

### 3.0 SITE ANALYSIS

#### 3.1 UPPER WICKHAM STREET BUILDING HEIGHTS STUDY



### 3.0 SITE ANALYSIS

#### 3.2 HIGH STREET ARCHITECTURE ANALYSIS



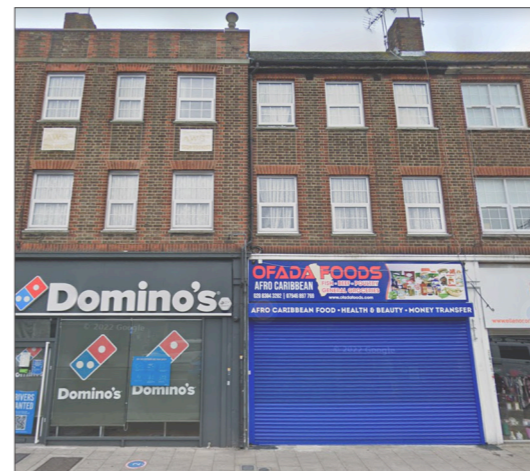
1



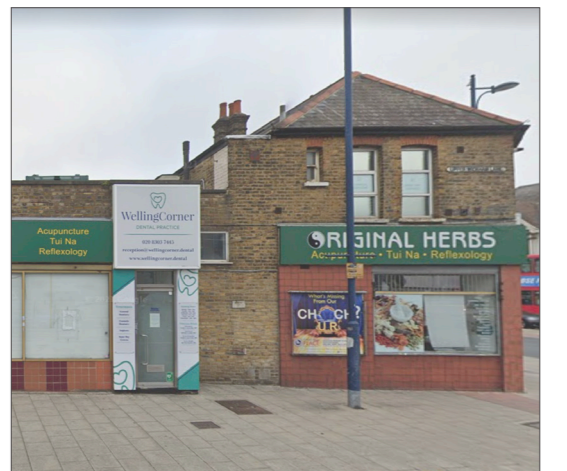
2



3



4



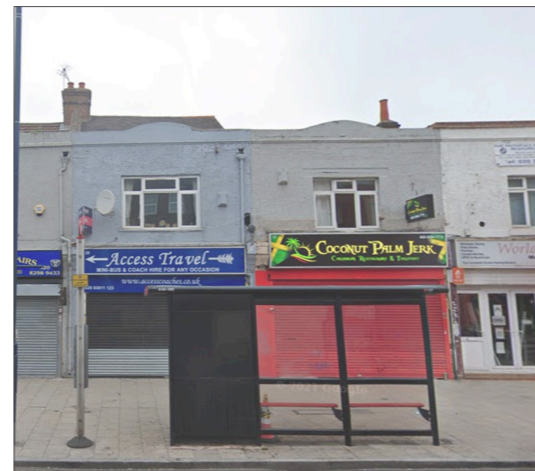
5



6



7



8

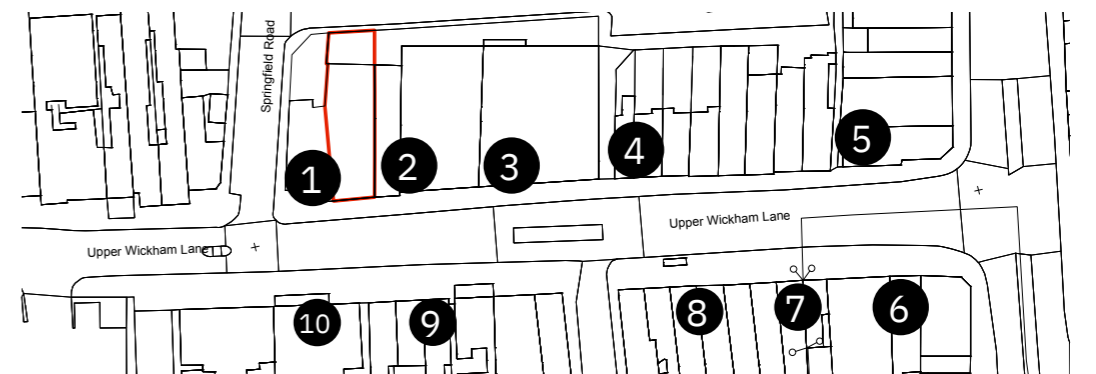


9



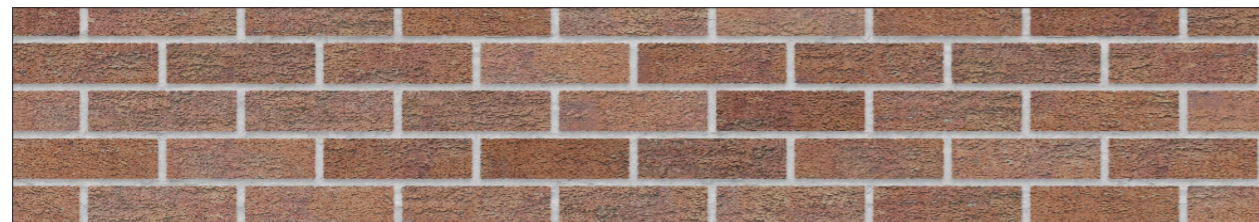
10

- Flat/ Parapet Roof
