

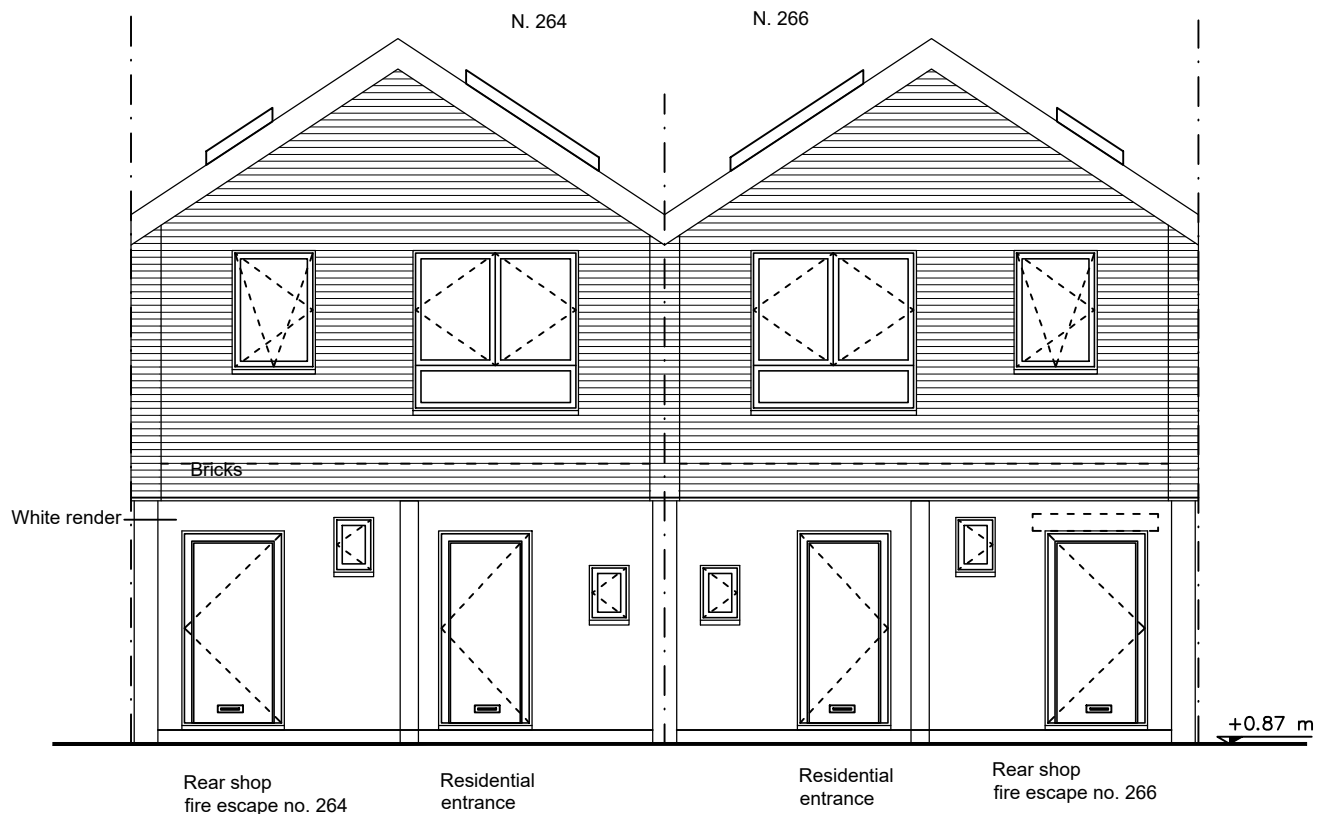
Design and Access Statement

Address: 266 High Street, Orpington,
BR6 0NB

Description: Proposed erection of additional floor
to provide 2 nos self-contained flats.

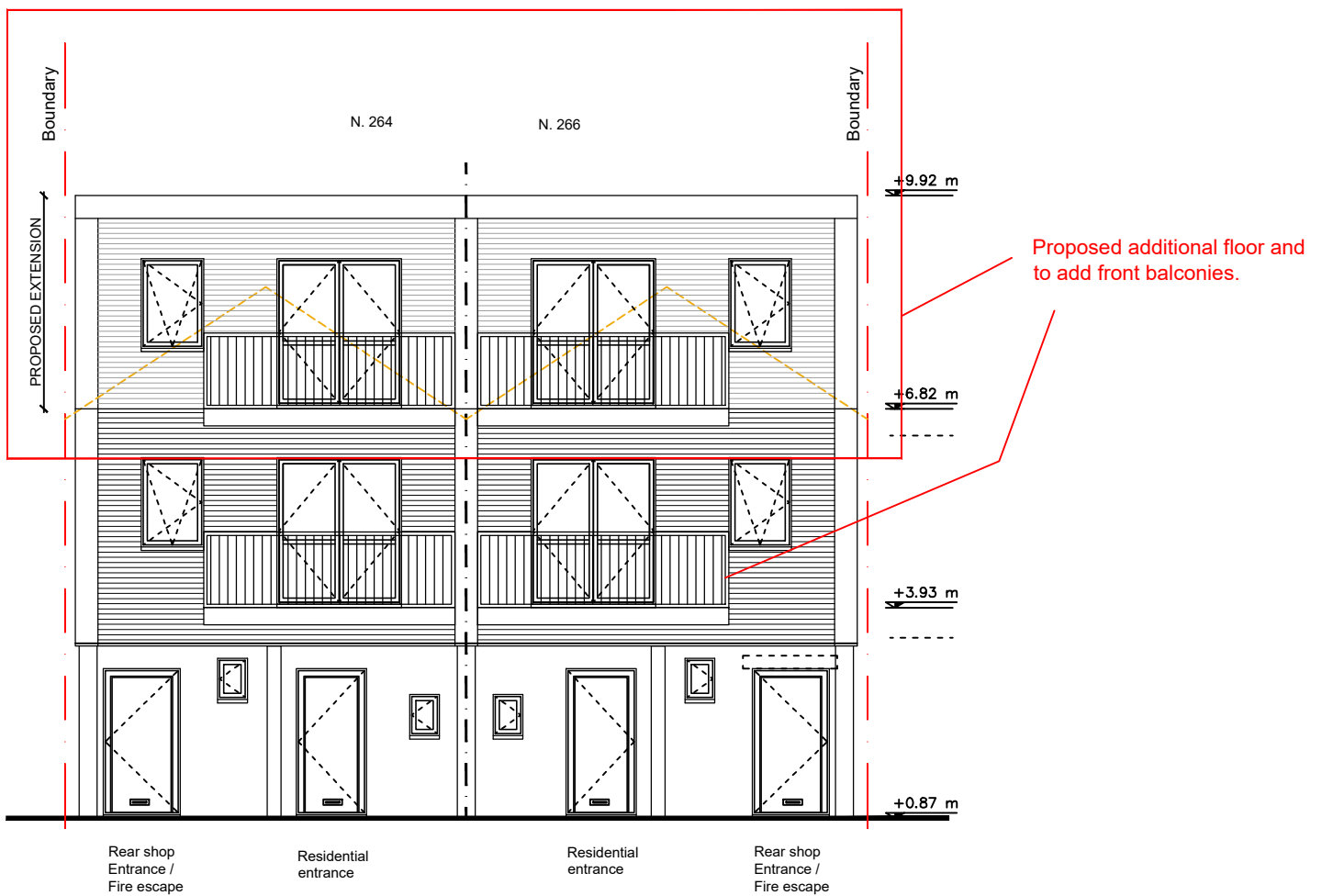
Background:

The building has been constructed as a two storey with pitched roof over for 2 nos self contained flat as per planning permission (19/02465/FULL1)
Part double and single storey rear extension for commercial storage use on ground floor shops and to provide 2 no. two bedroom live/work flats on first floor with roof terrace and undercroft parking at 264-266 High Street.



PLANNING CONSENTED FRONT ELEVATION
(NORTH-WEST FACING)
(19/02465/FULL1)

This planning application is to seek approval for additional floor and 2 nos self-contained flats.

