

235 & 237 Broadway, Bexleyheath

Design & access report

November 2023 - 2nd issue

mab Architects Ltd

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Summary of the proposal

Existing site

Location and context

The application site is situated on the corner of Broadway and Albion Road, Bexleyheath. Broadway is a classified road and is designated as a London Distributor Road within the Council's Unitary Development Plan (UDP) road hierarchy. The site falls within the Bexleyheath Town Centre, designated as a Major District Centre in the UDP, and forms part of the non-core shopping frontage for Broadway. The site also falls within the Bexleyheath & Crayford Area of Archaeological Search.

The existing property is a part one/part two storey end of terrace structure with two commercial units at ground floor and off-street parking area to the rear.

The property is not considered to be a heritage asset as defined by the NPPF (2021). Situated opposite the site are several locally listed buildings including Nos.198-204, 198a, 200a, 202a, 204a and the Trinity Baptist Chapel.

Context.

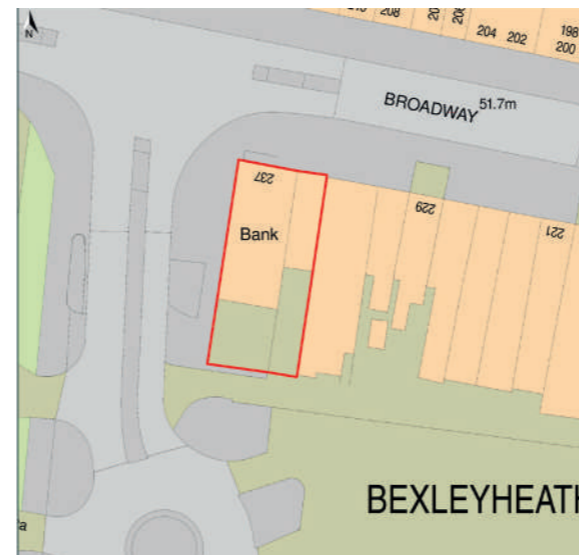
The site is located at the Western end of the high street at the junction with Albion Road. To the East of the site is the Broadway shopping centre (approximately 500m) with high street shops being located to either side of the A207 - known as 'Broadway'.

Directly opposite the site is Trinity Place with Trinity Baptist Church fronting the high street. The church provides a break in the typical 2 and 3 storey frontages which line the opposite street, all of which have retail units at the ground floor and either commercial or residential units above.

The use of the site is split between 235 & 237 Broadway. 235 Broadway was a bank until the lease expired in 2021 and 237 is a charity shop. Both commercial units front onto Broadway and are directly accessed via the high street. The bank occupied all levels of the existing building as does the charity shop. In both cases, the 1st floor was and is used for office purposes ancillary to the commercial unit below.



Aerial view of site



Location plan



Front elevation of 235 & 237 Broadway

Existing site

Site pictures

Please refer to the pictures of the existing building opposite which illustrate the existing scale, massing and form of the existing building.

There has been a public realm improvement project completed on the hardlandscaping and paved areas outside the building which include a new tree, new grass and new paving on the corner of Broadway and Albion street. In addition, a pedestrian friendly roundabout has been completed to this corner junction.



Corner junction of Broadway and Albion street



North elevation



West elevation



Rear / South elevation

Adjusted street scene

Developing context

This application seeks to develop the scheme previously approved for this site (Planning application ref: 22/02438/FUL) and now acknowledges the recently completed scheme on the opposite site at 214 Broadway. The recently completed scheme faces the proposed site and takes the existing commercial ground floor high street frontage and has added 4 additional storeys of residential accommodation above the ground floor.

The development of the street scene at the junction with Albion Road and the setting of Trinity Church is relevant to the proposed application site as the parameters for scale, massing and context have been materially altered since the previous application was approved. Therefore, in conjunction with the commercial viability assessment we have reviewed and developed the proposed design for 235-237 Broadway.

For reference, we have included the proposed and current pictures of 210-214 Broadway together with pictures of the streetscene.

CGI for 210-214 Broadway



210-214 Broadway as completed



Proposed design

Design summary

The proposed design aims to complement the existing high street context by referencing similar materials and design proportions of the surrounding buildings in addition to the existing building it proposes to replace.

The new upper storeys echo the existing window widths of the original building and we propose to use a modern buff brickwork as the main external finish for the new apartments. This finish will closely match the existing buff brickwork commonly used at the upper levels on many of the adjacent high street buildings.

The top storey of accommodation is set back from the street to provide room for an external terrace and to reduce the visual impact of the building fronting onto the street.

Each apartment has an external terrace for amenity and all windows open onto views of the high street or the aspect to the rear of the site.

The ground floor accommodation has been co-ordinated with the window setting out to the apartments above. New columns at ground level are proposed to sub-divide the ground floor elevation into a series of 'picture windows' to serve the commercial unit. We have identified where potential access will be to the ground floor unit fronting onto the high street. The final entrance position may be subject to change however, as and when a tenant is identified for the ground floor unit.

The site will have no on-site parking but does make provision for cycle storage for all apartments. Immediately to the south of the site is a public car park and the high street has a number of public transport routes available.