- Gable Roof
- Mansard Roof
- Hip Roof



### 3.0 SITE ANALYSIS

#### 3.3 HIGH STREET MATERIAL ANALYSIS



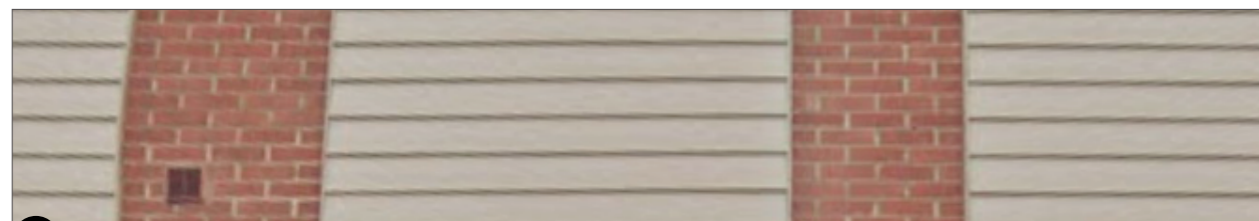
1 Dark Red Brick



2 Rusticated Red Brick



3 Brown Brick

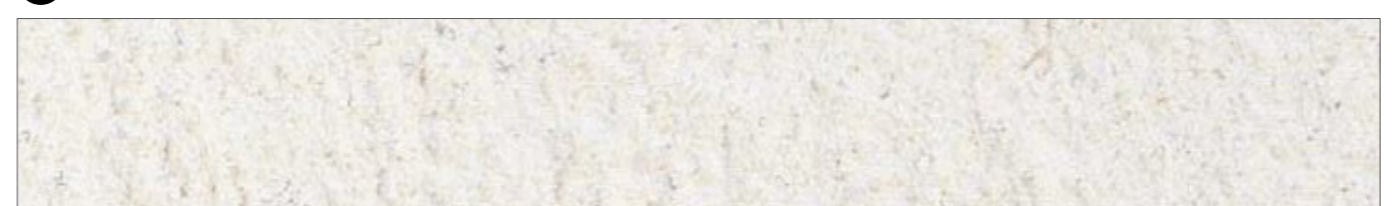


4 Timber Cladding

- 1. Dark Red Brick
- 2. Rusticated Red Brick
- 3. Brown Brick
- 4. Timber Cladding
- 5. White Render
- 6. Buff Render
- 7. Blue Render
- 8. Slate Roof Tile



