

Design and Access Statement

Proposed Conversion of the Existing 2-Bedroom Flat Located at First and Second Floors to 2No. 1B/1P Self-contained Residential Units one at Each Floor Level
At

24A (1st & 2nd Floor Levels) Rushey Green,
Catford, London SE6 4JF



Date: 15th February 2024

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1.0 Overview

The existing ground floor is commercial and is used as a dry cleaning shop accessed via the front pavement along Rushey Green.

The existing third floor is a 2-Bedroom flat and it is accessed from the front via a central staircase that serves the two flats at third floor level one in No. 24 and the other in No. 28.

The existing first and second floor levels of the above building are used as a split level, 2- Bedroom flat.

The access to the existing flat is by existing metal stairs at the rear extending from ground to a balcony at first floor level.

The applicant now proposes to convert the existing large 2-Bedroom flat located at first and second floor levels to 2No. 1B/1P self-contained residential units (Studio Flats) one at each floor level.

2.0 Introduction

The purpose of this Design and Access Statement is to support the application and examine the character and structure of the proposed development to meet the requirements of Planning Department at London Borough of Lewisham.

3.0 Proposal

The planning application proposes the conversion of an existing large 2-Bedroom flat located at first and second floor levels, to 2No. 1B/1P self-contained residential units (Studio Flats) one at each floor level.

The existing ground floor commercial unit being used as a dry cleaning shop with access from the front pavement along Rushey Green will not be altered.

The existing 2-bedroom flat located at third floor level with access from the front via a central staircase will not be altered.

There will be no alterations to the existing front and rear mansard roof over the third floor. The conversion will not require any alterations to the existing front elevation.

However, there will be some alterations to the rear elevation. These will consist of omitting the existing small bathroom window and the entrance door at first floor level and creating two separate new entrance doors together with a small bathroom window at first floor level. One of the new doors will serve the self-contained residential unit at first and the other the self-contained residential unit at second floor level. The new small window will serve the bathroom.

Similarly a new small second floor window will be formed serving the bathroom at this level.

A new lockable cycle store shall be located at ground floor level, in the rear yard, against the rear wall of the existing WC. A new lockable bin store shall be located at ground floor level in the

rear yard built into a recess into No. 26 (also owned by the Applicant) along the boundary line between No. 24 / 26.

There has been a previous planning application referenced DC/19/111567 with a Refusal decision dated 15th April 2019 for converting the existing large 2-bedroom flat to a Studio Flat at first and a 1-Bedroom Flat at second floor level.

There was an un-successful appeal to the Planning Inspectorate agreeing with the reasons listed in the above mentioned Refusal.

This application addresses, deals with and provides satisfactory solutions to the reasons given in the above mentioned Refusal and seeks planning permission for the conversion of an existing large 2-Bedroom flat located at first and second floor levels to 2No. 1B/1P self-contained residential units (Studio Flats) one at each floor level.

4.0 Site

The existing building is one of three similar style buildings forming the end of terraced properties facing Rushey Green at the junction with Hawstead Road. The building that this planning application applies to is No. 24A Rushey Green (1st & 2nd floor levels) , Catford, London SE6 4JF being the third one in from the end corner with Hawstead Road.

There is a public pavement between the front of these properties with a public green area between the pavement and the main road Rushey Green.

There is a shared rear access road at the rear that extends from Hawstead Road to the boundary Line between No. 24 and 22 serving the last four properties from Hawstead Road.

The application site is located at the junction of Rushey Green and Hawstead Road and it is the third property in from the junction corner.

The site consists of an existing 2-Bedroom split level flat located at first and second floor levels at 24 Rushey Green, Catford, London SE6 4JF, close to the Catford Town Centre and approximately seven miles from central London.

The application site does not contain any listed buildings, nor does it fall within a Conservation Area or Flood Risk Zone.



