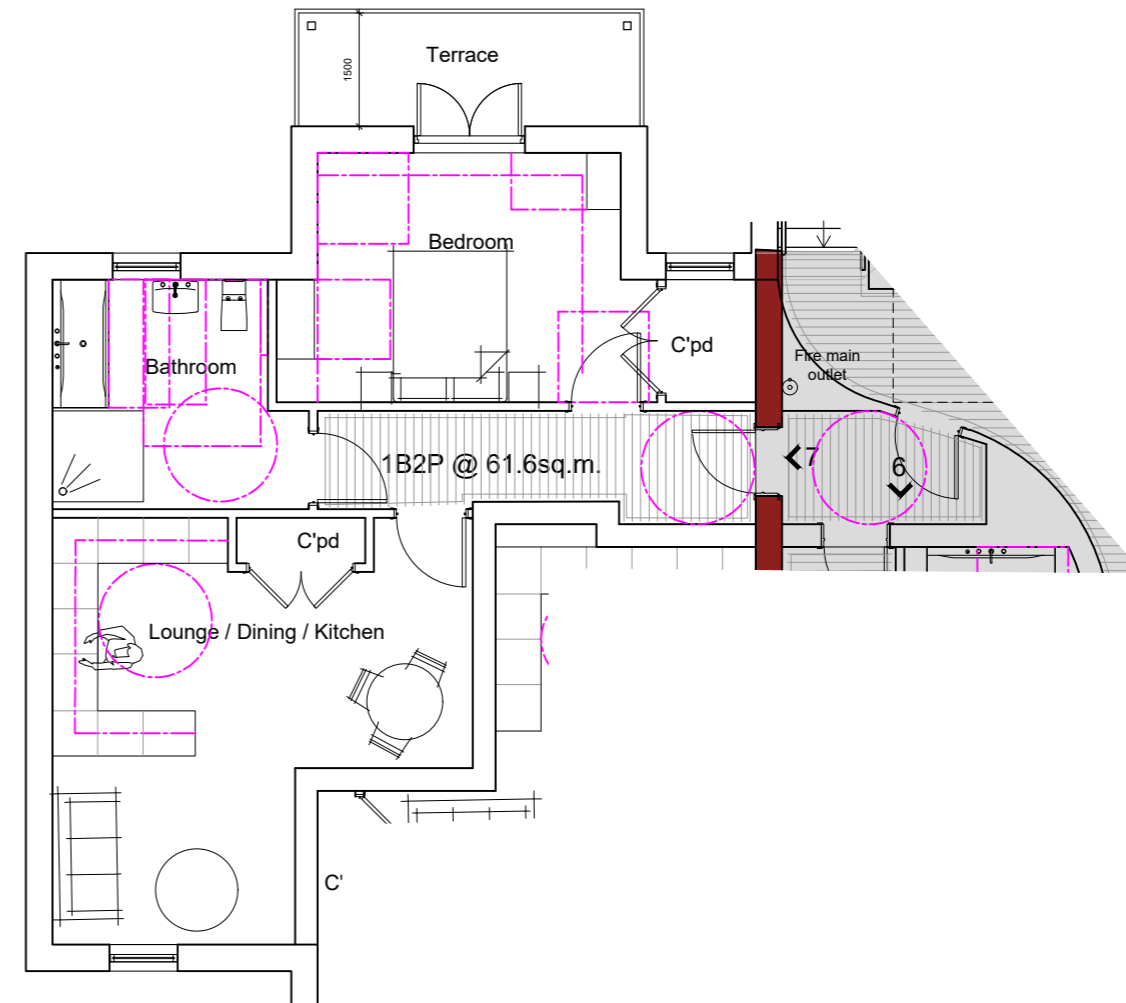
### DESIGN CONCEPT

The proposed development set out under this application seeks to achieve the highest standards of accessible and inclusive design as set out under the London Plan 2021.

