

**42-44 PARK VIEW ROAD  
WELLING, DA16 1RT**

**DESIGN AND ACCESS STATEMENT  
IN SUPPORT OF  
APPLICATION FOR PLANNING PERMISSION**

**December 2023**



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## Introduction

The proposal involves demolition of the existing rear extensions and outbuildings, construction of a new single storey rear extension, formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear and two dormer windows to the front roof slope, with associated car and cycle parking, refuse storage and outdoor amenity space and alterations to create 3 new dwellings bringing the total number of dwellings to 5.

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area.

This analysis included:

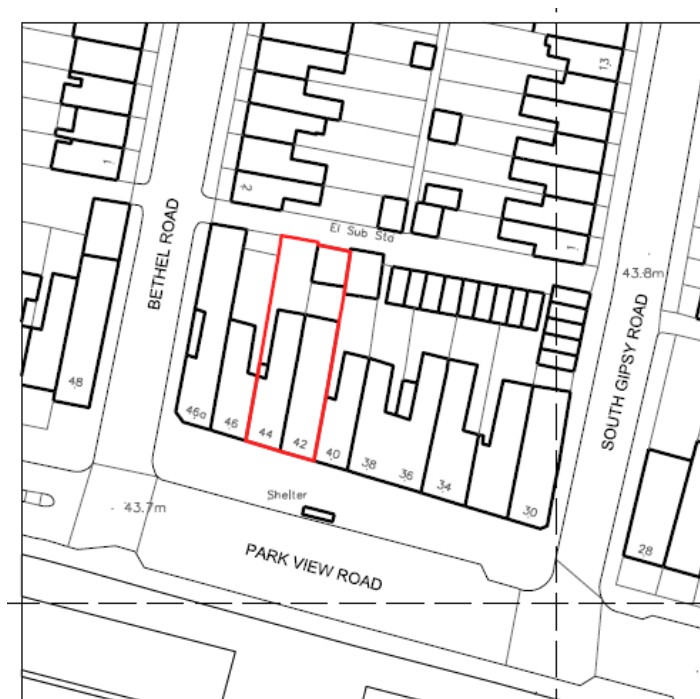
- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, Technical housing standards – nationally described space standard, Local Plan, and other relevant planning policy guidance.
- Assessing local views into and out of the site.

## The site and local area

The property is located on the north side of Park View Road to the east of the junction with Bethel Road.

The property comprises of 2 x 2 storey terraced properties. Both properties have been previously extended at the rear, and No. 44 has been extended at second floor level through formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear and rooflights to the front roof slope.

No. 42 contains a vacant retail unit on the ground floor and a flat on the first floor entered through the ground floor retail unit. The rear yard area is completely covered with outbuildings. No. 44 contains a hairdresser on the ground floor and 2 separate flats on the first and second floors entered from the rear via the access path running between Bethel Road and South Gipsy Road.



Location plan

The property is bounded to the east and west by similar terraced properties with ground floor retail uses and residential uses above. To the rear are terraced houses on Bethel Road and South Gipsy Road. To the south on the opposite side of Park View Road are houses on Danson Mead.

The property is part of a designated neighbourhood centre frontage and is within an area of primarily residential use.

The site is not within a conservation area and there are none nearby.

The property is not listed or locally listed, and there are no listed or locally listed buildings in the immediate vicinity.

The site has no relevant planning designations.

There are no trees within the site or on adjacent land that may influence development potential.

The site is within flood zone 1 so flood risk is not an issue.

The site has a PTAL rating of 3 which indicates moderate public transport accessibility.

## Site photographs



View of front from south on Park View Road



View from rear of No. 44 looking south



View of rear of 42 from access road looking south-east

## Previous planning history

The following planning history for the property is evident from the Bexley website.

- Planning permission was granted on 6<sup>th</sup> February 2018 for Single storey rear extension to form separate access to accommodation on the upper floor and formation of rooms in roofspace incorporating an L shaped dormer extension to rear and two rooflights to front roofslope. (17/03021/FUL). This development has been completed.
- Planning permission was granted on 6<sup>th</sup> April 2020 for conversion of existing first and second floor to form 1 x 2 bed and 1 x bed self-contained flats. (20/00329/FUL). This development has been completed.
- An application for planning permission was refused on 21<sup>st</sup> March 2023 for Single storey rear extension, alterations to roofline incorporating a L shaped dormer extension to the rear and two dormer windows to the front roof slope. Alterations to existing building to provide 2 x 2 bedroom flats and 1 x 1 bedroom flat with associated car and cycle parking, refuse storage and outdoor amenity space. (22/02847/FUL). The reason for refusal was:

