



Proposed Development of 1 no. additional new apartment  
168-170, Westbrooke Road, Welling, DA16 1QE

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# 1 INTRODUCTION

- 1.1 This Planning and Design and Access Statement accompanies the Planning Submission for a new dwelling. The application site is ideally suited for the proposal, being occupied by an existing building, and the proposal can be achieved with minimal changes to the existing building. The site can be seen in the photographs included throughout this report.
- 1.2 The site is located in Welling, within Bexley borough in South-East London. The site benefits from having shops, other facilities, and public transport all within easy walking distance.
- 1.3 The proposal would make far better use of the site, while fitting into its context. As noted, the new dwelling can be delivered with only minimal changes to the existing building.

## PHOTOS SHOWING THE SITE AND CONTEXT



## 2 THE PROCESS

### The Applicant

2.1 The applicants are Mr Wayne Dimond and Mr Trevor Sharp who are the owners of the site and the existing apartment buildings. The applicant approached the design team in autumn 2023 with a view to bringing forward a suitable proposal for the site.

### The Design Team

2.2 The proposal has been designed by Designscape Consultancy Ltd, an urban design and architect practice based in Kent and headed by Kingsley Hughes RIBA. Designscape has designed over 600 development schemes in the 20 years since its formation, primarily residential, and is currently working on numerous projects predominantly throughout London and south-east England, as well as projects as far afield as Oxford, Exeter, and Manchester. Kingsley has thirty-five years' design experience and has designed a number of highly successful and commended residential developments, including the London Evening Standard Apartments of the Year, the Daily Mail Housing of the Year and the London Evening Standard Housing of the Year. Kingsley also was the Urban Design Advisor to the London Borough of Greenwich, a position he held for eleven years and has given up due to private sector workload, and a member of three Design Review Panels in London. He also acts as Expert Witness at Planning Appeals, including at Public Inquiries, in which design is the key consideration, acting on behalf of developers, Greenwich Council, Islington Council, and other councils.

2.3 Designscape also was commissioned by Greenwich Council and Redbridge Council to assist in the preparation of their Residential Design Guide SPDs.

2.4 Designscape also designed and successfully secured planning approval for the recently constructed apartments at the site.

### The Imperative to Deliver Housing

2.5 In recent years there has been a growing realisation that England has a desperate shortage of housing. Nowhere is this shortage more acute than in the south-east. The imperative to deliver housing is so strong that each site has to be considered in a positive way on the basis of its merits. The proposal would create an additional dwelling in an established built-up sustainable residential area.



View looking east along Westbrooke Road



View showing the existing buildings at the site



Detailed view of the existing building and the neighbouring house at No.166



Detailed view, showing the pre-existing building on the right and the recently approved building on the left, which has now been completed.

## Site Analysis:

### Physical

2.6 The proposal is in a well built up residential area, as can be seen in the photographs. The area is a mixed of character in terms of materials, roof style and pattern, with a mix of brick, render, and tile.

2.7 The site and context can be seen in the photographs. The key physical characteristics of the site and its context are analysed also in detail in the subsequent chapters throughout this report.

### Social Value

2.8 The proposal is of social value in providing much-needed housing for the Borough. It is now recognised that housing demand is one of the most pressing social needs facing the nation, and this is certainly true of Bexley and SE London. The proposed dwelling comprises desirable accommodation for which there is very high demand, and being space standard compliant and suited for a wide demographic. This includes young people as well as downsizers, and provide a healthy balance with the single family homes in the area.

### Economic Value

2.9 The proposal would contribute to the local economy. This includes the economic benefit of the construction phase. Post completion, the proposal would be of permanent benefit including strengthening the council tax base and aiding viability of public transport, shops and services. The proposal also would add new high quality housing to the borough.



### 3 PLANNING POLICY

#### Planning Policy - National Policy Guidance

- 3.1 The highest level of planning in England is the new National Planning Policy Framework (NPPF) with the latest version released in December 2023. This is a very positive pro-growth document, especially as regards the delivery of residential development following the Government's Housing White Paper. This is in line with the Government's stated objective of delivering 300,000 dwellings per year which they are still unable to achieve.
- 3.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied<sup>1</sup>. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 3.3 To this end, many of the policies within the NPPF encourage residential use, higher densities, and making the most of sites and specifically small sites.
- 3.4 The proposal would meet national and local policy guidance, and meet policies within the London Local Plan. The proposal will assist in meeting the demand for housing, especially in sustainable sites like this.
- 3.5 The latest NPPF is accompanied by the National Design Guide, which features 10 characteristics for design set out in chapter 12 of the NPPF.

#### Chapter 5 Delivering a sufficient supply of homes

- 3.6 Chapter 5 of the revised NPPF is dedicated to "Delivering a sufficient supply of homes".

##### Para 60

*"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

This lends very strong support in its wording of "significantly boosting the supply of homes" in the Government's stated drive to deliver at least 300,000 homes a year - which has risen from its previously stated intent to deliver at least 250,000 homes a year. The wording regarding "variety of land" is in part seen to relate to delivery on small sites such as the subject site.

- 3.7 Paragraph 61 notes the standard method of assessing housing need – based on household projections and affordability ratios. This places further emphasis on delivering housing in the south-east.

##### Para 61 notes that:

*"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."*

- 3.8 Paragraph 69 (previously Para 68) places greater emphasis than previously on delivery of housing arising from small and medium sized sites. The wording of this was amended in the course of consultation from being 20% of sites to instead be 10% of housing requirement, which has been retained for the 2021 version. The effect likely is equivalent and may even be higher offering even stronger support (given that each small site by its nature delivers less housing than a large site).

##### Para 69 notes that:

*"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and



### National Planning Policy Framework

*it is important that a sufficient amount and variety of land can come forward*

NPPF Para 60

- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes."

#### The Presumption in Favour of Sustainable Development

- 3.9 The heart of the framework is a presumption in favour of sustainable development, which is highlighted with relevant policies below, along with other relevant policies for this application.

## The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.
- For plan-making this means that:**
- all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
  - strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
    - the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- For decision-taking this means:**
- approving development proposals that accord with an up-to-date development plan without delay; or
  - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
    - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

### Para 38 notes that;

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

### Further support for Residential Development

- 3.10 The previous NPPF 2018 and latest 2021 version places increased emphasis on housing delivery and the approach of proposed developments in a positive and creative way, such as in Para 38. This is a modest site which can be easily delivered.
- 3.11 However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the

limited circumstances where both:

- the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
- the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

### Chapter 11 Making effective use of land

- 3.12 Chapter 11 of the NPPF is dedicated to making effective use of land. Paragraphs 119 (formally 117) and 120 (formally 118), set out the need to make good use of land. The proposal would make far better use of the site than does the current situation, whilst fitting into its context.

### The heart of the framework is a presumption in favour of sustainable development

NPPF Para 11

#### Para 119 notes that;

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

#### Para 120 Planning policies and decisions should:

- encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

“Greater emphasis than previously on delivery of housing arising from small and medium sized sites.”

NPPF Para 69

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>48</sup>; and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

#### Para 121 notes that;

“Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.”

### Chapter 12 Achieving well-designed places

- 3.13 Paragraphs 124 and 125 relate to density and making efficient use of land. The proposal for 7 no. new apartments is for the most appropriate density of the site taking into consideration its context and street presence. This makes the most efficient use of land, without causing impact to neighbouring properties.

#### Para 124 states that:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

- the identified need for different types of housing and other forms of development, and the availability of land

suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places."

**Para 125 states that:**

"Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate; The contents page of the NPPF reveals the Government's intent to deliver significant amounts of housing, while protecting our natural and built environment.

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing,

authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.14 Paragraphs 126 and 130 relate to design quality. The proposal is of high quality design and is appropriate to its context, being of high quality bespoke contemporary design, whilst fitting into its context.

