



MEK Town Planning and Design
Consultants Ltd

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DESIGN AND ACCESS STATEMENT

For

Extension to existing basement, single storey side infill extension, metal railings to the ground floor rear existing terrace, side external steps to the new basement level and associated internal alterations.

At

57A Pembroke Road, Erith, DA8 1BY

Date: 26 Feb 2024

CONTENT

- 1.0. Description of the site.
- 2.0. Scale.
- 3.0. Appearance.
- 4.0. Flooding.

1.0. THE SITE AND CONTEXT.

- 1.1 The application property has been subdivided into two self-contained flats (57 and 57A). This application relates to Flat 57A which is accessed from the side part of the building. Flat 57A occupies the ground floor and basement floor levels. The property has rear outrigger. The surrounding area is residential in character and not in conservation area.
- 1.2 The site is within the Flood Risk Zoon 3, however if a Flood Risk Assessment is required the applicant is happy for this to be secured by a condition.



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2.0. Scale of Development.

- Extension to existing basement to be confined entirely underneath the property.
- Single storey side infill extension.
- Metal railings to the existing terrace to the rear.
- Existing external side steps will be extended down to the basement level.
- Associated internal alterations.

3.0. Appearance

- Basement will entire by confined within the footprint of the existing building, as such, it would be discreetly located.
- The side infill extension will remove the existing side terrace and would not be visible from public view points or any surrounding area.
- There basement extensions in the surrounding area and the proposed would be in keeping.
- In summary, the proposals would respect the host building and respond to their context in terms of modesty in scale and size, use of materials and siting in discreet position, and would therefore have an acceptable impact upon the character and appearance of the host building, group of buildings on which they form a part, and surrounding street scenes and townscape.

4.0. Flooding

- The site is in flood risk zone 3. The proposals would extend existing basement and infill the side into the existing roof terrace. Given their modest nature in scale and size, proposals would not increase flooding within the site or elsewhere in the Borough. No conflict with flood related policies and a Flood Risk Impact Assessment would therefore be irrelevant to this proposal. Notwithstanding that, should this be required, the applicant is happy for this to be secured by a condition.



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Photographs