The existing building is proposed to be demolished and replaced by the proposed design. In conjunction with the viability report, a new build approach is recommended to provide a quicker overall construction timetable & greater levels of energy efficiency to comply with the new Part L building regulation requirements in addition to the potential for affordable accommodation.



Proposed design
CGI of proposal



Proposed design

Accommodation schedule

The proposal is for 15 new residential units & 1 commercial unit on the ground floor. There is a mix of residential apartment sizes;
 7 x 2 bedroom apartments
 8 x 1 bedroom apartments

The ground floor combined commercial unit will be 335sqm.

The rationale for providing additional residential accommodation on this site.

Planning permission was granted for a previous scheme on this site ref: 22/02438/FUL. This scheme provided 9 residential units, also a mix of 1 and 2 bedroom apartments. A viability review of this scheme however, has resulted in the need to provide further accommodation on the site to mitigate the rise of construction/material costs in the period since this application was determined. Therefore, the scheme has been developed to provide further residential accommodation taking the scheme above the threshold for affordable housing.

The details of this viability assessment are being submitted as part of this planning application and should be read in conjunction with the Design & access statement.

The proposed development has been modelled in context and we have included these updated images as part of this report.

235/237 Broadway - Proposed accommodation schedule 2023					
Ref.	Area	Size in Sqm	Size if sqft	Accommodation	Terrace/amenity sqm
	Ground floor				
	Ground floor combined retail unit	335	3605.9065	Class E space	
	Ground floor residential access and communal storage/PLANT	77	828.8203	Communal entrance	
	1st floor				
	Apartment 1	53	570.4867	2 bed apartment 3 person	10.5
	Apartment 2	53	570.4867	2 bed apartment 3 person	5
	Apartment 3	67	721.1813	1 bed apartment 2 person	6
	Apartment 4	66	710.4174	1 bed apartment 2 person	12.5
	2nd floor				
	Apartment 5	53	570.4867	2 bed apartment 3 person	10.5
	Apartment 6	53	570.4867	2 bed apartment 3 person	5
	Apartment 7	67	721.1813	1 bed apartment 2 person	6
	Apartment 8	66	710.4174	1 bed apartment 2 person	12.5
	3rd floor				
	Apartment 9	53	570.4867	2 bed apartment 3 person	10.5
	Apartment 10	53	570.4867	2 bed apartment 3 person	5
	Apartment 11	67	721.1813	1 bed apartment 2 person	6
	Apartment 12	66	710.4174	1 bed apartment 2 person	12.5
	4th floor				
	Apartment 13	73	785.7647	2 bed apartment	25
	Apartment 14	59.5	640.45205	1 bed apartment	19
	Apartment 15	62.5	672.74375	1 bed apartment	6.6
					152.6

Total apartments	15 in total
1 bed apartments	8 in total
2 bed apartments	7 in total

Total residential GIA	989
Total commercial GIA	335

Proposed design

Massing study



Indicative 3D street level view



Indicative 3D view of North/West corner elevation



Indicative 3D view of West elevation



Indicative 3D view of roof top solar array

Proposed design

External Materials

Proposed external materials;

Our approach for the proposed building has been to use modern materials that will enhance and compliment the existing character of the street scene whilst being mindful of durability, maintenance and environmental credentials.

Roof

We propose to use a single ply membrane formed with recycled rubber content. This allows for expansion and contraction of the membrane during the summer/winter months.

External walls

For the new external walls, we propose to use a contemporary mixed buff coloured facing brickwork that will compliment adjacent buildings.

At ground level, we propose to use an engineering grade blue brick.

For the top storey, we propose to use a through coloured cement fibre cladding board.

External windows

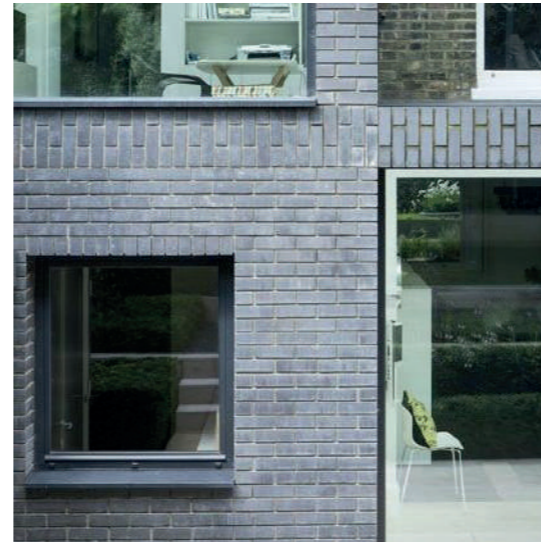
Double glazed metal frame windows for the commercial unit at ground floor.

Double glazed windows for the residential apartments. Any acoustic requirements will be noted in the acoustic report.

