

**T2S
ARCHITECTURE
LTD**

35 Upper Wickham Lane, Welling
London Borough of Bexley,
London, DA16 3AB
Brightstay Limited
Design & Access Statement
127_DAS REV D



FALCONWOOD RAILWAY STATION



20 MINS WALK,
1 MILE

WELLING RAILWAY STATION



ST STEPHENS PRIMARY SCHOOL

WELLING LIBRARY

APPLICATION SITE:
35 UPPER WICKHAM LANE

HOOK LANE PRIMARY SCHOOL

GILLHAM SCHOOL OF PERFORMING ARTS

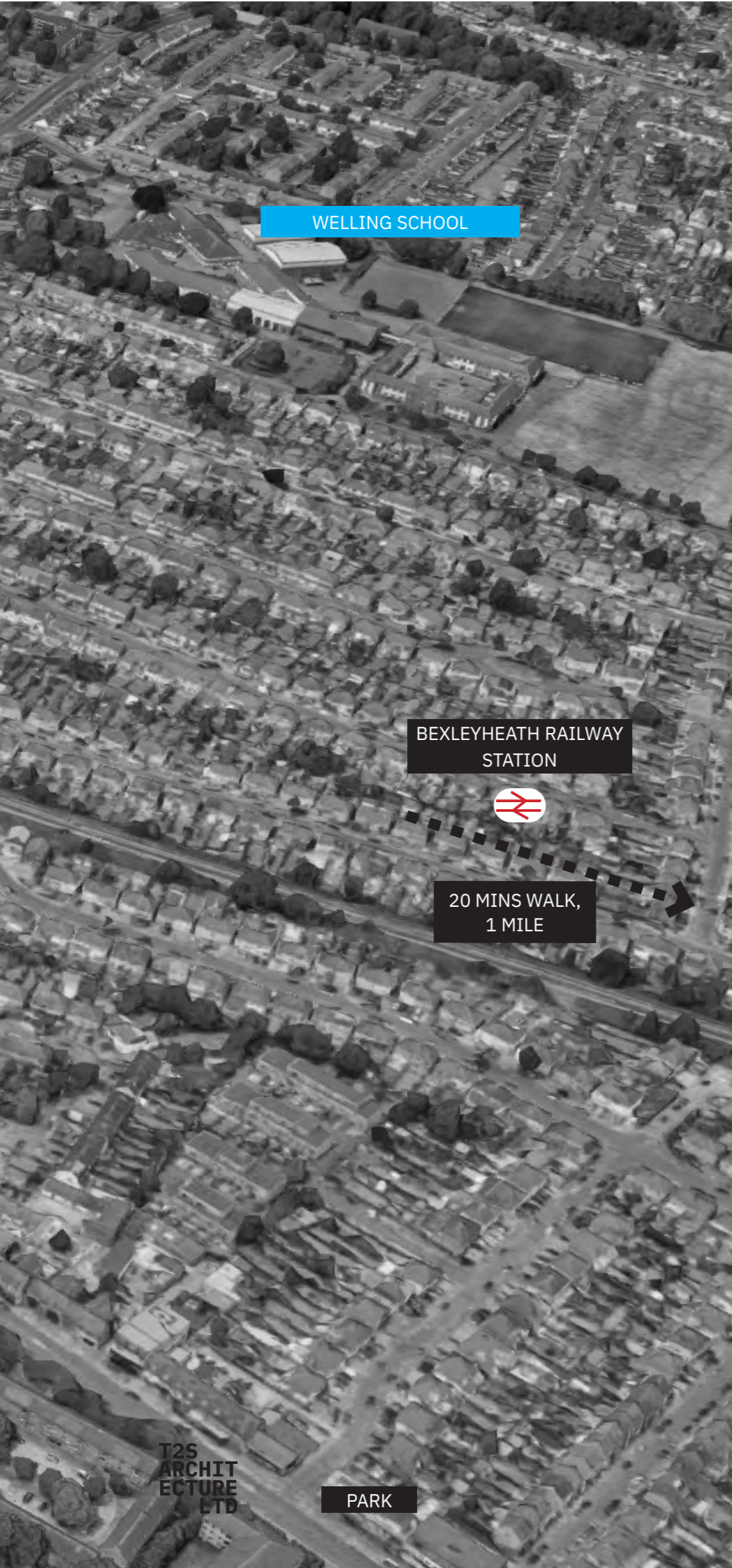
SUPERMARKET

SUPERMARKET

GOLF PITCH

DANSON PARK - 5 MINS WALK

WELLING FOOTBALL CLUB



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

1.1.1 35 Upper Wickham Lane is a unique site and is key to its local context. Redevelopment of it provides an exciting opportunity to utilise successful urban design principles and create a vibrant high quality mixed use development.

1.1.2 A full design team has also been assembled to ensure that the proposals are fully investigated, technically achievable and viable.

