

## DESIGN AND ACCESS STATEMENT

### Project Description:

Erection of 2 storey rear extension to provide 1no. 1bed flat with parking space to include change of use of part of ground floor from retail (Class E) to dwellinghouse (Class C3) and associated alterations to the fenestration of side elevation.

### Site:

**92/92A Nuxley Road, Belvedere DA17 5LD**

Project Ref: 5393



*Fig 001 Aerial View of Nuxley Road and Barnfield Road junction*

## Introduction

This proposal has been prepared in support of a full planning application

This document should be read in conjunction with the following drawings:

- D-01 Site Location Plan
- D-02 Existing Floor Plans and Elevations
- D-05 Proposed Floor Plans and Elevations

## The Site

92/92A Nuxley road occupies a corner plot at the junction of Nuxley Road and Barnfield Road. The site lies approx. 400ft south of the Nuxley Road shops, offering a range of goods and services including pub, numerous convenience stores and take-aways, deli, launderette and barbers.

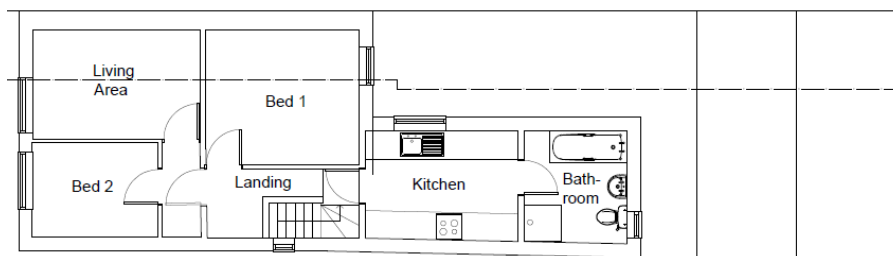


The ground floor the existing building is currently a shop (Class E), selling bathrooms, kitchens, tiles and plumbing goods, with a store room to the rear of the shop.



The store room at the rear of the shop can be accessed from Barnfield Road. It occupies a brick structure with a pitched roof and has a metal roller shutter door. There is an existing dropped kerb providing access for vehicles, but to our knowledge this part of the building has always been used for storage relating to the use of the shop.

At first floor level there is a 2-bed flat with living room, kitchen and bathroom. A ground floor entrance door on Barnfield Road provides access to a stair leading up to the flat.