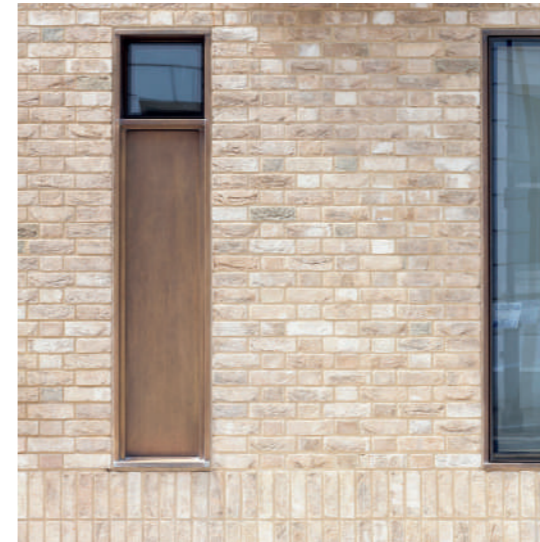
External balustrades

Metal frame balustrade with metal mesh infill panels to provide a balance between privacy and enclosure on the top floor.

Solid balustrades to the rear elevation as these are located at a lower level than the top floor and require a greater degree of privacy.



Engineering blue brick



Mixed buff facing brickwork



Fibre cement cladding



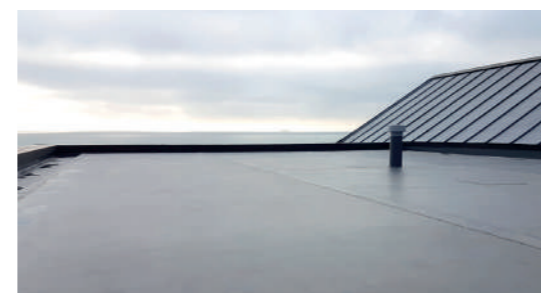
Metal framed double glazed windows



Metal framed balustrade with mesh infill panels



Solid balustrades to rear elevation



Single ply membrane roofing



Metal louvre enclosure to roof top plant

Proposed design

Planning considerations

Relevant Planning History

Please refer to the separate Planning statement for details of the planning history.

Parking

There will be no vehicle parking located on site due to the existing site location, adjacent existing parking facilities and town centre public transport provisions.

Trees

There are no proposed adjustments to any existing trees and no trees are on site.

Public transport

10 bus services run along the Broadway high street & Albion street & the site is within walking distance of Bexleyheath railway station.

Cycle storage

The resident's ground floor storage room has 26 cycle spaces, with wall mounted bike hooks to maximise storage efficiency.

Renewable energy – Solar array.

We have proposed a solar array located on the new roof space to provide a source of renewable energy for the scheme. In addition, we have indicated a roof-top plant compound for air source heat pumps, to provide a secondary means of renewable energy.

Designing out crime & secure by design.

The principles of secure by design have been adopted where appropriate into the proposed design.

Residential entrance.

This will be secured by an entry system linked back to each apartment.

Good observation for all main, residential entrance doors has been provided by adopting a balcony access approach to all front doors. These can be overseen by neighbouring properties on the same floor level.

We have limited the number of apartments to a maximum of 4 per floor plate. This reduces the number of persons coming onto the apartment floor and promotes recognition of a neighbour.

Secure ironmongery will be to NHBC standards and to any specific requirements of the insurance provider.

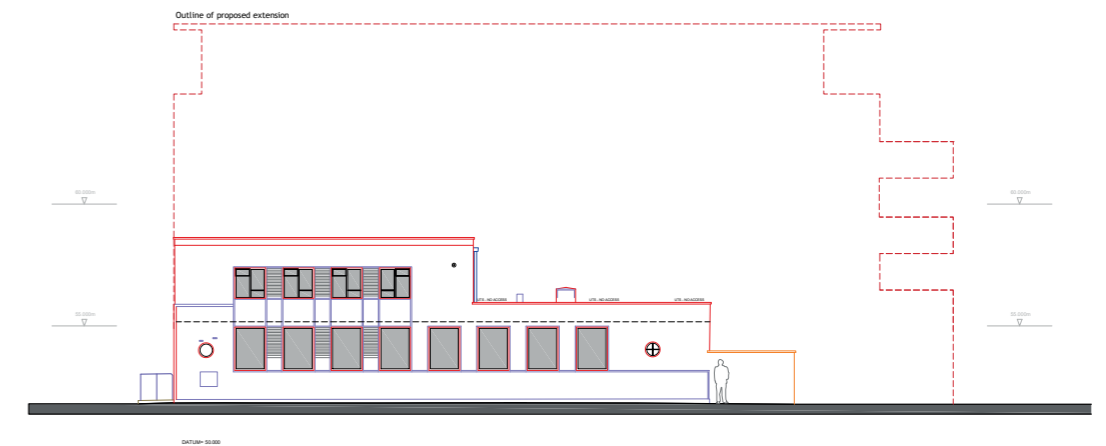
The commercial unit will be provided with an intruder detector alarm & security system and this will comply with warranty and insurance requirements.



Existing Front elevation - North
Scale 1:100 @ A1



Proposed Front elevation - North
Scale 1:100 @ A1



Existing Side elevation - West
Scale 1:100 @ A1



Proposed Side elevation - West
Scale 1:100 @ A1

Proposed design
CGI of proposal with materials





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