

Design and Access Statement

**Property address:
45 Upper Wickham Lane, DA16 3AD**



Hut and Castle Architects Ltd
Greenwich, London
24th of October 2023

The property at 45 Upper Wickham Lane sits within Welling town centre and is part of a small terrace with 5 properties. All these properties have commercial units on the front of the ground floor and some have the units behind and above as residential.



The current property use is commercial class D1 on the ground floor and office accommodation on the first floor. Both units are self contained and have separate entrance doors of the shared lobby. The upper floor is under used by the tenants occupying the ground floor which have sufficient area for their use.

Proposal

The principle of the change from office to residential use is acceptable, and there is precedence of similar conversions in the area and also in other properties in the same terrace. Converting units and introducing residential use into town centres, promote the vitality and viability of a town centre. The proposed conversion comprises of a 1 bedroom unit, this typology has been well received in past planning applications due to sustainable location in close proximity to the town centre. There is no change to the external appearance of the building.

Policies

The proposed converted unit would provide a good standard of accommodation and has been verified to comply with the following relevant guidance and standards:

- Technical housing standards – nationally described space standard;
- Housing standards handbook;
- The London Plan 2021, Policies D6, H1, T4, T5;
- Bexley Local Plan 2023, Policies , SP1, SP2, DPI
- National Planning Policy Framework (NPPF) (2021)

Amenity

It is not possible to provide any private amenity space given the constraints of converting the first floor. However, Danson Park and East Wickham Open Space are about 800m proximity. Please note that this same principle was deemed acceptable also on the neighbouring application at number 51 Upper Wickham Lane (22/00369/FUL).

Cycle parking and Refuse storage

Currently the front of the property benefits from a boundary brick wall, which will allow for both storage units to sit discreetly behind the wall. It is proposed storage for 3 wheelie bins and one bicycle.

Other relevant approve planning applications

Attention is drawn to successful similar applications of the properties listed below.

51 Upper Wickham Lane	22/00369/FUL
47A - 49A Upper Wickham Lane	12/00987/FUL
43 Upper Wickham Lane	99/01127/FUL

We believe the proposal fits in with the local context and causes no impact on the streetscape. The proposal demonstrates compliance with the relevant guidance and policies and utilises the existing property curtilage to its full potential without adverse effects to the neighbours or the area. Should the case officer wish to visit the premisses or discuss any of the above, please feel free to contact me on the details below.

Kind regards,

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