

**PROPOSED REAR EXTENSION AND CHANGE OF USE TO LARGE HMO
(SUI GENERIS) AT
No36A UPPER ABBEY ROAD
BELVEDERE
KENT
DA175AJ.**

ACCESS / DESIGN AND PLANNING STATEMENT

FEB 24 Rev A

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ASSOCIATES



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EXISTING SITE

The building is an existing dwelling under class C3 use.

The site is within Upper Abbey Road, which is a residential area with on street parking with access at the front of the property with two off road parking spaces.

The property is ideally located due to the abundance of open green space in the area including Belvedere Recreation Ground and Frank's Park, both being, less than a 10-minute walk away from the site. Other facilities such as Twinnie Day Nursery, Minim Montessori Stay and Play Belvedere and the nearby centre of Lower Road and Picardy Street, can all be found within a 0.5 mile radius of the site.

The property has excellent access to Belvedere train station, which is only a 7-minute walk away from the site and is ideal for commuting professionals. Buses are located on Picardy Road, Lower Road and Woolwich Road, which provides great access to central London and can be reached within 2, 6 and 8 minutes-minute walk away from the property.

PROPOSED CHANGE OF USE

The existing building is a detached dwelling under class C3.

The proposal is for a change of use to a large HMO (sui generis) consisting of 8No rooms with bathrooms, kitchen and lounge areas.

MAXIMUM NUMBER OF PEOPLE TO OCCUPY THE PREMISES IS 8No PERSONS.

There will be a large amenity space consisting of an existing rear garden area.

Existing planning approval to increase building area

Two additional storeys have been approved to the existing dwelling but would create an unusual balance in terms of habitable space as a single dwelling.

Approval-

19/02465/FUL | Demolition of the existing detached bungalow and erection of three x 2 bed 3 storey dwellings with associated parking provision and refuse storage. | 5 Abbey Crescent Belvedere Kent DA17 5AX.

Proposed Extensions

It is proposed to create single storey extensions to provide additional accommodation space to allow for a better internal layout without having an effect on the surrounding neighbours.

Lower ground Floor-

To create a better proportioned internal lounge space for a large HMO the proposal is for a single storey rear extension with hidden flat roof extending 3m.

Area – 13m²

Ground floor

Rear extension to increase an original bedroom space with a pitched roof to match existing

Area – 7m².

Refuse

Additional refuse space is available as part of this application.

Cycle storage

Additional cycle storage is available as part of this application.

SITE PLAN



SUSTAINABILITY

BUS

100m walk - Picardy Road Bus Nos 401, 469, 601
250m walk - Lower Road Bus No 229, 401, 469.
200m walk – Abbey Road Bus Nos 229, 602, 669.

TRAIN

Belvedere Station 600m

SHOPS

500m – Picardy Road

Medical

500m – Picardy Road

DIY

600m – Lower Road

School

500m

Trinity Church of England School,
Lessness Heath Primary School,
London South East Colleges: Bexley.

LAYOUT

The proposed conversion will consist of eight individual Bedrooms with 4No Bathrooms, Kitchen with dining area and a Lounge with access to rear garden.

These rooms are already present and no need for major conversion.

Toilet facilities and Bathrooms are all provided on each level.

The Entrance and Hall is security controlled.

SITE LAYOUT.

The adjacent property which forms the corner is also owned by the applicant as highlighted in blue on the location plan.

The site plan indicates its location near the town of Belvedere and its residential location.

The site is a ten-minute walk to the town centre offering restaurants and shopping areas.

Also, the main line Train Station is within the town offering direct transport to London or the Coast, which is within a short walk.

Close to the site there is a main Bus route and Bus stop.

Parking is to remain as it is with two spaces provided.

SCALE.

Total area of the building – **177m²**

The scale of the existing building will be increased by 20m.

LANDSCAPE

The existing landscape will not be altered.

TREES

No existing trees

NOISE

No noise report is required.

AIR POLLUTION

No air quality is required.

PARKING / ACCESS.

2No off road parking spaces.

Emergency services can access the site.

The access is sufficient for fire appliance use.