**Para 126 stated that:**

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

**Para 130 states that:**

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture layout and appropriate and effective landscaping;

c) are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

3.15 The revised NPPF in 2018 and most recent 2021 issue is a very positively worded document, as noted. The above policies provide clear strong support for the proposal which would deliver a new dwelling on a sustainable site without causing harm to others.

3.16 Given all the above, the proposal therefore evidently is considered acceptable in-principle and when considered against relevant national policy and guidance.

**Densification and Intensification**

3.17 The proposal also is in accordance with the current drive for the "Densification" or "Intensification" of sites. The site is actually in a more sustainable and well-connected location than most other sites, being very close to shops and public transport including bus routes and the nearby train station.



## Bexley Local Plan:

- 3.18 Unlike many Boroughs, Bexley has the benefit of a very recently adopted up-to-date Local Plan, being adopted in April 2023 and with a time horizon to 2038. This is a big advantage and is a credit to the Borough.
- 3.19 The Local Plan is a pro-growth document, noting that the population of the Borough is set to grow from 246,500 in 2021 to 277,000 over the plan period. It also notes that the Borough has lots of green spaces and that its population density is not that high overall (being the sixth lowest in London), although noting that in its built-up areas the population density is more typical of London. That makes it all the more important that the most is made of sites such as this.
- 3.20 The Bexley Local Plan also makes it clear that its spatial objectives are very much focussed on the principles of sustainable development, namely sites such as this close to shops and other facilities and within easy reach of public transport including bus routes and the train station.
- 3.21 The key Local Plan policies relevant to this subject submission include the following;

- **SP1 Sustainable Development - the Spatial Strategy**

- **SP2 Meeting Bexley's Housing Requirements**

- **DP1 Providing a Supply of Housing**

- **DP2 Backland and Infill Sites** (ref the principle of making best use of small sites and upward development on existing footprint and not garden land)

- **DP11 Achieving High Quality Design**

## Strategic Considerations

- 3.22 At a strategic level of planning, it is also notable that the site is in Welling which is an important town centre, and therefore is suitable for intensification or "densification" on account of its many facilities. The site is without question considered to be a sustainable site under the Local Plan, being within the blue line sustainable development locations of the urban area contiguous with Bexley and Barnehurst, as seen in the Local Plan extract included here.

