

ADC 1559

**Automobile repair workshop enlargement with two flats above,
6 - 8 Wellington Parade, Blackfen Road, Sidcup**

Design & Access Statement

23rd January 2024

1.0 Site Location, Introduction & Planning Matters



Front Elevation of 6 – 8 Wellington Parade



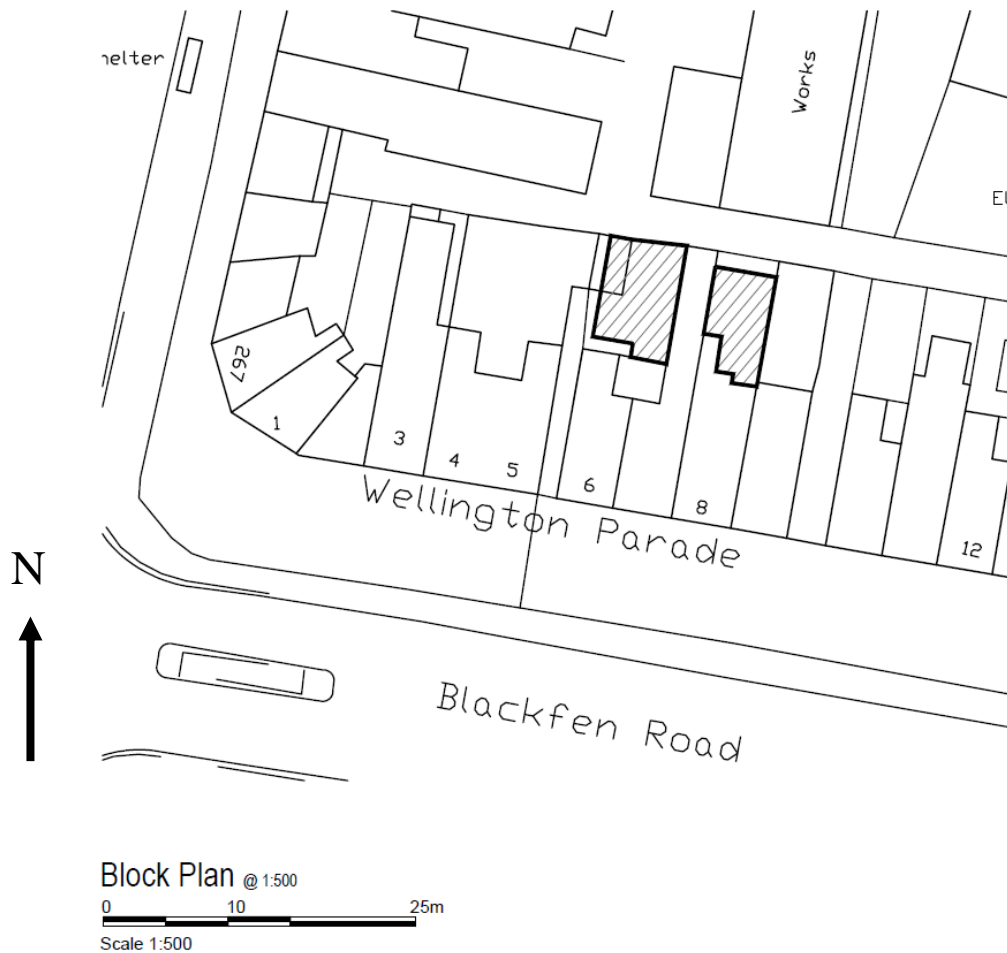
Rear elevation of 6 – 7 Wellington Parade



Rear Elevation of 8 Wellington Parade

1.1 Planning approval is sought for the conversion of a shop to enlarge an automobile repair workshop with single storey rear extensions to create additional storage. The upper floor of 8 Wellington Parade is to be converted to create a one-bedroom flat while remodeling the existing flat above 6 – 7 Wellington Parade.

1.2 The site is in Wellington Parade which is located on Blackfen Road (A210), Sidcup. The A210 is a busy high street for the local area comprising a mixed use of commercial and residential.



Block plan of 6 - 8 Wellington Parade

2.0 Planning History/Use

2.1 6 -7 Wellington Parade has been used as a automobile repair workshop since at least the 1990's, when the site was known as Pitstop Tyre centres Ltd. In 1997 it applied for vehicular access via a crossover in front of the building (97/00210/FUL).

2.2 By 2006, 6 -7 Wellington Parade had become Setyres, and a from 2006 to 2007 a number of applications were made to install telephone masts, and all were deemed permitted development. (06/01099/GPDOT, 06/02578/GPDOT & 07/01471/GPDOT).

2.3 The proposed space created by the rear extensions would allow for additional storage space to accommodate a growing business. It is estimated the development will create three additional employees.

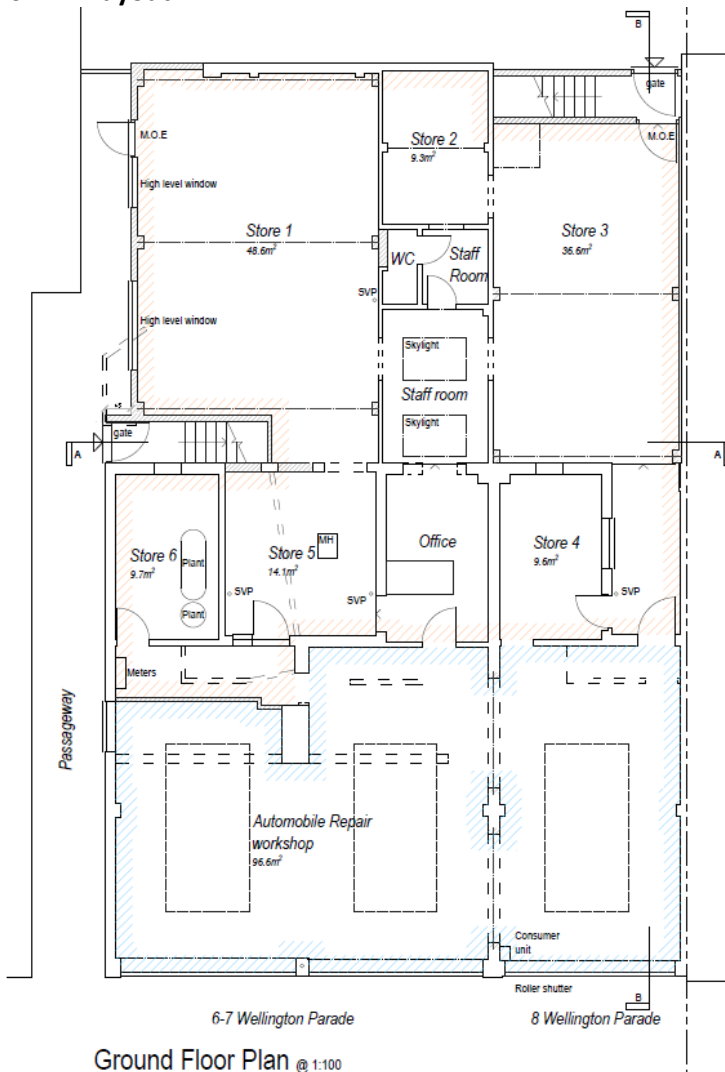
2.4 Regarding 8 Wellington Parade there have not been any prior planning applications and has always been a retail unit spanning both floors.

3.0 Amount

3.1 The proposed extensions are in the rear gardens of both properties. The rear extension will provide 140m² of additional floorspace.

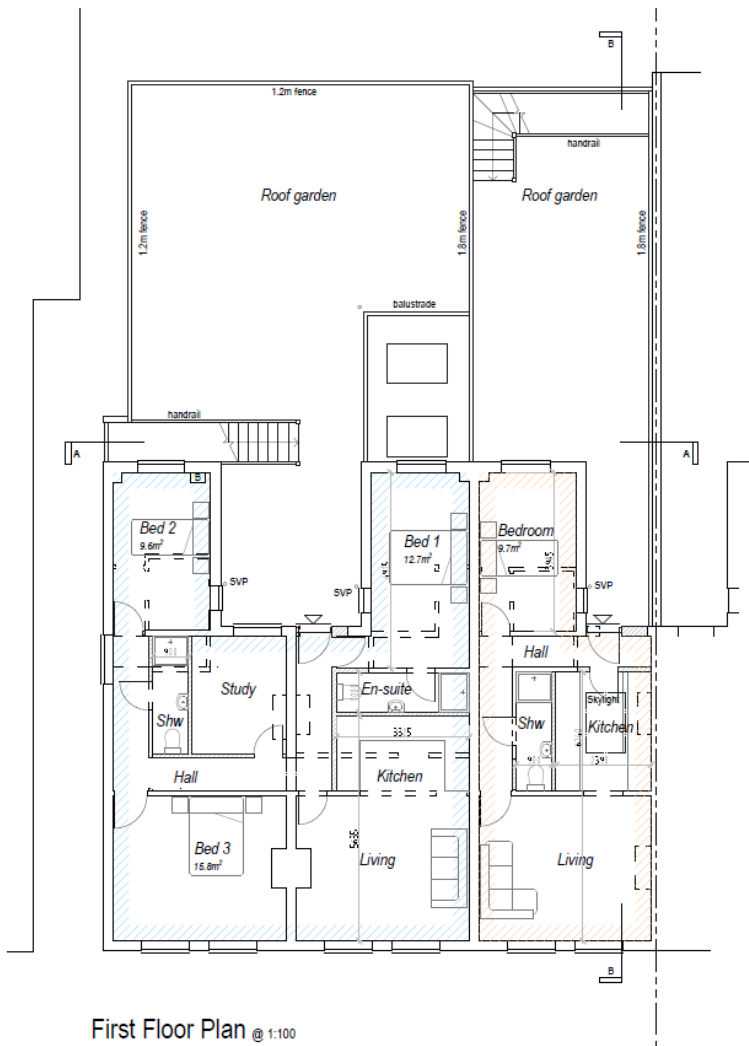
3.2 There is no enlargement proposed at first floor level.