### BEST PRACTICE STANDARDS

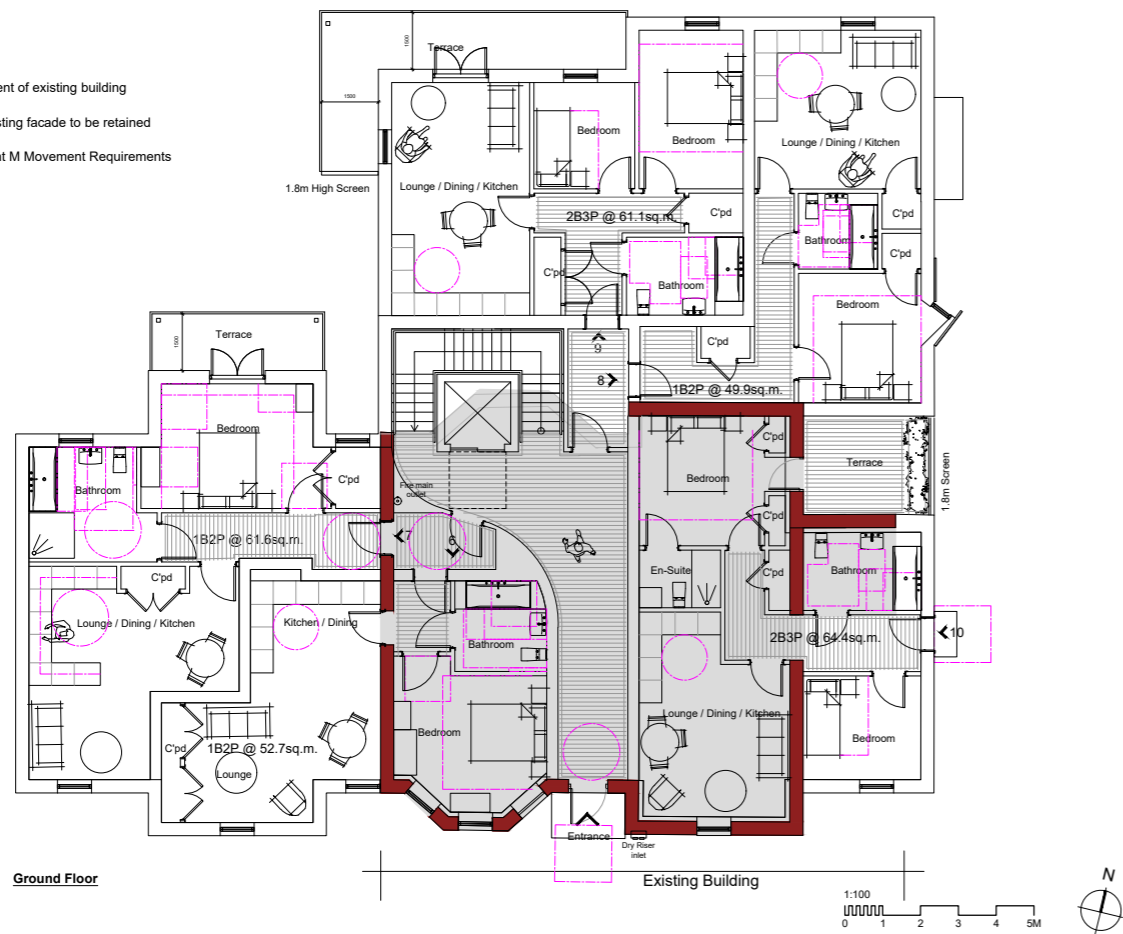
The proposals have been assessed against Part M of the building regulations, with 10% of the units achieving the requirements set out under category 3: wheelchair user dwellings, and the remaining 90% of the units achieving category 2: accessible and adaptable dwellings.

The floor plans included on this double-page spread highlight some of the measures taken to achieve inclusive and accessible layouts, showing the detailed layouts and movement zones for individual apartments as well as the communal circulation spaces required to achieve the standards mentioned above.



**PROPOSED LAYOUT - UNIT 7  
EXAMPLE OF WHEELCHAIR USER DWELLING**

- █ Hatch indicates extent of existing building
- █ Hatch indicates existing facade to be retained
- Approved Document M Movement Requirements