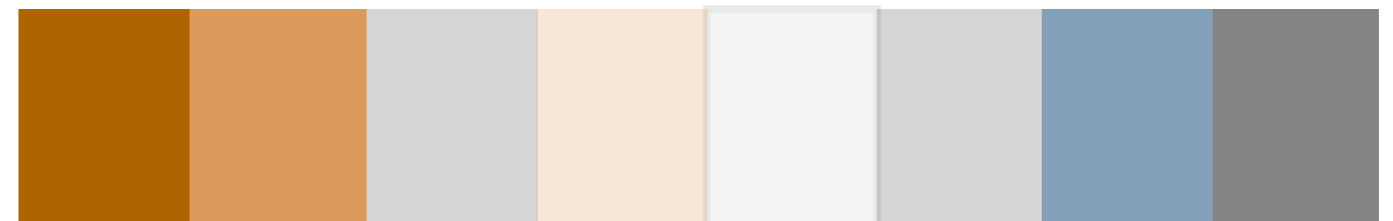
5 White Render



6 Buff Render



7 Blue Render



Material colour tone analysis

## 4.0 PLANNING HISTORY

### 4.1 LOCAL PLANNING HISTORY

- The local area has been subject to a number of planning applications/permissions.

- The following are in local vicinity of the site, along Billericay High Street:

Ref: 22/01611/FUL

Address: Land Rear of 39 Upper Wickham Lane, Welling, Kent  
Description: Demolition of existing structures and erection of a 14 bed HMO for a maximum number of 14 persons, including external amenity space and ancillary works.

Decision: Granted with conditions

Date: 25th Aug 2022

Ref: 12/00731/FULM

Address: 21-27 Upper Wickham Lane, Welling, Kent  
Description: Demolition of existing building and erection of a part three/part four storey building including basement comprising retail (Class A1) at ground and basement levels and 5 x 1 bed, 4 x 2 bed and 2 x 3 bed flats above (11 units).

Decision: Granted subject to Section 106 Agreement

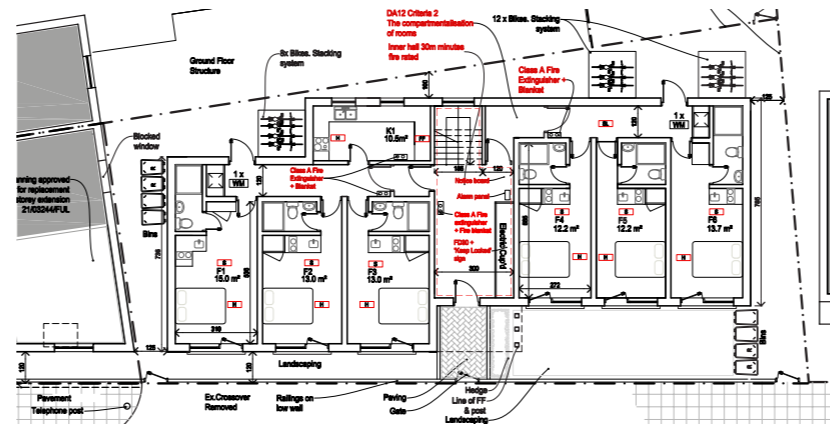
Date: 1st Feb 2013

Ref: 23/01077/FUL

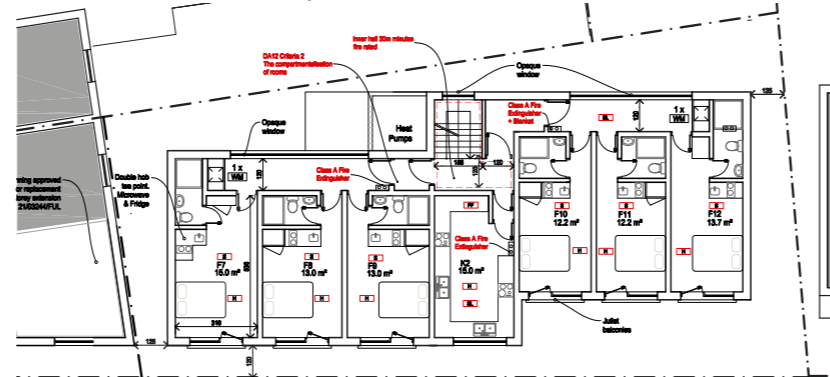
Address: 97-99 Welling High Street, Welling, Kent  
Description: Erection of a second floor extension incorporating a mansard roof to provide 1 x bed flat and ancillary works.