4.0 Layout



Ground Floor Plan @ 1:100

Proposed Ground Floor Plan



Proposed First Floor Plan

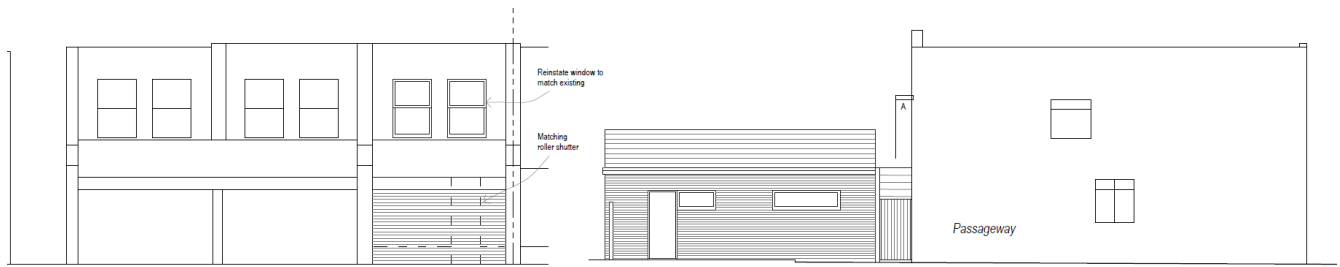
5.0 Scale

5.1 The proposed single storey rear extensions are an infill of the existing rear gardens and as such are confined by the predefined plots. Any new building work is primarily located on the ground floor and therefore the proposed height will not be greater than what already exists.

6.0 Appearance

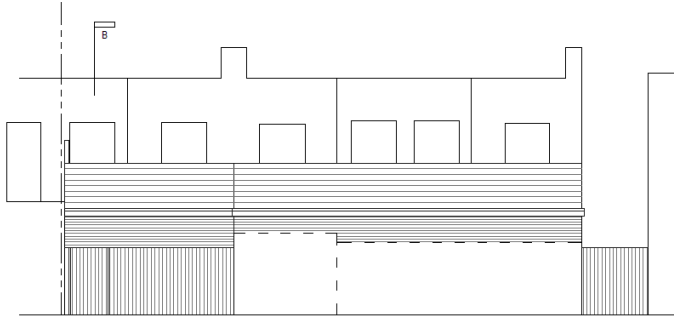
6.1 The proposed conversion of next door's shop front will allow the installation of matching rollers and matching windows at the floor to match the existing automobile repair bays and thus create a strong sense of visual continuity across both properties and in doing so enhance the high street.

6.2 The rear extensions will have facing brickwork proposed to match the existing walls with vertical timber fencework on the boundary.



Front (South) Elevation @ 1:100

Side (West) Elevation @ 1:100



Rear (North) Elevation @ 1:100

Proposed Elevations

7.0 Access

7.1 Access is provided to the first floor flat via external staircases to the rear.

8.0 Conservation area & Listed buildings

8.1 The proposed site is neither located in a conservation area nor is either building listed.

9.0 Conclusion

9.1 With a growing successful business next door (6 – 7 Wellington Parade) it makes perfect sense for the ground floor of an empty shop to be incorporated into the latter’s business thus reenergizing the high street by removing an empty shop at ground level.

9.2 The First floor of 8 Wellington parade is currently a vacant commercial space that could be better utilised, by following our proposals to convert it into a flat, this is a much more desirable development to the current market.

9.3 Next door, 9 Wellington Parade applied and was granted permission for a rear extension and a first floor flat (01/03005/FUL). We feel this only strengthens our case for the approval of our proposal as it sets a precedent with the Local Planning Authority for the approval of proposals of a similar nature to the one proposed at 6 – 8 Wellington Parade.

A Dodd/C.Wilson