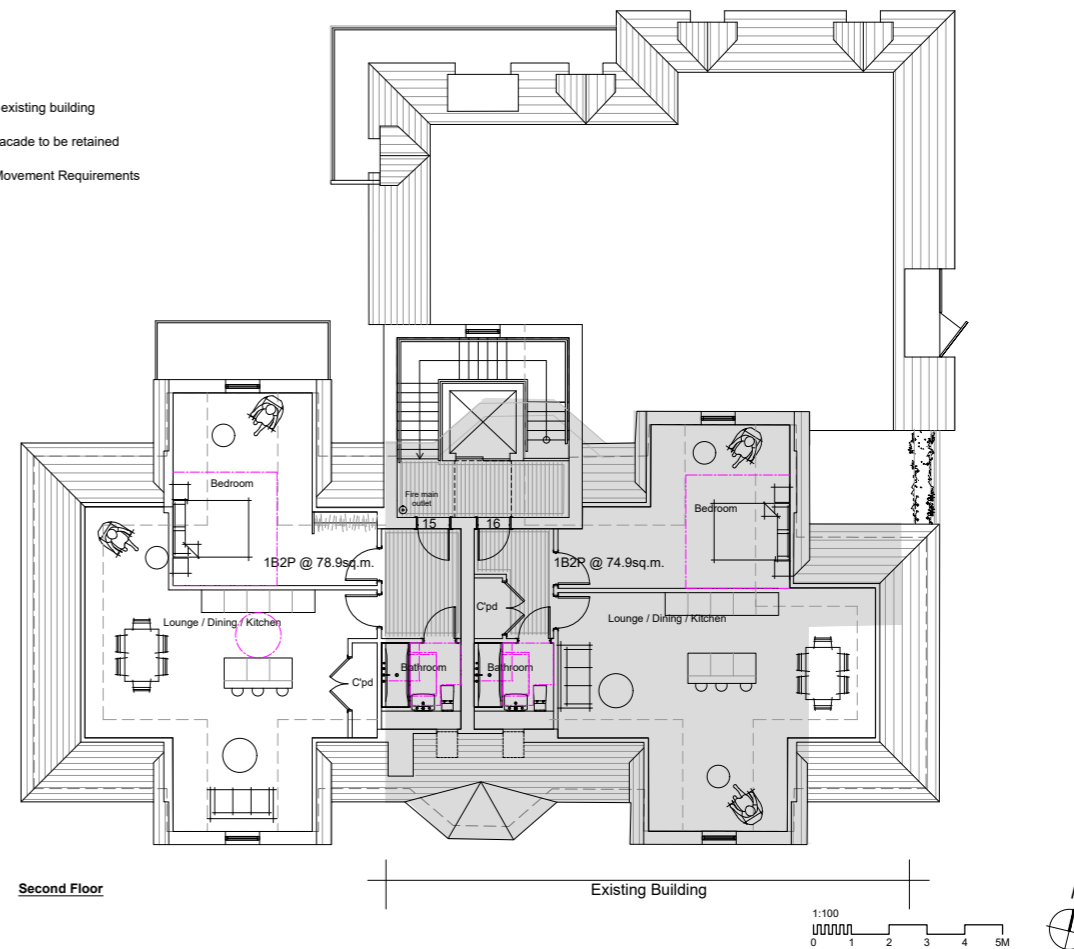


Ground Floor

Existing Building



- █ Hatch indicates extent of existing building
- █ Hatch indicates existing facade to be retained
- Approved Document M Movement Requirements

