

## 2.0 SITE DESCRIPTION

### 2.4 SITE LOCATION

- The address of the site is 35 Upper Wickham Lane, Welling, DA16 3AB. Welling, situated in the London Borough of Bexley, is near the boundary to the Royal Borough of Greenwich to the west.
- The area surrounding the site is composed of a mixture of shops, converted flats, terraced houses, public buildings, parks, purpose built flats and other commercial uses.
- The site area is 297m<sup>2</sup>, 0.0297 ha. It is located on the Upper Wickham Lane near to the junction with Springfield Road.
- Upper Wickham lane, along with the high street, features a range of uses, with small commercial and residential properties dispersed in between.
- Springfield Road has a 'back of house' feel, as the building generally face onto Upper Wickham Lane and are therefore services along Springfield Road.
- The car park to the nearby superstore create a large expanse of space which exacerbate this condition.
- A building at 33 sits on the corner to Springfield Road creating a corner condition. However, because this is lower than the existing building on the application site, a proposal to extend will create a building which will need to relate to this corner.

### 2.5 EXISTING VIEWS



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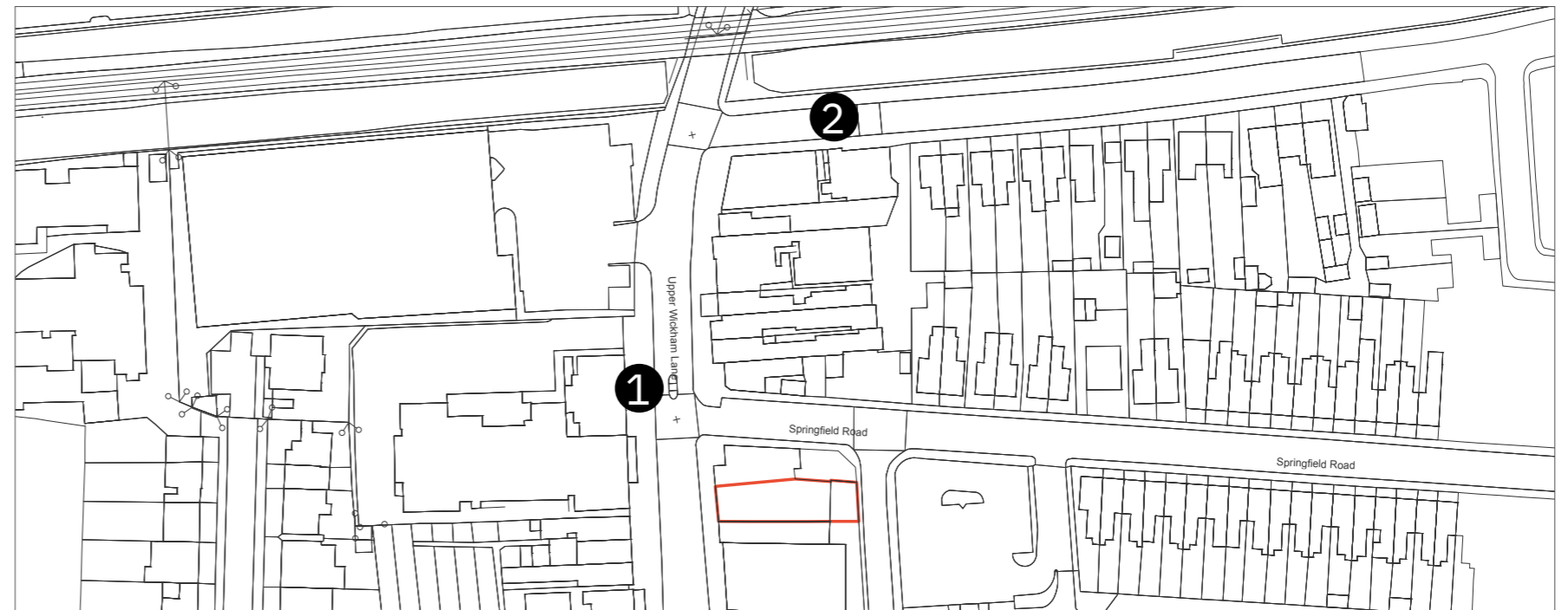


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### 2.6 LISTED BUILDINGS

- The site is not located within a conservation area. There are two buildings of historical merit, locally listed on the LBL website, within close proximity to our proposal.
- They are the Freedom Centre, on the opposite side of Upper Wickham Lane, and a church to the north along New Road.