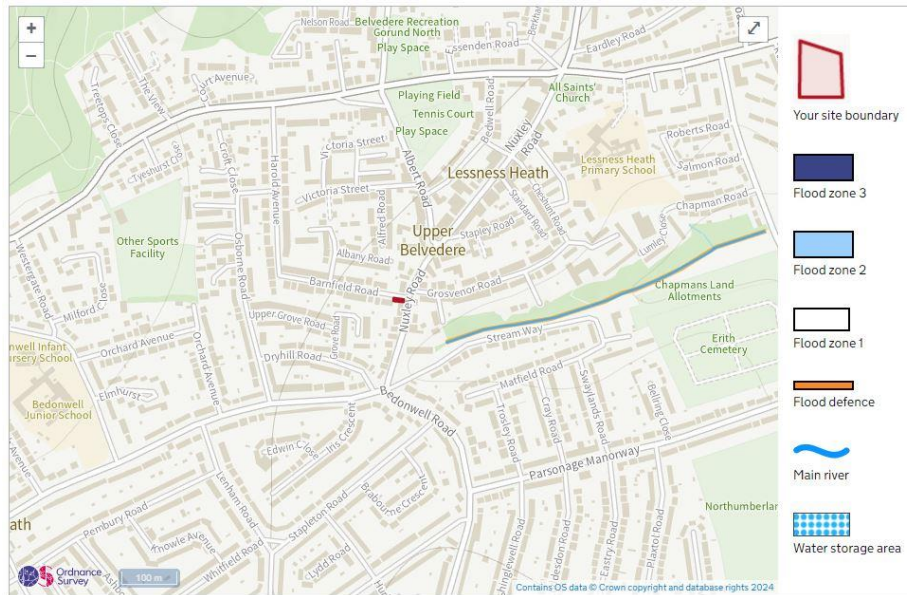
**First Floor Plan  
As Existing**



**Ground Floor Plan  
As Existing**

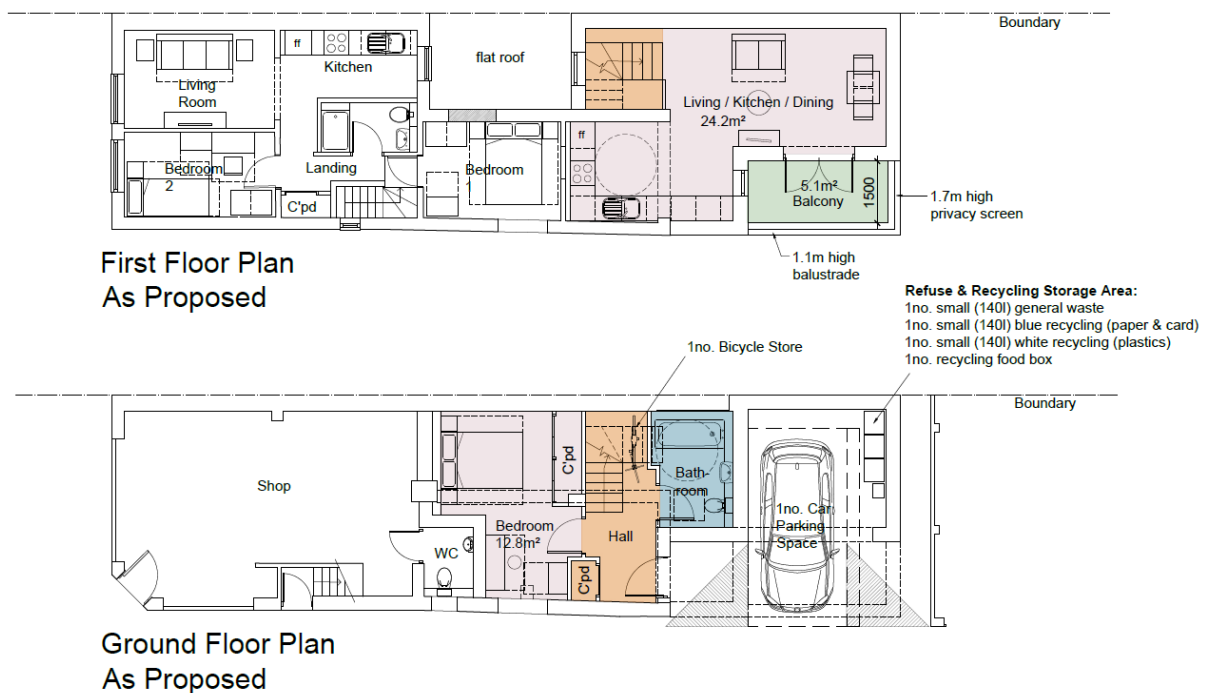
## Flood Risk

The application site lies within Flood zone 1, the lowest flood risk zone.



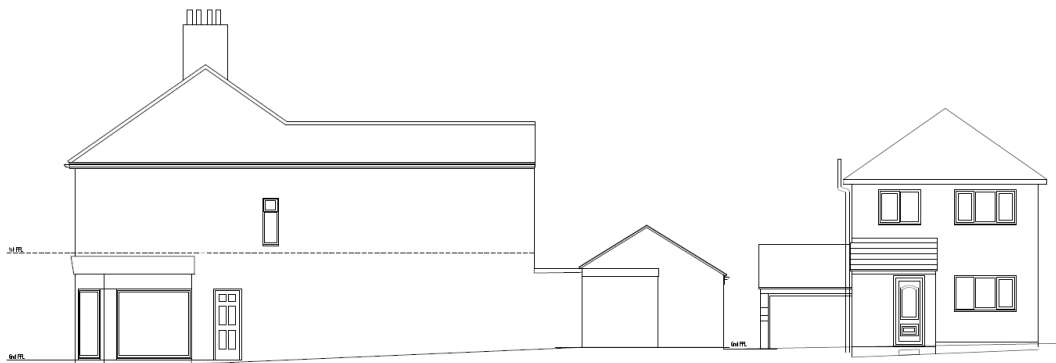
## The Proposal

The proposal is for the partial demolition of the existing building and construction of a new two storey extension, extension of the existing roof and associated internal alterations to provide an additional 1-bedroom flat at the rear of the site.