Key Diagram for Bexley

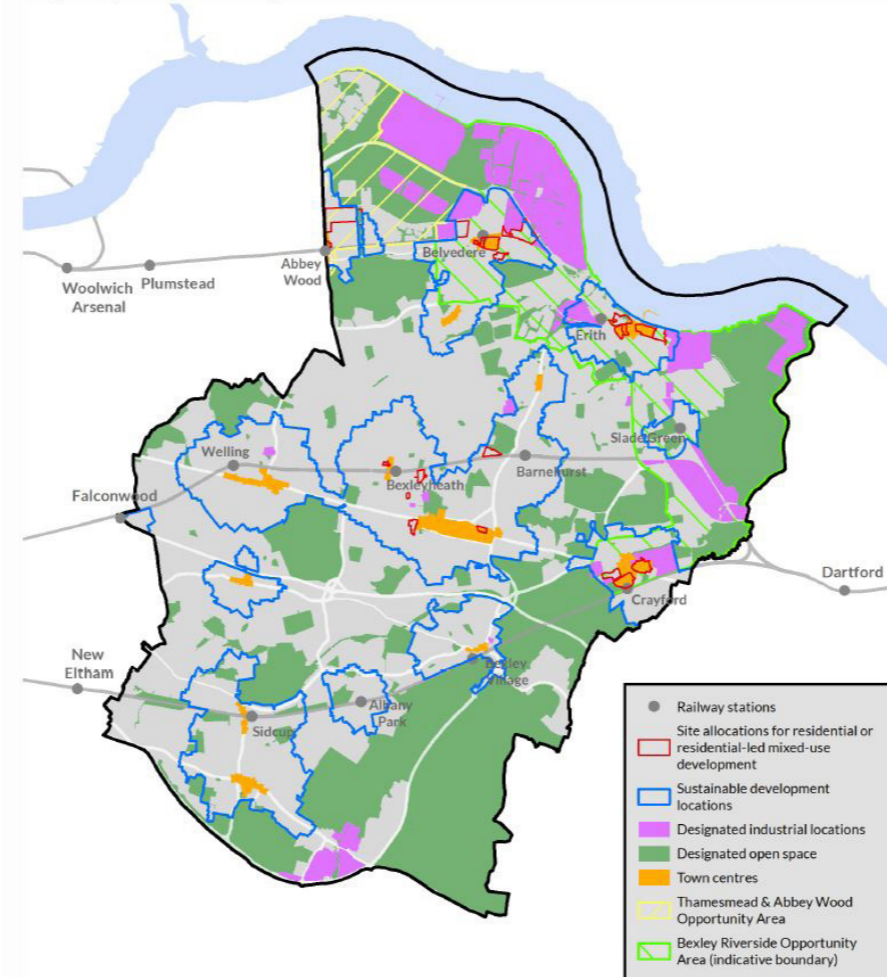