SITE LOCATION PLAN ↑N

5.0 Design

Use

The surrounding area is predominantly buildings with their upper floors used for residential purposes while their ground floors are used for commercial purposes.

The existing upper first, second and third floor levels are currently being used for residential Class C3. The proposed conversion of the split level flat located at first and second floor levels to 2No. self-contained units shall also be for residential use Class C3.

Amount

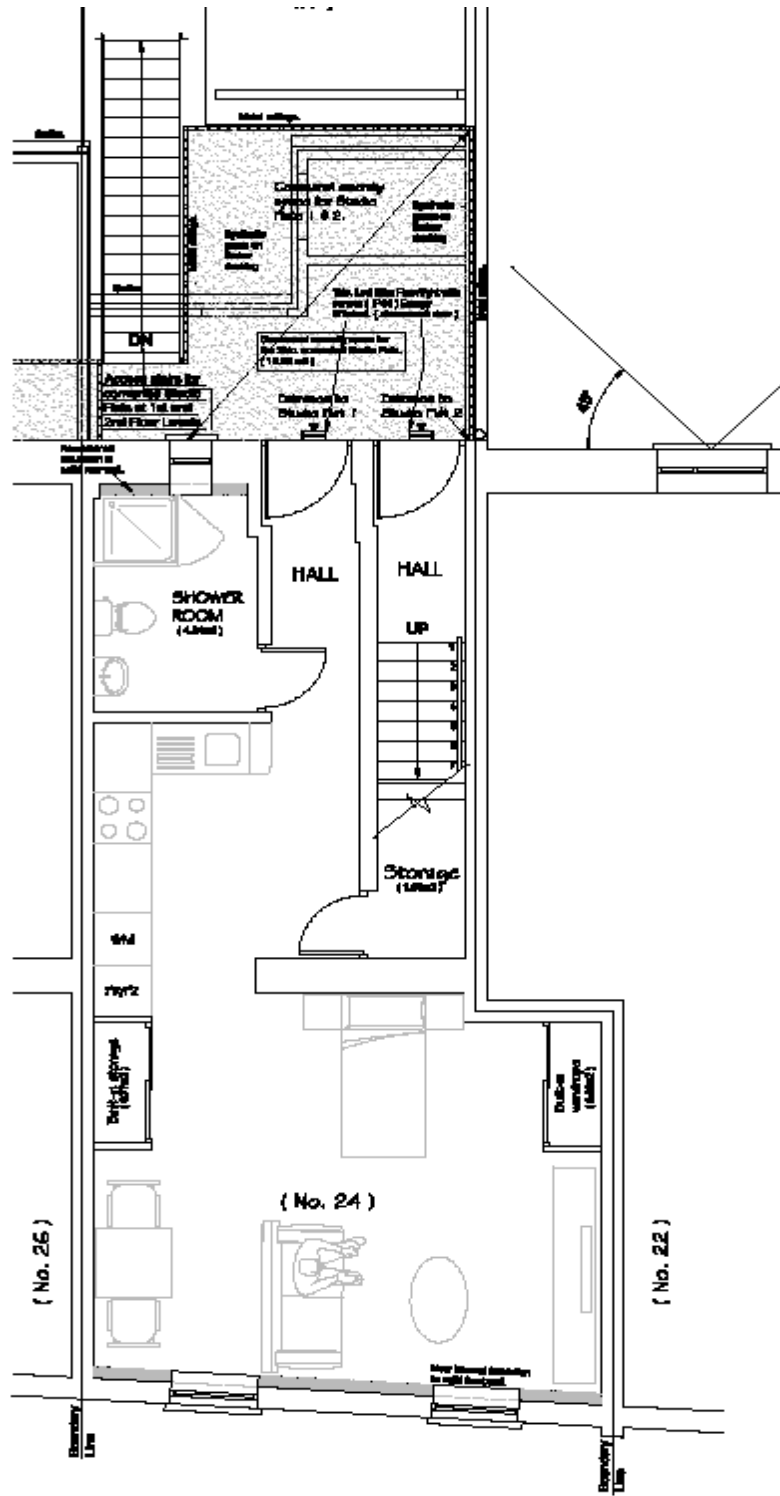
The existing split level flat located at first and second floor levels without any extensions etc. shall be converted to 2No. 1B/1P self contained residential units (Studio Flats) one at first floor level with a gross internal floor area of 42.59 m² and another at second floor level with gross internal floor area of 44.34 m².