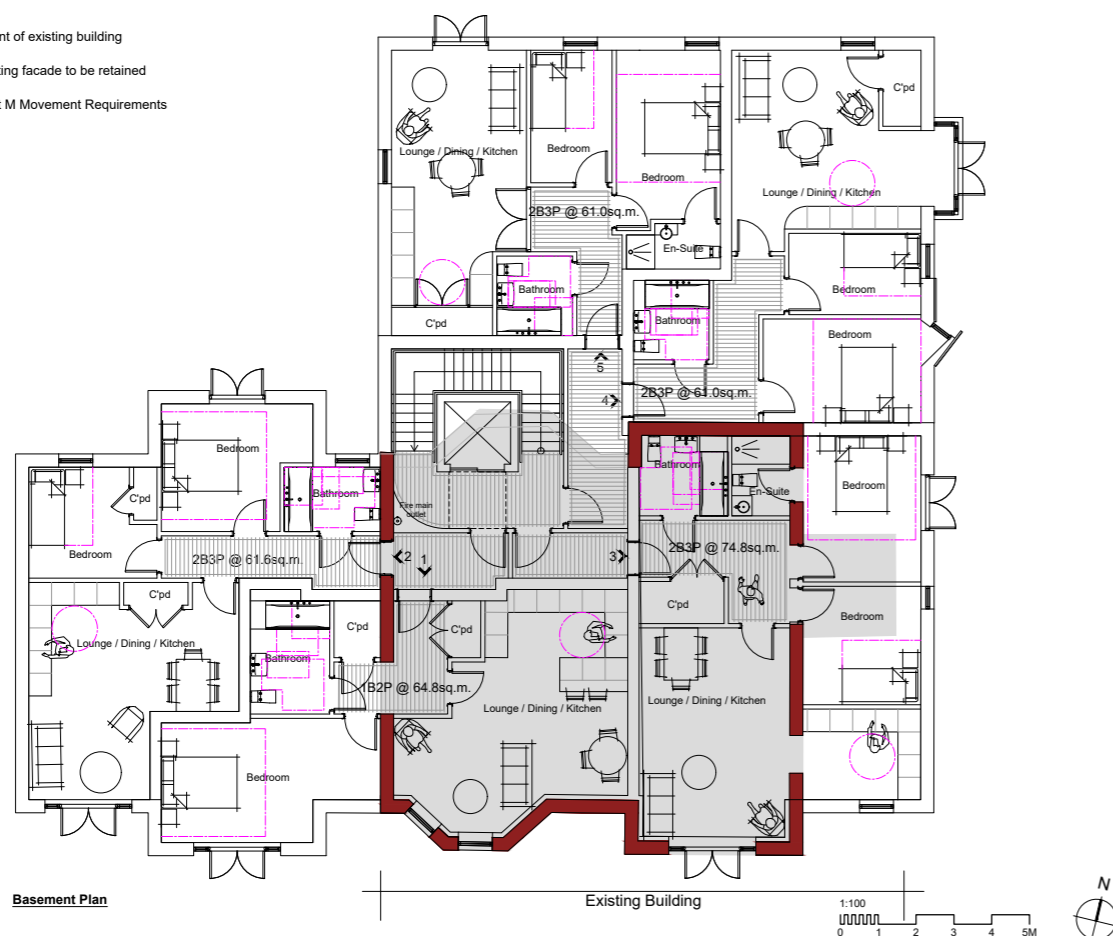


Second Floor

Existing Building



- █ Hatch indicates extent of existing building
- █ Hatch indicates existing facade to be retained
- Approved Document M Movement Requirements

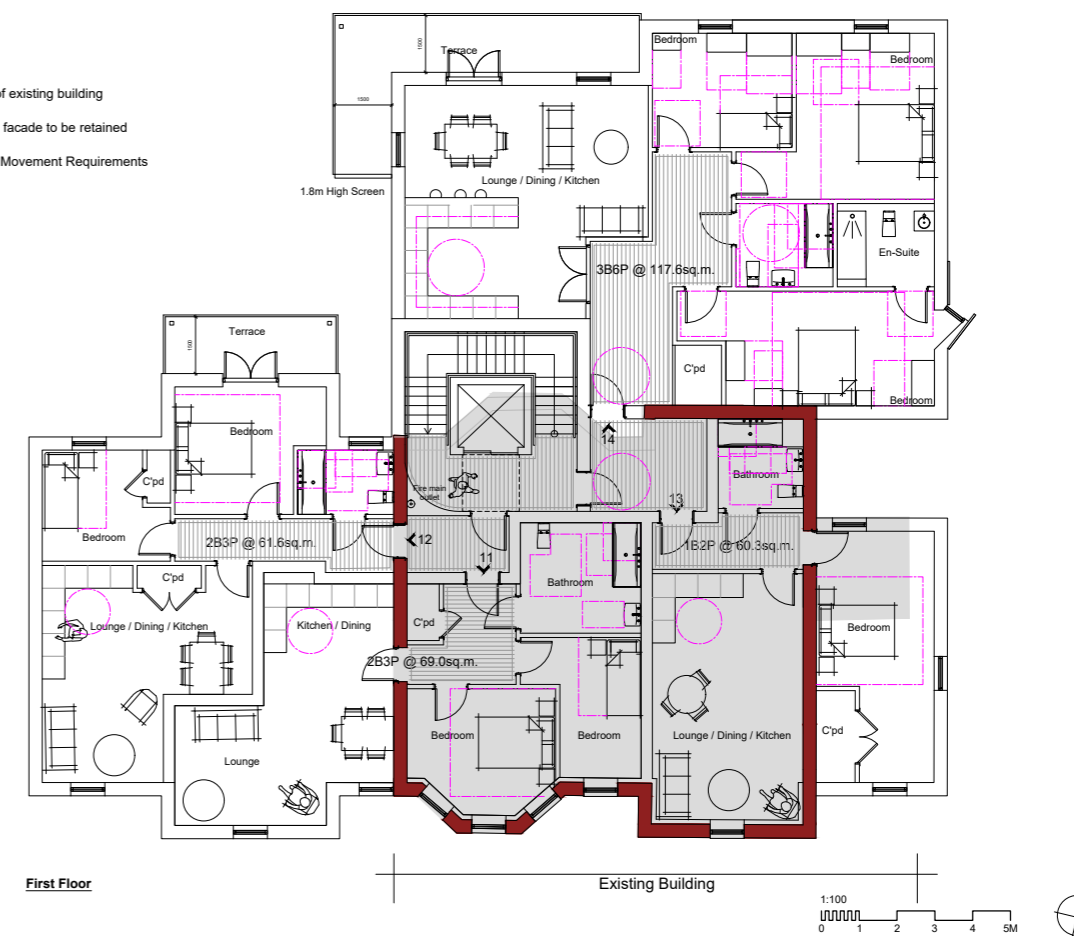


Basement Plan

Existing Building

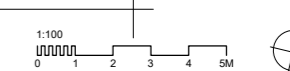


- █ Hatch indicates extent of existing building
- █ Hatch indicates existing facade to be retained
- Approved Document M Movement Requirements



First Floor

Existing Building



## SUSTAINABILITY

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Sustainability has been one of the initial design drivers for this scheme.