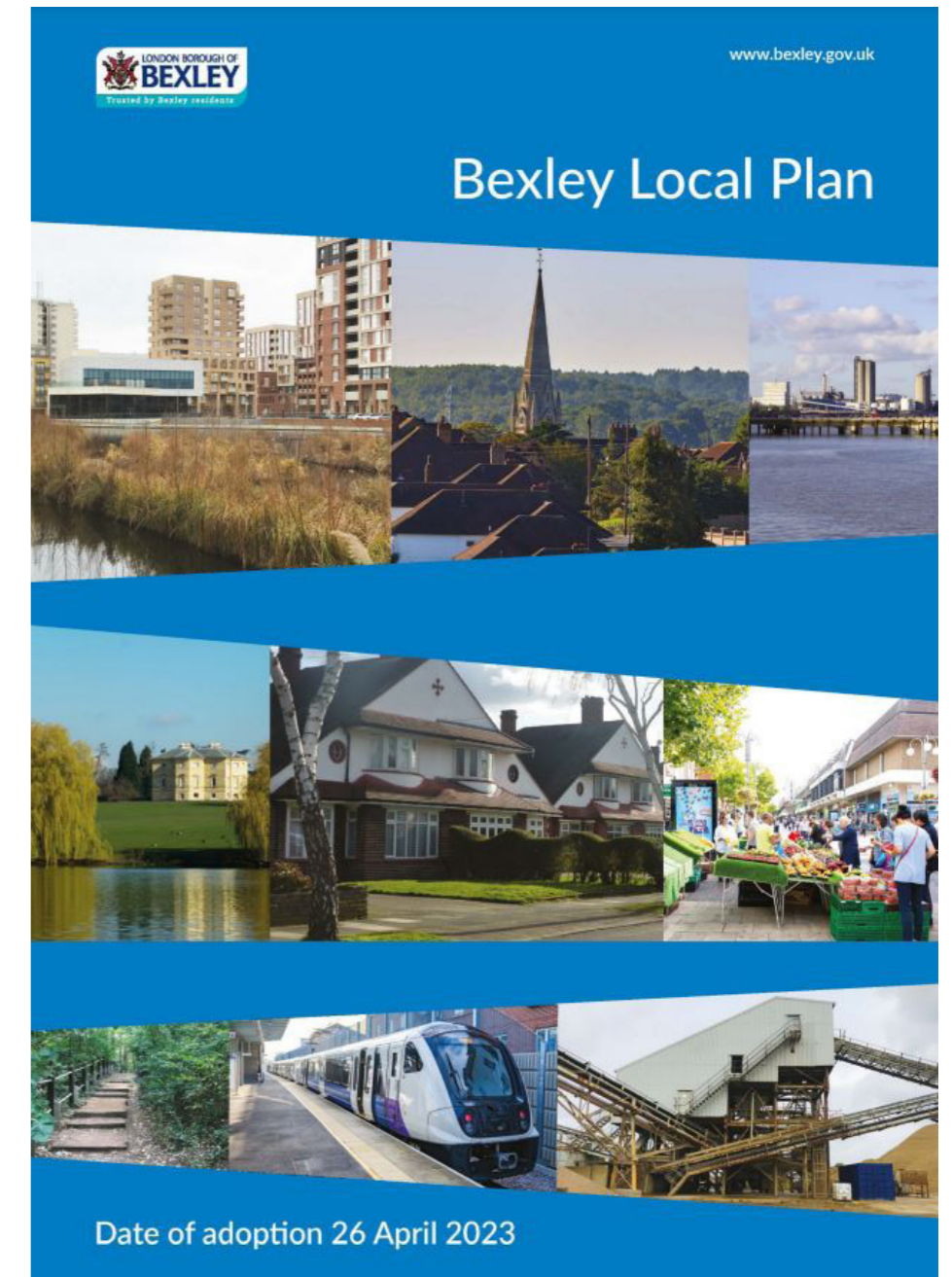
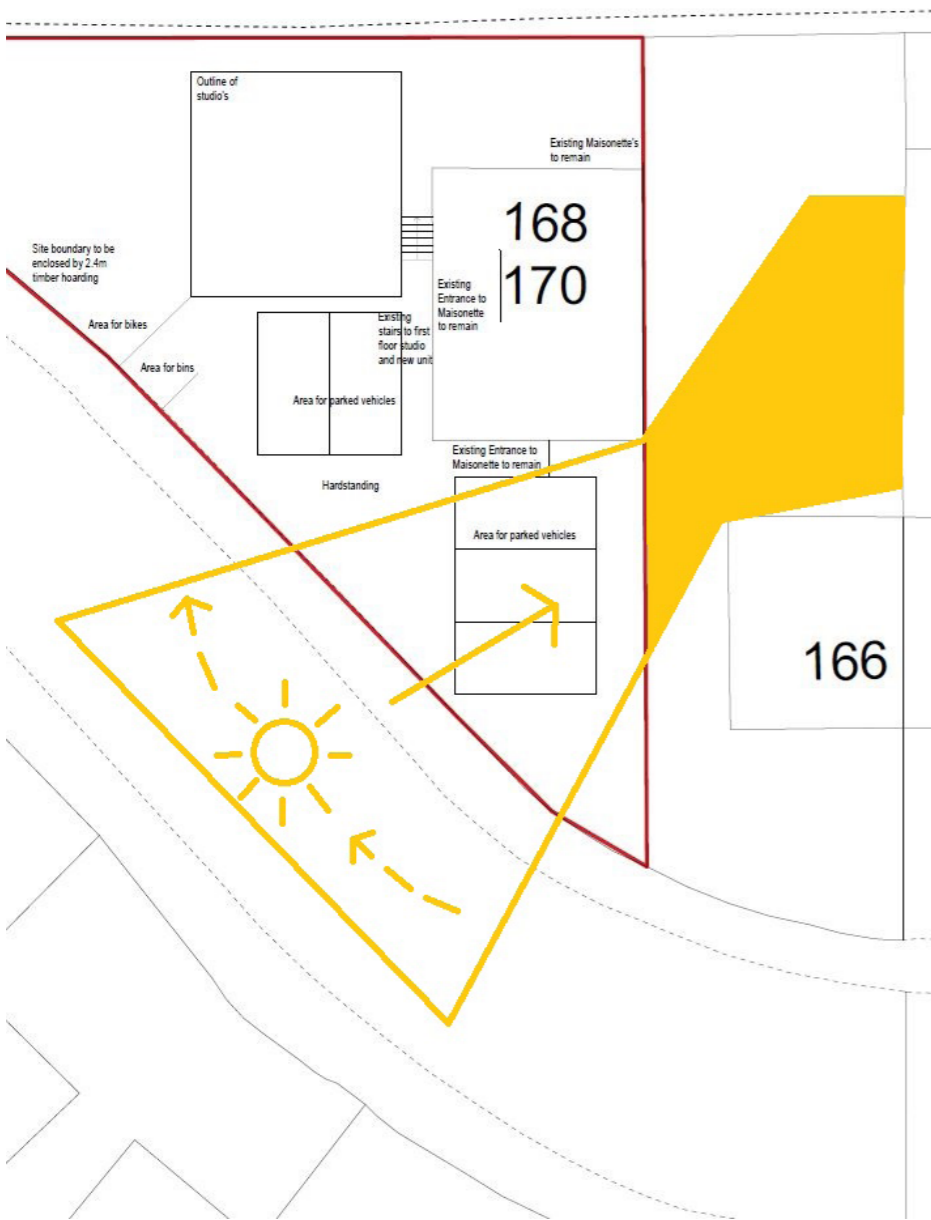