Decision: Granted with conditions

Date: 14th July 2023



Ref: 22/01611/FUL. Proposed Ground Floor Plan



Ref: 22/01611/FUL. Proposed First Floor Plan



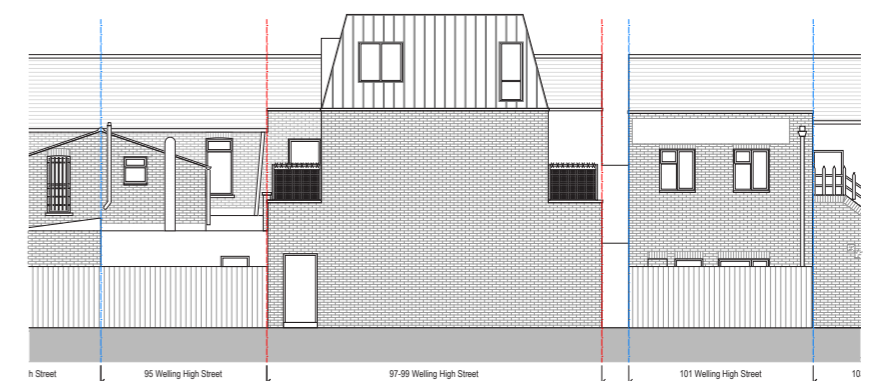
Ref: 22/01611/FUL. Proposed Front Visual



Ref: 12/00731/FULML. Proposed Front Elevation



Ref: 12/00731/FULM. Proposed Front Elevation



Ref: 23/01077/FUL. Proposed North Elevation

## 4.0 PLANNING HISTORY

### 4.2 PLANNING HISTORY OF THE APPLICATION SITE

- The site has a varied planning history, with many applications in the past 50 years.
- Details of known planning applications on the site as 35 Upper Wickham Lane, are as follows:
  - Ref: 02/03639/FUL  
Description: First floor infill extension and alterations to form separate office accommodation on 1st floor.  
Decision: Granted with conditions  
Date: 10th December 2002
  - Ref: 03/02007/FUL  
Description: Alteration to ground floor to form 2 separate retail shops. Change of use of part first floor to provide a self contained unit of residential accommodation.  
Decision: Granted with conditions  
Date: 23rd July 2003
  - Ref: 04/00524/FUL  
Description: Change of use from retail (Class A1) to an estate agency (Class A2).  
Decision: Granted with conditions  
Date: 29th April 2004
  - Ref: 11/00560/FUL  
Description: Conversion of first floor offices to 2 x 2 bedroom flats.  
Decision: Granted with conditions  
Date: 7th June 2011
  - Ref: 11/00560/FUL01  
Description: Details of condition 4 (sound insulation) pursuant to planning permission 11/00560/FUL for the conversion of first floor offices to 2 x 2 bedroom flats.  
Decision: Details Approved  
Date: 29th Sept 2011

Ref: 14/00296/FUL  
Description: Change of use to an office/training facility.  
Decision: Granted with conditions  
Date: 17th April 2014