*The proposal, due to the additional vehicular parking demand which would result, and the existing parking stress in the local area, would be likely to give rise to conditions prejudicial to highway safety and the amenities currently enjoyed by existing residents. The proposed development is therefore contrary to Policy CS15 of the Core Strategy (2012) and saved Policies ENV39 and T17 of the Unitary Development Plan (2004).*

## Pre-application consultation

A request for pre-application advice was submitted on 25<sup>th</sup> August 2021. A meeting was held with planning officers on 19<sup>th</sup> October 2021. The written advice was issued on 8<sup>th</sup> February 2022 (21/02746/PREAPP).

A request for follow up pre-application advice was made on 9<sup>th</sup> May 2022. A meeting was held with planning officers on 6<sup>th</sup> June 2022, and written pre-application advice was provided on 30<sup>th</sup> June 2022 (Ref. 22/01201/PREAPP).

This pre-application advice informed the design submitted with the planning application that was refused on 21<sup>st</sup> March 2023.

Following the refusal of planning permission a further request for pre-application advice was submitted on 19<sup>th</sup> May 2023. Meetings were held with planning officers on 14<sup>th</sup> July and 11<sup>th</sup> August 2023. The written advice was issued on 8<sup>th</sup> September 2023 (23/01140/PREAPP).

The key points from the pre-application consultation are summarised as follows. Our comments are in blue text in brackets.

### Principle of development

Bexley note the following. [Noted.]

*“The following matters on the proposal have already found to be satisfactory via application 22/02847/FUL:*

- *Loss of commercial floor space*
- *Design considerations*
- *Quality of accommodation*
- *Impact on neighbours*
- *Other matters such as fire safety, flood risk and environmental considerations although the flood risk rating has changed- please note this section later in the report.”*

### Design

- The proposed design is acceptable. [Noted.]

### Quality of accommodation

### Size, outlook, light and privacy

- All flats are acceptable. [Noted.]

### Access

- The proposed improvements to the existing residential access route area are acceptable. [Noted.]
- Bexley state *“In order to ensure that the lighting does not cause any light disturbance to occupiers, a condition will be placed requiring details of landscaping, to include the lighting, prior to occupation of the units.”* [Noted.]

### Outdoor amenity

- Proposed option 1 which includes 1 car parking space and a suitably sized communal outdoor amenity space is considered acceptable in terms of the quality of accommodation for future occupiers. [Noted.]

### Neighbour amenity

- The proposal has no adverse impact on any neighbouring property. [Noted.]

### Highways

- The provision of 1 car space on site and car club membership will need to be justified by a transport statement including a parking stress survey. [a transport statement is submitted with the planning application.]
- Servicing of the retail units from the front on Park View Road is acceptable. [Noted.]

- Cycle storage provision is acceptable and will need to comply with LCDS standards. [Noted.]
- Refuse storage and collection arrangement are considered acceptable. [Noted.]

### Accessible housing

- Bexley state “This is not a major application and policy H2 (small sites) would apply. The unit should be designed to comply with Part M2 (2), in order to comply with Building Regulations.” [Clause 3.76 and 3.77 in London Plan Policy D7 state the following confirming that flats on upper floors of small developments such as this do not need to meet the requirements of M4(2). We therefore understand that only the flat 1 at ground floor level is required to meet M4(2).]

*3.7.6 In exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances – and only in blocks of four storeys or less – it may be necessary to apply some flexibility in the application of this policy:*

- *Specific small-scale infill developments (see Policy H2 Small sites)*
- *Flats above existing shops or garages*
- *Stacked maisonettes where the potential for decked access to lifts is restricted*

*3.7.7 If it is agreed at the planning stage (for one of the reasons listed above) that a specific development warrants flexibility in the application of the accessible housing standards M4(2) and M4(3), affected dwellings above or below ground floor would be required to satisfy the mandatory building regulations requirements of M4(1) via the Building Control process. M4(2) and M4(3) dwellings should still be required for ground floor units.*

Flat 1 has level access from the street and is designed to meet M4(2). Flats 2, 3, 4 and 5 on the upper floors are designed to meet M4(1). The proposed design meets the requirements of London Plan Policy D7.]

### Fire Safety

- A fire safety statement would be required in accordance with London Plan D12a. [A fire statement is submitted with the application.]

### Sustainability Requirements

- The following standards are required to be met for all new minor residential development. [The sustainable design, construction and renewable energy statement submitted with the application demonstrates that the proposed design meets these requirements.]
  - Use of sustainable urban drainage systems to minimise the surface water runoff from the site to no more greenfield runoff rate having regard to the effects of climate change.
  - Designing homes to limit water use to a maximum 105 litres per day (Part G of Building Regulations)

### Flood Risk and Drainage

- Bexley advise that a standard drainage condition requiring a SUDS strategy in accordance with Bexley Sustainable Drainage Design and Evaluation Guide (2018), would be added to any consent. [Noted.]

### Environmental Considerations

- Bexley note that the property is unlikely to have the potential for contamination. [Noted.]

### Trees & Landscape

- Bexley note there are no trees present on the site. [Noted.]

### Biodiversity

- The proposal should include measures to increase biodiversity net gain, and a standard Biodiversity Net Gain calculation should be provided. [A landscaping design and biodiversity net gain calculation are submitted with the application.]

## Design Statement

The proposal involves demolition of the existing rear extensions and outbuildings, construction of a new single storey rear extension, formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear and two dormer windows to the front roof slope, with associated car and cycle parking, refuse storage and outdoor amenity space and alterations to create 3 new dwellings bringing the total number of dwellings to 5.

The design has been informed by site analysis, pre-application consultation, planning policy and space standards.

The design is well articulated and modelled incorporating private outdoor space to respond to its location and orientation. The proposed extensions remain subordinate to the original host building and are constructed in traditional durable materials to match the existing building.

The proposed design is summarised as follows.

- Ground floor
  - Retail unit at 42 and salon at 44 shown reduced in size to accommodate new stair to residential use on upper floors and dwellings at rear. The 2 units each remain of a viable size with a full retail frontage onto Park View Road to ensure their long term sustainability and contribution to the designated neighbourhood centre frontage. A service riser is provided up to roof level to enable a flexible commercial use which could include cooking facilities.
  - Existing single storey outbuildings to rear of No. 42 removed, and existing rear extensions altered and extended to provide 1 x 2B/3P dwelling with a private garden.
  - Existing residential entrance to No. 44 retained and provides entrance to all 5 dwellings. The existing communal stair is relocated to provide access to all 4 flats on the upper floor levels.
  - Communal garden provided to rear and access path improved.
  - Secure cycle storage provided for all 5 dwellings including the 2 existing flats at 44. Cycle parking for flat 1 is provided by a secure cycle storage locker adjacent to the entrance. Cycle parking for flats 2-5 is provided in the communal secure store at ground floor level.
  - 1 car parking space provided.
  - Communal residential refuse storage area provided to rear for all 5 dwellings.
  - The retail refuse storage will be within each of the units which will be serviced through their front doors on Park View Road.
- First floor
  - Existing 2B/3P flat at No. 44 retained with internal alterations to the rear to accommodate the new communal stair.
  - New 2B/3P flat to No. 42 with similar layout to 44 within existing building envelope.
- Second floor
  - Existing flat at No. 44 retained with internal alterations to the rear to accommodate the new communal stair, and alterations to the front to provide a front dormer window enabling the flat to be enlarged to 2B/3P from the current 1B/1P.
  - New 1B/1P flat to 42 with similar layout to 44 within new rear dormer extension to match the existing at 44. The rear dormer extension to 42 does not extend to the full depth of the rear projection to respect the amenity of the existing adjoining property at 40 Park View Road.
- The 2 existing dwellings are altered, and 3 new dwellings are created bringing the total number of dwellings to 5 (1 x 1 bed and 4 x 2 bed).
- The new and altered dwellings are dual aspect and meet the requirements of the Technical housing standards – nationally described space standard and London Plan.

- The scale of the proposed extensions remain subordinate to the scale of the original host buildings.
- The design, detailing and materials for the alterations and extensions will match the existing buildings.
- The proposal has no impact on the amenity of the existing dwellings within the property or neighbouring properties.
- The introduction of permeable paving, planting and green roofs will significantly enhance the sites contribution to biodiversity and sustainability, and also reduce surface water runoff.

### Residential unit schedule

The dwellings comply with the requirements of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Local Plan.