Under this application it is proposed to deliver a highly insulated modern building delivering a comfortable environment to enjoy all year round, without the need for excessive heating or cooling.

Below is a quick overview of the design headings we have used to categorise this issue:

### ENERGY/CO2

Improved fabric efficiency.  
A-rated gas boiler.  
Lighting to be low-energy fittings.  
All white goods to be Ecolabelled  
All external lighting to be fitted with low energy bulbs, movement detecting, and daylight shut off devices.

### WATER

Rain water collection system, for external re-use.  
SUD's  
Modern low use taps and WC's.

### MATERIALS

The detailed selection of the materials will take on board issues such as their environmental impact.

### SURFACE WATER RUN-OFF

There will be a reduction of surface water run-off from the site using a SUD's method.  
All external hard landscaping will use a permeable surface.

### POLLUTION

It is proposed to specify insulating materials that avoid the use of substances that have global warming potential (GWP).

Recycling of construction site waste where possible.

### HEALTH AND WELL-BEING

The scheme delivers a high level of natural light to the proposed dwelling.

In developing the proposed 14-unit scheme, the design team have responded to the consultation we had with the Designing Out Crime Officer from the SE DOCO Team - Metropolitan Police Service. As noted in the consultation;

*"Whilst I accept that with the introduction of Approved Document Q of the Building Regulations from 1st October 2015 it is no longer appropriate for local authorities to attach planning conditions relating to technical door and window standards, I would encourage the planning authority to note the experience gained by the UK police service over the past 26 years in this specific subject area."*

Therefore, as part of the detailed development of this application, if approved the scheme will be worked up to achieve the security requirements of Secured by Design with the guidance of Secured by Design guidance document "New Homes 2016" and working with the south East design out crime office.

The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment.

### ECOLOGY

It is considered that this scheme will not have any negative impact on the existing ecology, as the garden is well maintained and the proposed works will be located away from any existing tree.

The proposed landscape plan as set out above within this document will protect the ecological credentials of the site.



## CONCLUSION

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The proposal represents a sensitive scheme which will bring the existing oversized site for one dwelling into active use potentially providing much-needed accommodation.

This application follows the approval of a similar scheme. The only change to the approved scheme is a small additional element of proposed build to the rear of the building.

It is considered that the additional mass of the proposed change to the rear will not affect the appearance of the building from the public realm and would have no additional impact on the neighboring amenity space.

The proposed design is thought to be of a high architectural quality.

The contribution of the building to the road will not affect the architectural and historical landscape feel of the street scene. This will be retained by virtue of the nature of the sensitive design, and the overall appearance of the site improved as part of this.

The building is served by an existing means of access which is thought to be entirely satisfactory for the proposed development.

The proposal is thought to be sympathetic to the character of the site and surroundings, and will enhance the appearance of the site through external detailing to the elevations with the proposed use of the high-quality materials.

The existing landscaping has been surveyed and assessed to inform the design. We have then had the proposed design assessed by specialist consultants to confirm the existing vegetation proposed to be retained will not be affected by the development. In addition to this, the existing trees will be protected throughout the build if the scheme is consented.

As a result, the development will enhance the site's contribution to the surrounding landscape whilst maintaining its existing character.

It is considered that the proposal makes efficient use of an under-used large site, which would see the introduction of uses entirely appropriate for this location.

Through the local listing process, it was identified that the historic value of the building was the front façade and this scheme will protect this element of the existing building, preserving it for future generations as agreed in the approved scheme.

The design of the buildings will reflect and complement existing local vernacular and as such, with respect, we feel the scheme should therefore be granted consent.





108 Bexley Road

106 Bexley Road

104 Bexley Road

102 Bexley Road

APPROVED ELEVATION  
SCALE 1:100



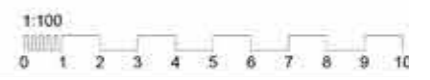
108 Bexley Road

106 Bexley Road

104 Bexley Road

102 Bexley Road

PROPOSED ELEVATION  
SCALE 1:100





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