Item	The London Plan/ Lewisham Planning Residential Standards	Proposed Area/Number
1 Bed 1p Studio Flat at 1 st Floor	37 sqm	42.59 sqm
1 Bed 1p Studio Flat at 2 nd Floor	37 sqm	44.34 sqm
Dedicated Storage for 1 Bed 1p Studio Flat at 1 st Floor	0.75 sqm	3.17 sqm
Dedicated Storage for 1 Bed 1p Studio Flat at 2 nd Floor	0.75 sqm	2.57 sqm
Cycle Storage	1 per 1 or 2-bed dwelling	1 per unit
Car Parking	1-1.5 per unit	Car-free development
Amenity Space	5.0 m2 unit	5.34 m2 per unit

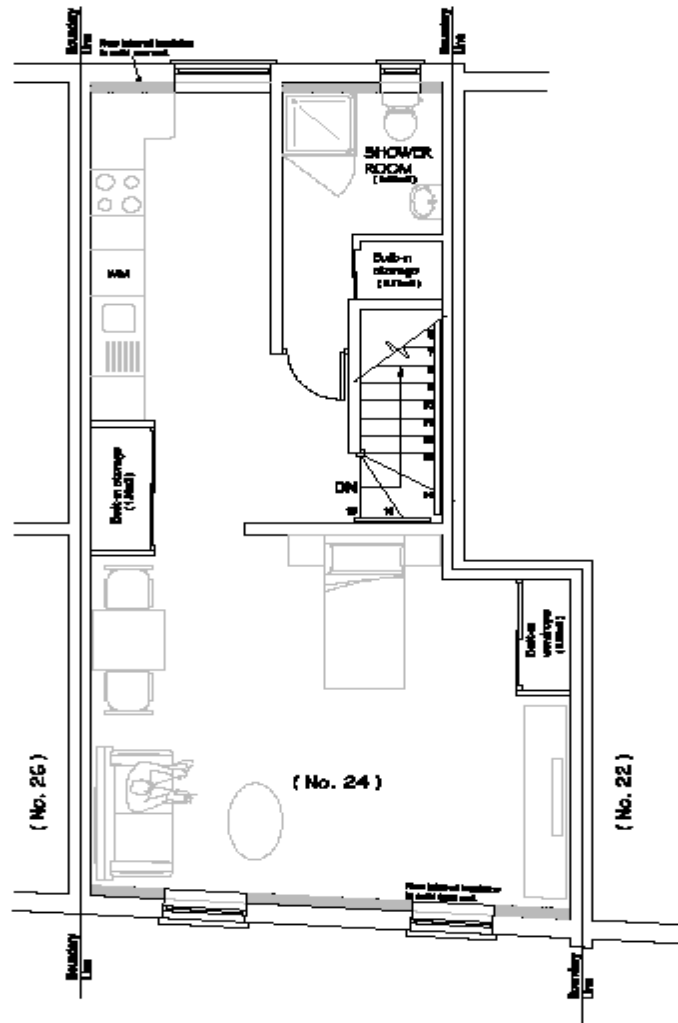
Layout

The entrance to the existing split level flat is at first floor level at the rear, through the Kitchen with internal stairs leading up to second floor level.

The conversion proposes to have two separate, new main entrance at first floor level at the rear, one for each residential unit. The entrance to the residential unit at 2nd floor level shall be through a separate fire protected hall and new fire protected separate staircase leading to second floor level.



1ST Floor level (Flat-1)



2nd Floor Level (Flat-2)

Scale

The scale of the building remains unchanged as no external extension has been proposed. However the existing rear balcony at first floor level is being extended towards the rear to provide the necessary amenity space for the new new units.

Appearance

The proposed development does not include any external alteration other than omitting the existing small bathroom window and entrance door in the rear elevation, at first floor level and creating two separate new entrance doors one for each flat and a new bathroom window. A small new bathroom window is also being created in the rear elevation at second floor level.

6.0 Access

The proposed development being a conversion of the existing large 2-bedroom flat located at first and second floor levels to a 1B/1P self-contained residential units (Studio Flats) one at each floor level shall keep the existing rear access from Hawstead Road via the rear access road.

The application site is located within an area that has access to public transport with PTAL score of 4. There is a wide range of public transport available.



Photo shows the existing rear residential access metal stairs / door to the existing split level flat.

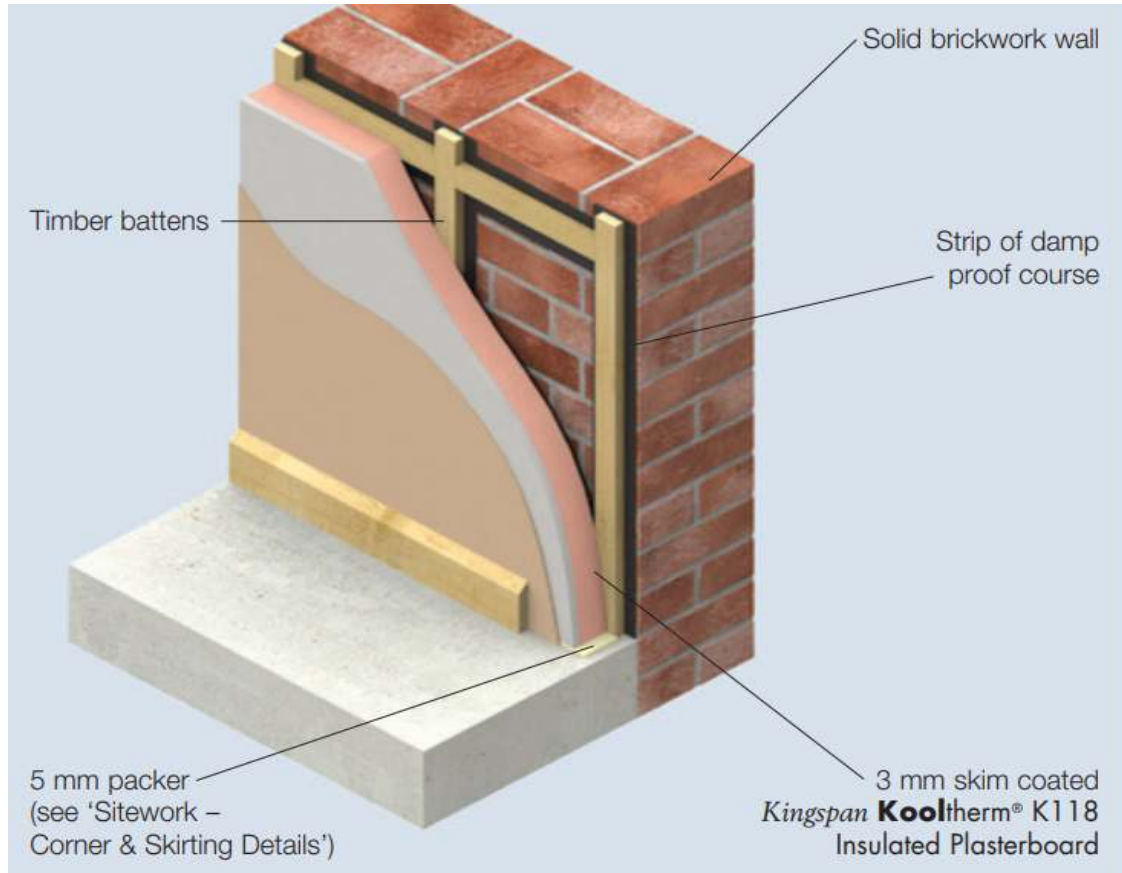
7.0 Amenity space

The proposed conversion will not affect the privacy and amenities of future occupiers or those currently occupying adjoining or nearby properties. The proposed development will not have an unacceptable impact on the residents of the surrounding area.

8.0 Sustainability and Energy policy

The existing external solid brick walls shall all be insulated on the inside face to meet the current Building Regulations and Standards.

Every possible way would be considered to develop the proposed conversion as sustainable and energy efficient as possible, both in terms of the materials and process of construction of the proposed development. Energy saving lamps shall be used throughout. The existing gas boiler shall be removed and new A rated heating systems with energy efficient apparatus shall be installed for each new residential unit with water efficiency valves used through out on the plumbing system would reduce the CO2 emissions.



Proposed inner wall Insulation

9.0 Car parking issue

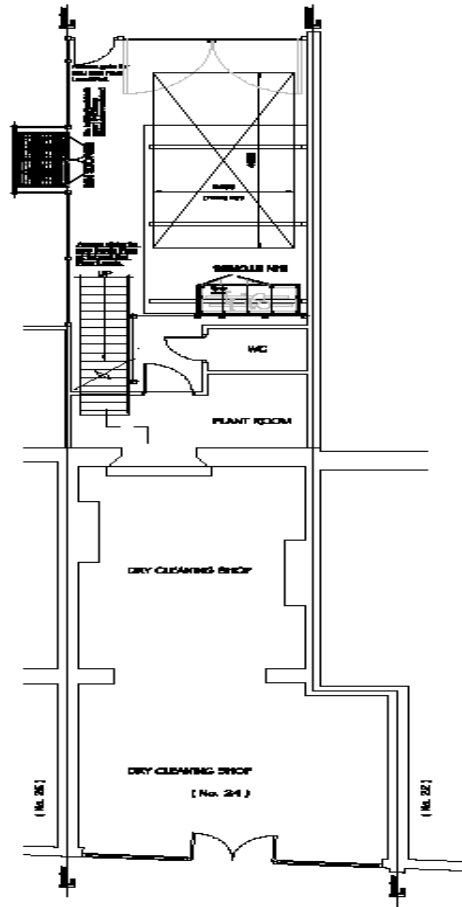
The proposed development is for 2No. 1B/1P single-person units and would not require a car. The application site is located within an area that has reasonable access to public transport, the PTAL score is 4 which is good.

To encourage car free travel the submitted plans allow for a lockable cycle store in the rear yard at Ground Floor Level for storing two cycles one for each new residential unit which meets the London Plan standards.

The Applicant / Tenants shall not be seeking for parking permits for use in the area from the Local Authority.

10.0 Waste storage

The submitted plans allow for a lockable bin store in the rear yard at Ground floor Level for housing a Refuse and a Re-cycle Bin.



11.0 Environmental impact

The proposed conversion will not have any adverse impact on the environment. There are no demolitions except the careful alterations in the rear elevation. There are no internal structural walls being removed. There will be few alterations to the internal partition walls. The inner layout has been designed carefully so that there is minimum alterations.

12.0 Fire Safety Strategy Report

The new residential units shall be fitted with modern mains power supplied fire alarm systems making them safer to live in and safe escape in case of fire. A separate Fire Safety Strategy Report has been prepared and issued with this application.

13.0 Conclusion

The proposed development as a conversion makes particularly good and optimal use of the available existing large floor area of an existing flat located at split levels which is not very usable, does not fall under the family dwelling category and creates 2No. new 1B/1P self-contained residential units (Studio Flats) for use by working professionals which will contribute to the current housing stock helping to meet the identified increasing housing demands in the area contributing to the overall targets.