**1** Freedom Centre, Locally Listed  
Upper Wickham Lane, Welling



**2** Wellspring Pentecostal Church, Locally Listed  
New Road, Welling

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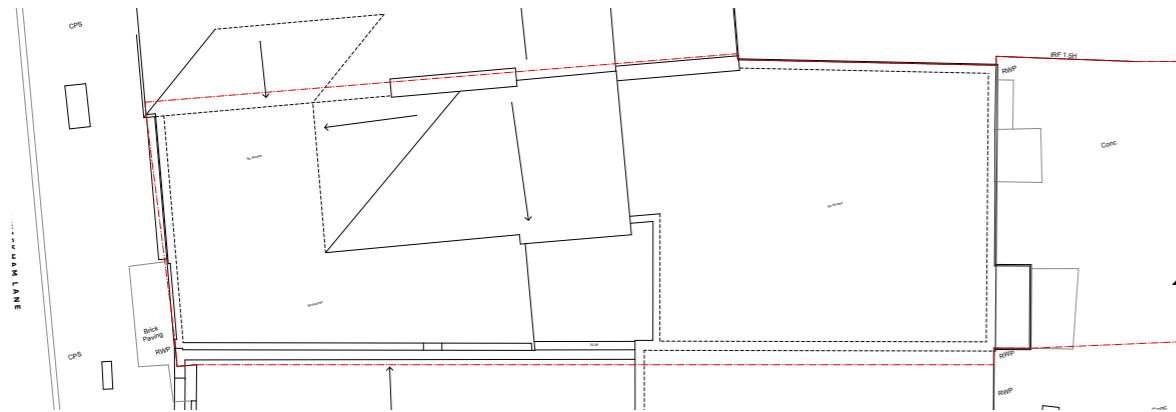
### 2.7 EXISTING PLANS



Existing Ground Floor Plan



Existing First Floor Plan



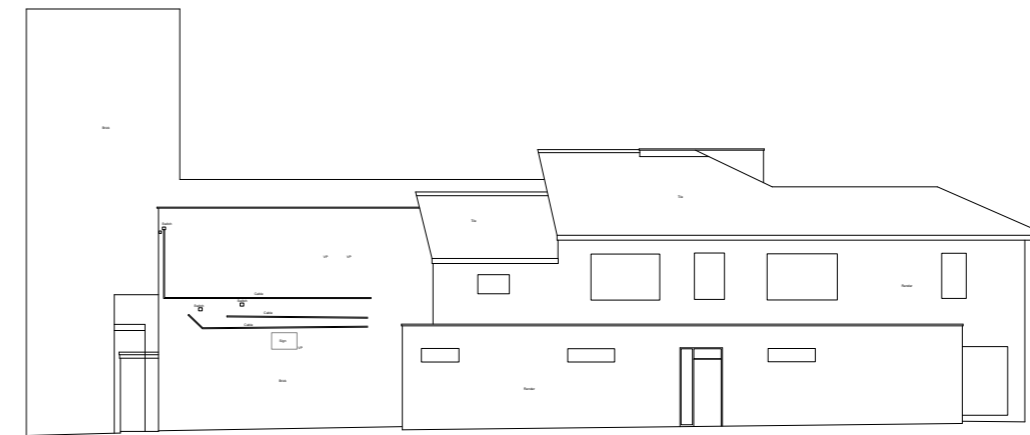
Existing Roof Plan

### 2.8 EXISTING ELEVATIONS



Existing West Elevation

Existing South Elevation



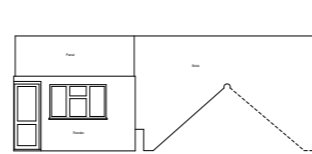
Existing North Elevation

## 2.0 SITE DESCRIPTION

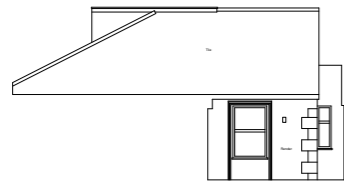
### 2.8 EXISTING ELEVATIONS



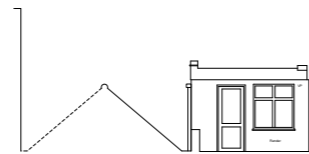
Existing East Elevation



Existing West Courtyard Elevation

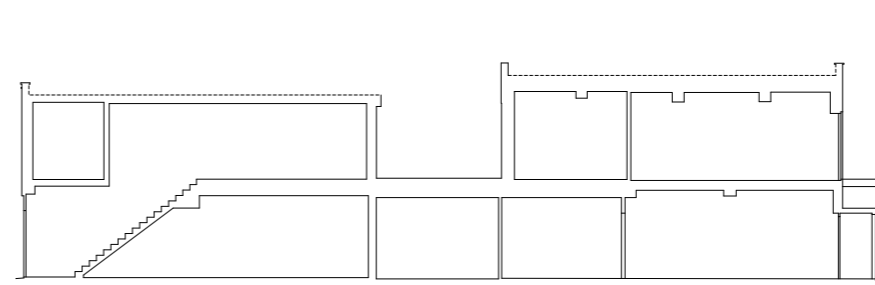


Existing South Courtyard Elevation

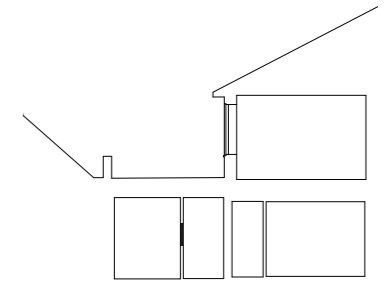


Existing East Courtyard Elevation

### 2.9 EXISTING SECTIONS



Existing Section A



Existing Section B