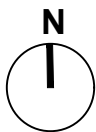
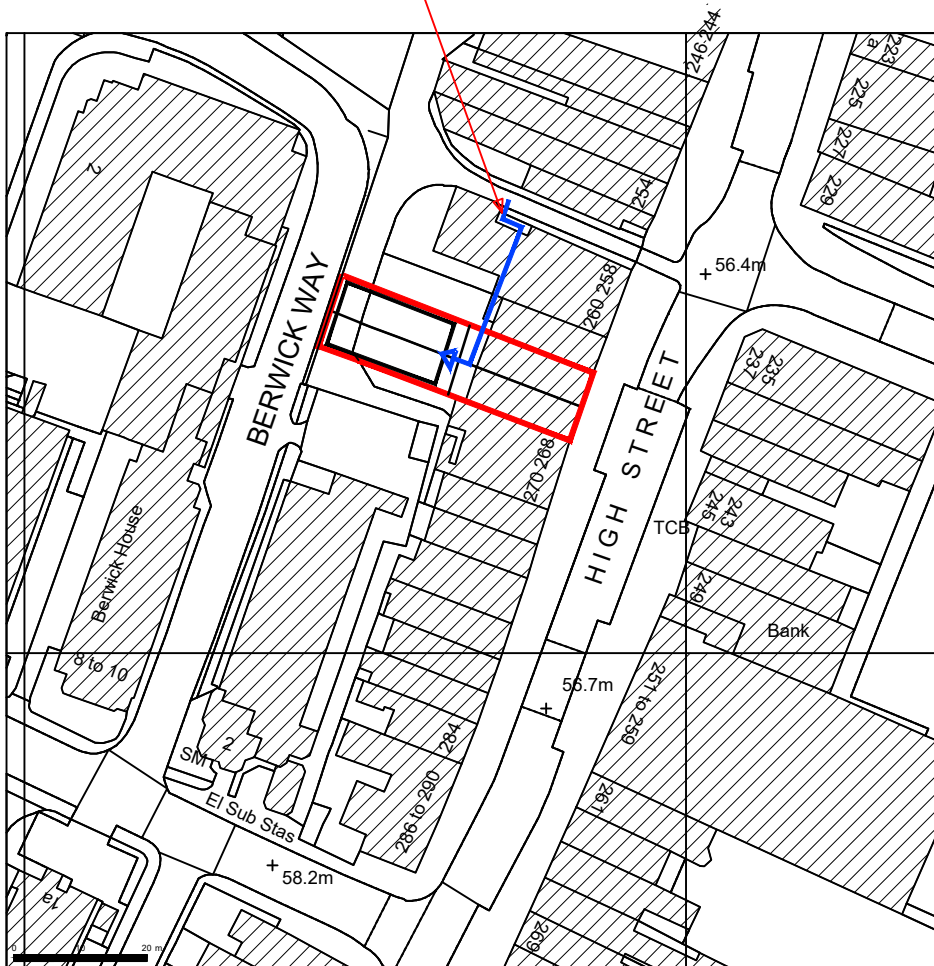


PROPOSED FRONT ELEVATION (NORTH-WEST FACING)

The proposal will create 2 x 2b 3p flat with 63 sq.m. each

The access will be via the first floor platform like the rest of the other upper floor flats.

The main entrance is via the alleyway off High street to the existing steps towards the first floor platform. The entrance of the upper floor flats are via a staircase locating on first floor platform.



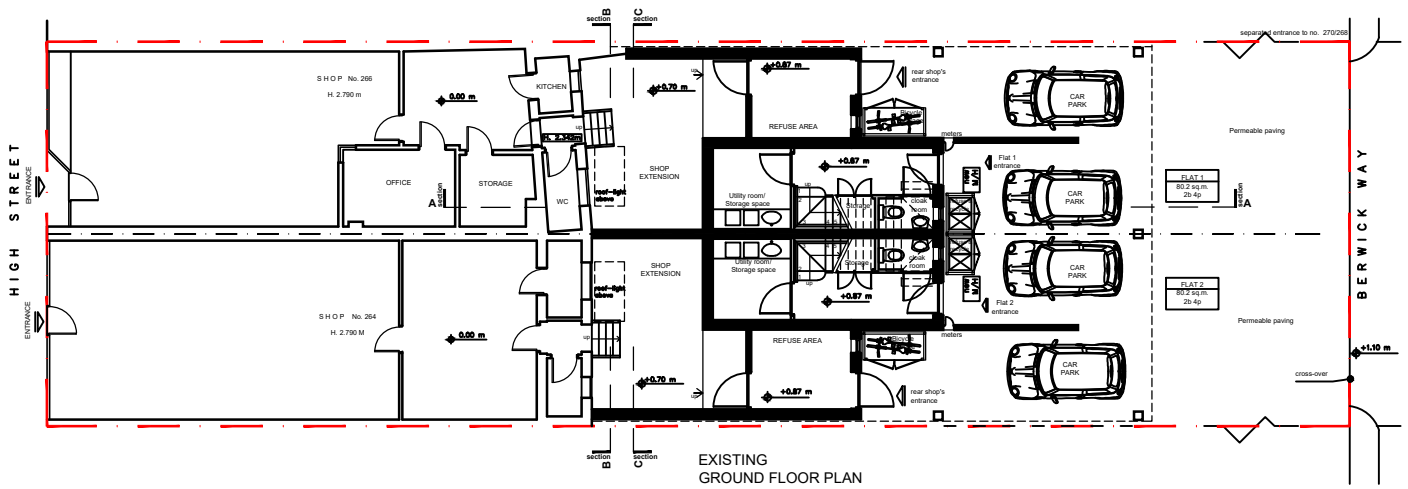
Picture taken at the alleyway where the staircase leads to the first floor platform which shared with other upper floor flats



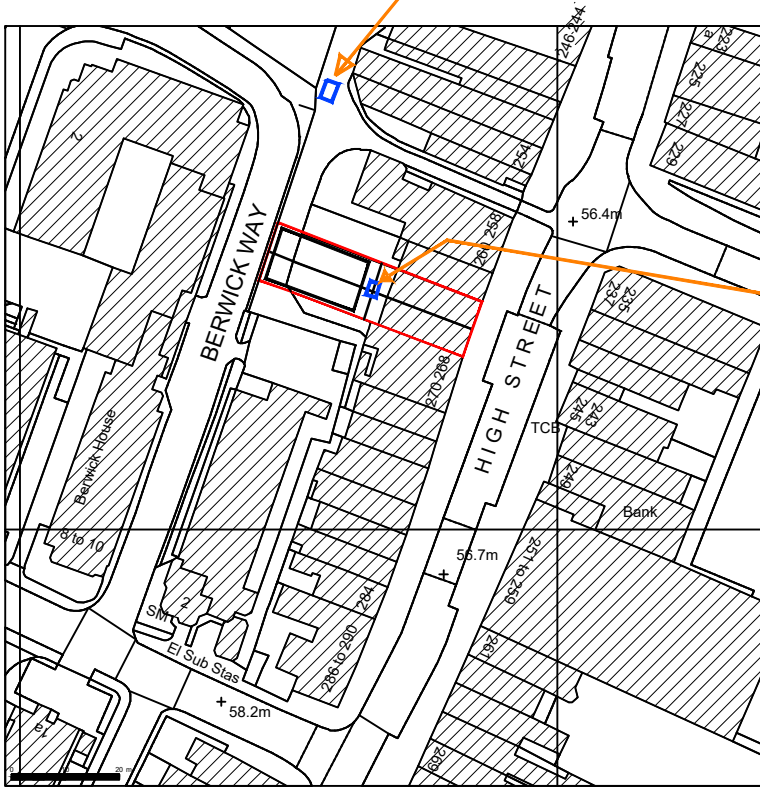
First floor platform shared with other upper floor flats.



Ground floor remains unchanged in this planning application



Bin store is located here which is the current position of the shared euro bins shared with other upper floor flats



Bike stores is located at first floor platform which can provide 4 cycle spaces.