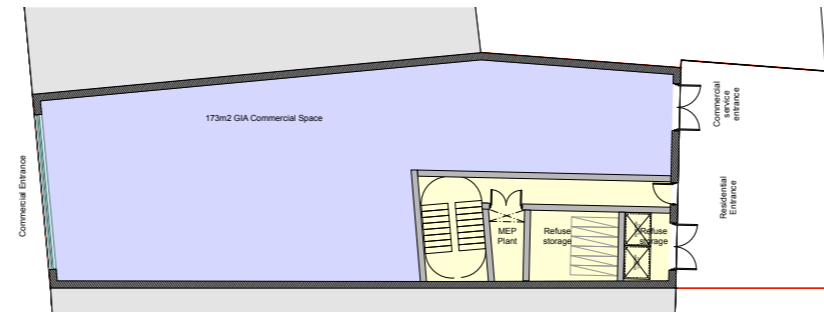
Ref: 14/00879/FUL  
Description: Proposal under Section 73 of the Town and Country Planning Act 1990 regarding the change of use to office/training facility to allow extended opening hours until 5.30 p.m. on Saturdays.  
Decision: Granted with conditions  
Date: 16th July 2014

- Details of known planning applications on the site as 35-37 Upper Wickham Lane, are as follows:
  - Ref: 78/00161/OUT  
Description: Outline application for two-storey and one-storey side extensions to business premises.  
Decision: Granted without conditions  
Date: 20th April 1978
  - Ref: 78/00161/OUT01  
Description: Detail plans for two storey and one storey side extensions to business premises.  
Decision: Details Approved  
Date: 27th April 1979
  - Ref: 86/00764/FUL  
Description: Use of part of first floor as snack bar  
Decision: Granted with conditions  
Date: 21st July 1986
  - Ref: 89/00175/FUL  
Description: Single storey extension at rear of shop to form entrance porch  
Decision: Granted with conditions  
Date: 3rd May 1989

## 4.0 PLANNING HISTORY

### 4.3 PRE-APPLICATION ADVICE

- The applicant sought pre-application advice from the London Borough of Bexley on the 8th of September 2023.
- The HMO use is favoured by Bexley as a flexible alternative to other housing types which plays a key role in the local housing market. Due to the existing substandard condition of accommodation on site, the HMO use is deemed an appropriate use for reconfiguration.
- The overall height and massing is considered compatible by the officer, in line with other development along Upper Wickham Lane and High Street.
- There was potential concern for windows looking towards Upper Wickham Lane and within the courtyard, for sufficient daylight and sunlight. The outlook of these windows in particular could also preclude potential future development to the neighbouring sites. The officer suggested these layouts were reconsidered to mitigate these concerns.
- The officer confirmed that the high PTAL rating of 4 ensures that the site does not need any vehicular parking provision.
- Any full planning applications would need to provide further detail to the refuse and cycle provision proposed.
- The council expects for new homes to be designed with BREEAM Home Quality Mark or Passivhaus standards, which will be incorporated into the full planning application.
- The green roof at fourth floor was seen as a positive contribution to biodiversity.