1.2 CONTENT OF THIS SUBMISSION

1.2.1 T2S Architecture Ltd has produced Design and Access Statement on behalf of 'The applicant', Brightstar Limited, regarding the planning application for the development at 35 Upper Wickham Lane.

1.2.2 The new design proposals set out in this document are comprised of a mixed use development of 6 residential HMO (House of Multiple Occupancy) units, comprising 23 bedsit rooms, and approximately 152m² of Commercial B1 Use Floor area.

1 x 3B/3P
5 x 4B/4P

1.2.3 Further commentary on the site location, historical context, and proposal information, is provided later in this document.

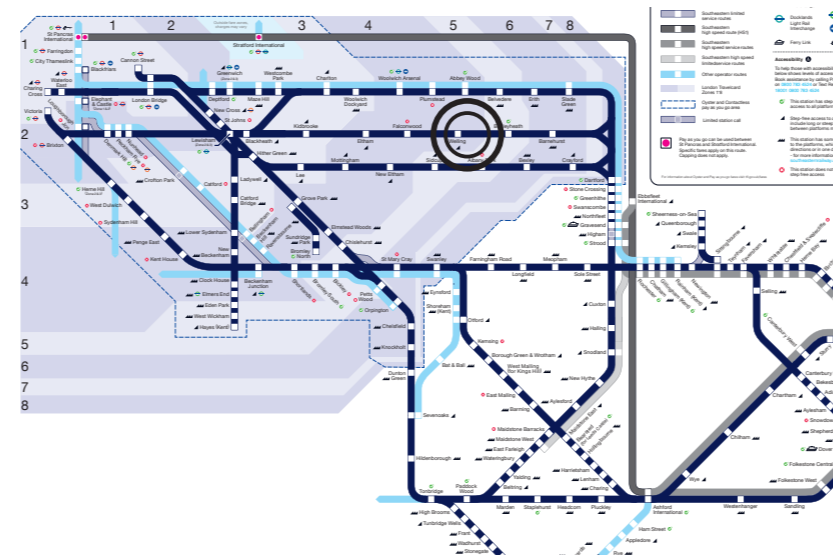
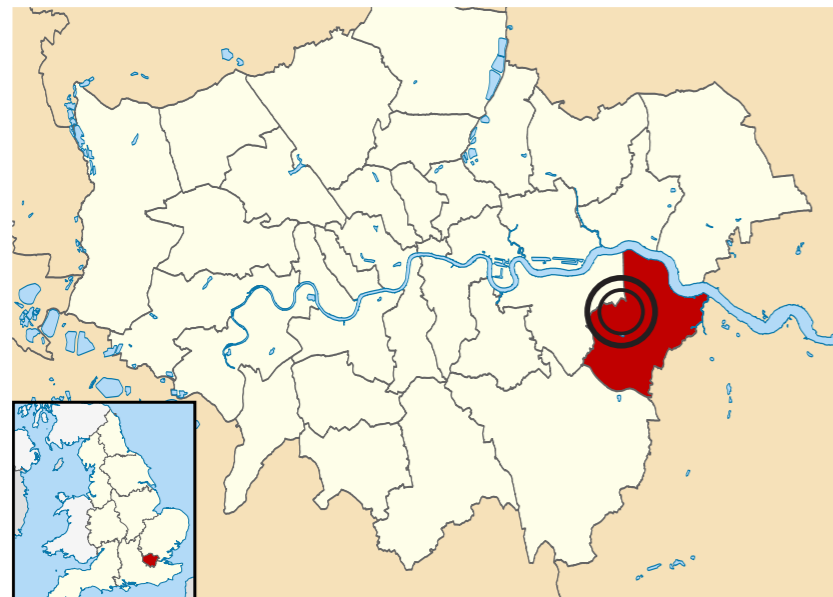
2.0 SITE DESCRIPTION

2.1 SITE CONTEXT

- The site is located within the London Borough of Bexley, an outer London borough. Bexley was formed in 1965 by the London Government Act 1963 from the Municipal Boroughs of Bexley and Erith; Crayford Urban District; and part of Chislehurst and Sidcup Urban District.
- Within the LBB, the proposal sits in the ward of Falconwood and Welling.
- The site does not sit within a conservation area. There are numerous locally listed buildings which sit within close proximity to the site which are referenced later in this document.

2.2 TRANSPORT NETWORKS

- The proposed site is in the London Borough of Bexley and benefits from Rail and TFL Services.
- Welling Railway Station, along with the Falconwood Railway Station, terminate at London Charing Cross, London Bridge, London Cannon Street or London Victoria in a westerly direction.
- Additionally, key bus routes run along High Street. Welling is served by Transport for London bus routes 96, B15, 51, 89, 486, 625, 658, B16, N89.
- According to Transport for London, the overall PTAL rating of the site, which is a recognised category for the reliability of public transport on a specific site, is 4.



SOUTH EAST RAILWAY MAP - WELLING RAIL STATION



THE TFL PTAL OUTPUT FOR THE SITE IS 5

2.0 SITE DESCRIPTION

2.3 AERIAL VIEWS



WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW