

## DESIGN AND ACCESS STATEMENT

**PROPOSED DEVELOPMENT:** Revised application to (23/00024/FUL), extension at third floor level to form a new dwelling.

**SITE LOCATION:** Flat 6, 475 Blackfen Road, Sidcup, DA15 9NP

**APPLICANT:** Mrs Karatay

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25<sup>th</sup> October 2023  
Our ref: DAS\_2209

## DESIGN & ACCESS STATEMENT

**Address: Flat 6, 475 Blackfen Road, Sidcup, DA15 9NP**

**Proposal: Revised application to (23/00024/FUL), extension at third floor level to form a new dwelling.**

### 1.0 INTRODUCTION

- 1.1 The contents of this Design and Access statement have been compiled to support a full planning application for the construction of a roof top extension. The new development will be for an additional room for the top floor, flat 6.
- 1.2 This statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.

To be read in conjunction with attached photographs as well as associated planning drawings.



**Fig 1.** Aerial photograph indicating No.475 Blackfen Road.

## 2.0 SITE APPRAISAL –ASSESSMENT OF SITE AND SURROUNDING AREA

### The Property:

- 2.1 The application site comprises a detached 3/4 storey mixed use building. Commercial use at ground level and residential dwellings above. The building was recently completed, following a planning application which was granted reference: 16/02004/FUL.
- 2.2 A third floor side extension was granted in 2023, reference: 23/00024/FUL.
- 2.3 The property is located towards the end of Blackfen Road adjoining onto Danson roundabout.
- 2.4 In terms of the character and appearance of the Hurst Road and Foots Cray Lane, all the properties look to be 1930's semi style of architecture. The proposed would look to continue the same architecture style of the current building.

### Planning History:

- 2.5 Extension at third floor level to increase the size of Flat 6. | Former 475 Blackfen Road Sidcup Kent DA15 9NP.  
475, 475A And 475B Blackfen Road Sidcup Kent DA15 9NP  
Ref. No: 23/00024/FUL| Status: Granted
- 2.6 Demolition of existing shops and erection of one restaurant (Class A3) and 6 x 2 bedroom flats with associated parking and amenity space.  
475, 475A And 475B Blackfen Road Sidcup Kent DA15 9NP  
Ref. No: 16/02004/FUL| Status: Granted
- 2.7 Display of two internally illuminated fascia signs  
Former 475 Blackfen Road Sidcup Kent DA15 9NP  
Ref. No: 22/02865/ADV| Status: With Case Officer

## 3.0 EVALUATION DESIGN CONCEPT

### 3.1 Amount and Scale

The application site is approx. 492sqm in area.

The existing property footprint (GA) is currently 312sqm

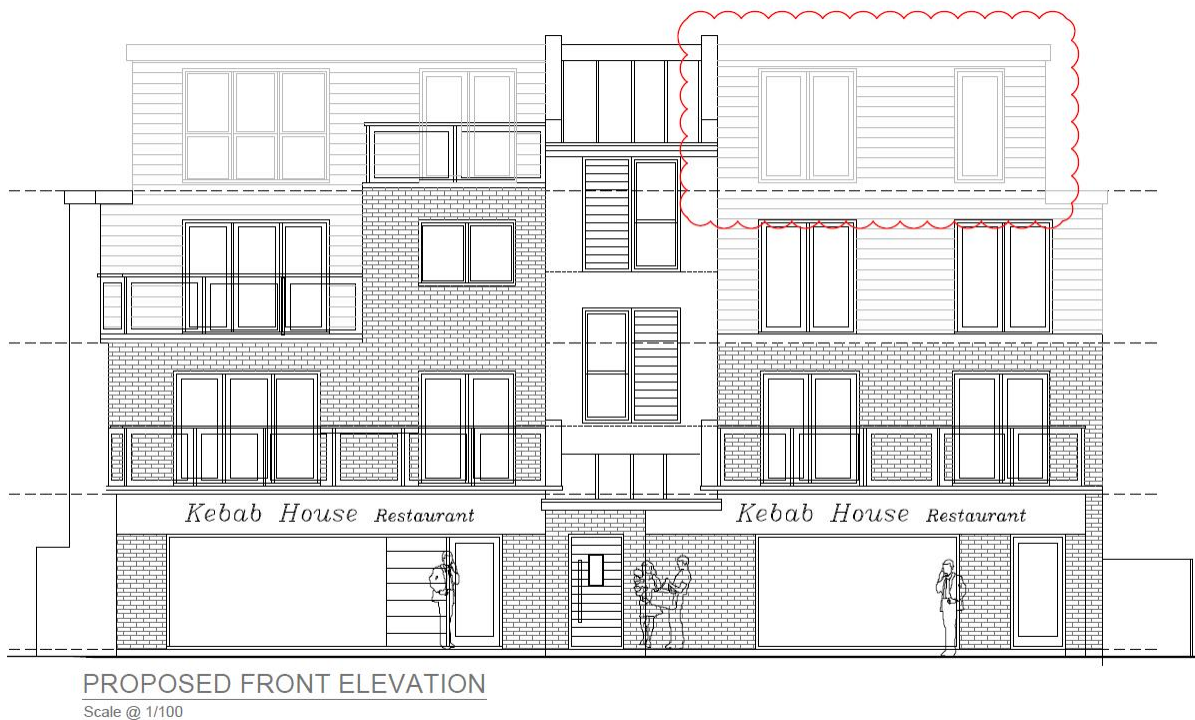
The proposed roof top extension would not increase the footprint, as the extension is on top of the existing roof.

### 3.2 Layout / Access to the Development

The application is for an extension to side of a top floor flat, to create an additional dwelling. The drawings granted planning for application 16/02004/FUL, showed a two bedroom flat, this was constructed. However, at current the applicant is using the dwelling as a one bedroom flat. The kitchen has now moved into the front room which was original proposed to be a bedroom. My client submitted an application to extend the property to the side, to create a secondary bedroom and dressing room. This was granted, ref: 23/00024/FUL. Since then due to my clients ill health my client can no longer go up and down the stairs and is moving out. The side extension granted is now proposed as a separate dwelling.

Policy H3 requires proposals to be in keeping with its character of local residential area. The layout, scale, massing, elevational treatment and materials is in keeping with the existing structure, in order to have symmetry in the architectural language.

Access to the development is provided via the existing entrance. Access will not be affected



**Fig 2.** Proposed Front Elevation.

At current the third floor is only to one side of the staircase making the building top heavy on one side when looking at the property from the front. The proposed side extension will create some symmetry to front elevation where possible.

### **3.3 Use**

The use of the site will remain the same.

The residential section above the commercial use at ground level will remain the same.

### **3.4 Appearance**

In terms of appearance, all materials will match that of the existing building.

### **3.5 Climate Change**

The refuse storage for re-cyclical materials will be located on the ground floor as existing.

### **3.6 Employment Issues**

The construction work will assist in providing local employment.

## **3.7 Landscaping**

The existing landscaping is to be maintained. Proposed works will not affect the landscaping.

## **4.0 CONCLUSION**

Overall, the proposed design will have a positive impact on the property for the householders and its future occupants. The proposal will have a minimal impact on neighbouring dwellings amenity whilst providing better habitable spaces for the householders.

Both materials and design have been specifically chosen to maintain the current architecture of the dwelling and not cause disruption to the street scene.

We therefore believe that the proposed development, as outlined in this statement, is considered acceptable and consistent with local & National Planning Policies.

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