- Minimum gross internal floor areas are achieved or exceeded.
- The recommended minimum built in storage provision is achieved or exceeded.
- All double bedrooms have an area of at least 11.5m<sup>2</sup> and are at least 2.75 metres wide.
- All single bedrooms have an area of at least 7.5m<sup>2</sup> and are at least 2.15 metres wide
- No area with a headroom of less than 1.5 metres is counted within the gross internal area.
- The minimum floor to ceiling height is 2.5 metres for at least 75% of the gross internal area.

Flat	Type	Total area		Bedroom 1		Bedroom 2		Storage		Cycle parking	
		Req.	Actual	Req.	Actual	Req.	Actual	Req.	Actual	Req.	Actual
1	2B/3P	61.0	71.8	11.5	14.8	7.5	9.6	2.0	2.6	2	2
2	2B/3P	61.0	66.1	11.5	11.5	7.5	8.7	2.0	2.1	2	2
3	2B/3P	61.0	67.8	11.5	12.0	7.5	11.4	2.0	2.0	2	2
4	1B/1P	37.0	48.6	11.5	10.7			1.0	1.0	1	1
5	2B/3P	61.0	62.8	11.5	12.4	7.5	9.2	2.0	3.2	2	2

### Access statement

The applicant has adopted a commitment to ensure that access for disabled people is maximised where reasonably possible. The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act.

The proposal involves demolition of the existing rear extensions and outbuildings, construction of a new single storey rear extension, formation of accommodation in the roof of No. 42 incorporating an L shaped dormer extension to the rear and two dormer windows to the front roof slope, with associated car and cycle parking, refuse storage and outdoor amenity space and alterations to create 3 new dwellings bringing the total number of dwellings to 5.

The existing entrances are retained to the residential and commercial uses, and are designed to meet the requirements of Approved Document M of the Building Regulations.

Flat 1 has level access from the street and is designed to meet M4(2) of the Building Regulations. Flats 2, 3, 4 and 5 on the upper floors are designed to meet M4(1) of the Building Regulations.

There are no principle departures.

### Landscaping and biodiversity

A comprehensive landscaping scheme is provided to include permeable paving, soft landscaping, planting and green roofs. This includes landscape measures to create defensible space between communal and private areas. Low maintenance hardy native plant species and landscape features including bird and bug boxes, habitat logs and wildflowers will be selected which are suited to their location to provide optimum amenity and biodiversity opportunities.

A biodiversity net gain calculation is provided with the application.



## **Transport**

A transport statement is submitted with the planning application.

Secure cycle storage is provided as follows:

- Commercial use: within each premises
- Residential use: 2 cycle spaces for flat 1 are provided by a secure cycle storage locker adjacent to the entrance, and a total of 7 spaces for flats 2-5 is provided in the communal secure store at ground floor level.

1 car parking is provided on site.

## **Refuse and recyclables**

Residential refuse will be stored within bags in a lidded bin in the kitchen of each dwelling which has storage for general refuse and recyclables. Refuse will then be placed in the wheeled lidded bins located in the communal refuse store at ground floor level for local collection. Separate bins will be provided for general refuse and recyclables.

Commercial refuse will be stored within bags in lidded bins within a dedicated store inside the premises. Separate bins will be provided for general refuse and recyclables.

Collection will be from the kerbside as per the existing arrangement.

## **Conclusion**

The proposal to improve the 2 existing dwellings and provide 3 new dwellings has been developed through research of the site and the local area. This is a highly sustainable proposal which creates good quality new dwellings on previously developed land in an established residential location close to public transport and local amenities. The design, scale, appearance and materials are consistent with and sympathetic to the host buildings, the character of the immediate surroundings and the local area.

The proposal includes the following planning benefits:

- Retention of good quality commercial floorspace to maintain active frontage.
- Improvements to the 2 existing dwellings.
- Provision of 3 high quality new dwellings in an established residential area towards meeting the requirement for new homes.
- Improved active frontage and visual surveillance.
- High quality landscaping to enhance biodiversity and reduce surface water runoff.

It has been demonstrated that the proposed development:

- Retains 2 viable non-residential units at ground floor level.
- Respects the character and scale of the local area.
- Has no adverse impact on neighbouring amenity.
- Has no impact on the setting of any heritage assets.
- Achieves a high standard of accommodation for the new dwellings.

The principle of retaining viable commercial units and providing new high quality dwellings on previously developed land is consistent with the policies and guidance of the National Planning Policy Framework, Technical housing standards – nationally described space standard London Plan, Local Plan, and other relevant planning policy guidance.