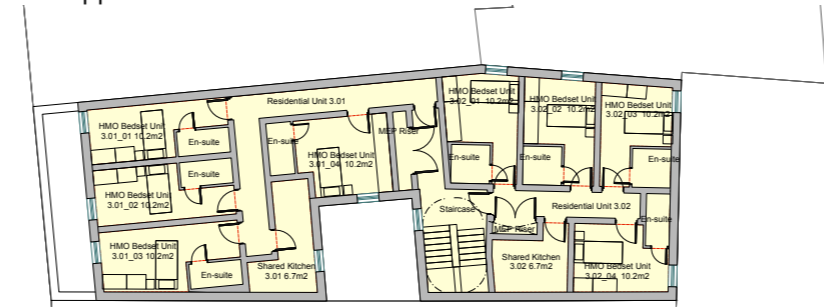
Pre-Application Ground Floor Plan



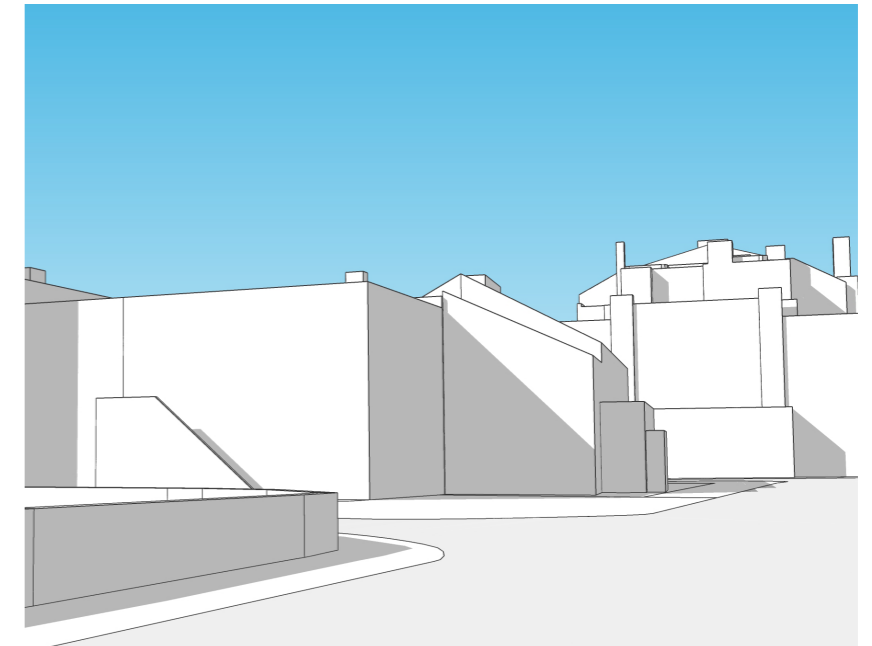
Pre-Application First Floor Plan



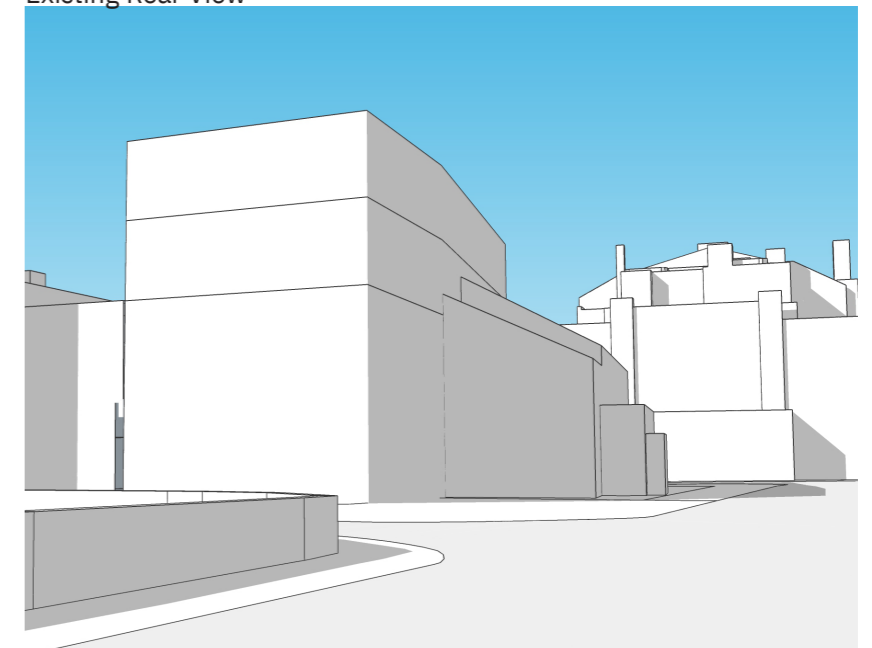
Pre-Application Second Floor Plan



Pre-Application Third Floor Plan



Existing Rear View



Pre-Application Rear View