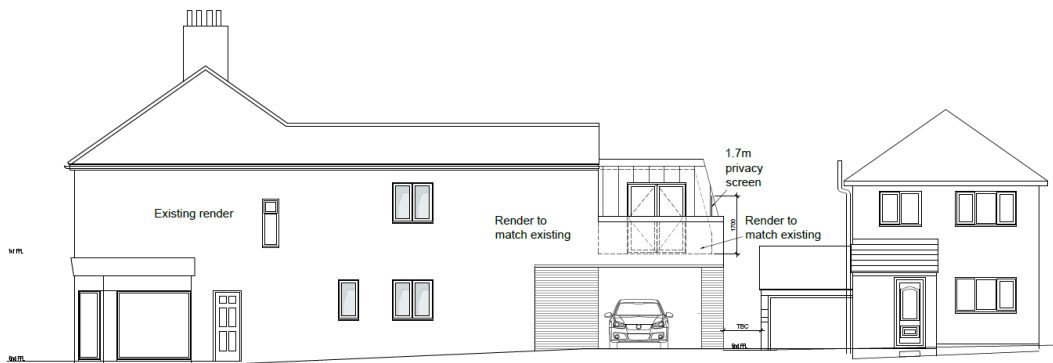


The proposed flat sits partly within the existing building and partly within the proposed 2 storey extension. The layout of the existing first floor flat is to be amended to allow for this arrangement. The floor area of the ground floor shop will also be reduced.

The proposed new flat has been designed to meet the space standards as set out in the London Housing Design Guide and the flat has been designed to make the most of the available space. The proposed bedroom is located at ground floor so it is on the same level as the bathroom - providing an entrance level WC. A staircase leads from the hall to an open plan living / kitchen / dining space which benefits from access to a 5m<sup>2</sup> terrace / balcony. This will provide the occupants with an ample level of amenity space. A 1.7m privacy screen will be erected to prevent overlooking.



North Elevation (Street Elevation)  
As Existing



North Elevation (Street Elevation)  
As Proposed

The massing of the scheme has been carefully designed to step-down in consideration of the houses on Barnfield Road, to minimise overlooking and overshadowing of the adjacent properties.

Three new windows will be inserted into the side elevation along Barnfield Road, serving the WC in the shop, ground floor bedroom and first floor bedroom.

The proposed new flat will be allocated a single car parking space accessed via the existing dropped kerb on Barnfield Road. In order to maintain pedestrian visibility, the parking space is located within a semi-enclosed undercroft which also provides a covered refuse and recycling storage area. Refuse collection is to be in accordance with local council arrangements.

There is no proposed change to the parking arrangements for the existing flat or shop. The site is sustainably located with convenient access to a range of goods and services on Nuxley Road within a 2-minute walk. Nuxley Road Car Park also provides 33 car parking spaces as well as 1 disabled parking space and 8 electric vehicle charging spaces.

The no.401 bus from Nuxley Road provides a regular service (every 15mins) to Belvedere train station, with a journey time of approx..10mins. Belvedere train station provides a regular service into central London.

## **Materials**

The materials have been selected to be in-keeping with the existing context where appropriate. The extension to the main roof will use tiles to match, and the walls will be a combination of render and brick to match the existing streetscape. Zinc is also proposed for part of the new roof. Whilst providing an attractive and contemporary addition to the streetscene, zinc is a durable and low maintenance material.

## **Conclusion**

The proposal has been carefully considered to minimise bulk and scale and potential issues of overlooking.

We believe the proposal makes good use of the available land and will provide a modern, well-connected addition to the local housing supply that will be fully compliant with space standards and up-to-date building regulations requirements. The development will have a greatly mitigated impact on the surrounding area and will not adversely affect neighbouring properties.

Furthermore, we feel that we have clearly demonstrated that the site is in a sustainable location, with a range of local conveniences available and plentiful public transport options.

Accordingly, we respectfully request that approval of this outline application be allowed.