Figure 1: Local plan spatial strategy





Analytical plan of the gap between the relative frontage of the existing building and the rear of No.166, as identified by the appeal inspector.

While the gap appears modest, it is actually instrumental in allowing afternoon and evening sun to reach the rear garden of No.166.

### Planning History:

3.23 The site has quite a complex planning history as reviewed below. There were a number of unsuccessful planning applications in the years leading up to the approved scheme reference 18/00711/FUL, which was for the two new-build apartments located to the west of the pre-existing building, and being a scheme proposal which was also by Designscape Consultancy. These two apartments have now been completed on site and can be seen in the photographs and submission drawings.

3.24 The applicant then submitted applications for potentially making more of the pre-existing building by means of extending to its front and rear. These were submissions 22/00517 and 22/01373. However, neither of these submission found favour with the council.

3.25 The applicant also took the 22/00517 scheme to appeal, being appeal reference APP/D5120/W/22/3309135, which was dismissed. The detailed wording provided in the Council's decisions and in the appeal inspector's decision have been instrumental in informing this new scheme and setting parameters of what may or may not be considered acceptable.

3.26 The key learning outcomes from this planning history are as follows;

- concerns about scale of building footprint.
- related concerns about proportionate site coverage.
- specific concerns about extending to the rear.
- specific concerns about extending to the front.
- furthermore, the specific significance of the gap which allows afternoon and evening sun to reach the rear garden of No. 166, as seen in the adjacent photographs and analytical plan, left.
- resistance to adding a further full storey to the building.
- the need to avoid balconies with reference to avoiding overlooking and maintaining neighbour privacy.

3.27 Because of all of the above, this new submission avoids such planning concerns. Instead it successfully seeks to deliver an additional new dwelling with only minor changes required to the existing building.



## 4 USE

- 4.1 The existing and prevailing use at the site and the wider area is residential, so the proposal is in accordance with this use.
- 4.2 The applicant understands the access needs of various users. The site is well located regarding ease of access to services and public transportation.
- 4.3 The proposal will be ideal for singles, whether these be young people from the area who are struggling in an inflated housing market, divorcees, other singles, or older people who wish to downsize. The scheme will be very appealing to the target demographic and will offer very high-quality and desirable accommodation. Schemes like this offer a solution for which there is very high demand. The quality of the accommodation that would be provided at the proposal also is far higher than most of the alternatives available in the housing market.
- 4.4 The site also is seen to be underutilised, with it evidently being relatively easy to create a further dwelling at the site.

## 5 AMOUNT

- 5.1 The proposal is for one further apartment at the site. This would be predominantly located within the form of the existing roof at the site, seen in the photographs and in the drawings included throughout this report. The existing headroom within the roof is slightly too low to create high quality fully compliant accommodation, so would be raised slightly, with the existing roof trusses being replaced by attic trusses. The proposal thereby would be what is commonly referred to as 2.5 storeys in total.
- 5.2 The development put forward is entirely compatible with the wider area, given the use, layout, height, mass and bulk of other buildings in the vicinity of the site, being within a residential area. The density is therefore also seen to be appropriate when adopting a design-led approach. This is addressed further in Chapter 7 under Scale.
- 5.3 The proposal has been carefully designed to fit in with its context, avoiding overlooking to neighbouring dwellings and gardens.

## **Bexley Local Plan vision for sustainable growth**

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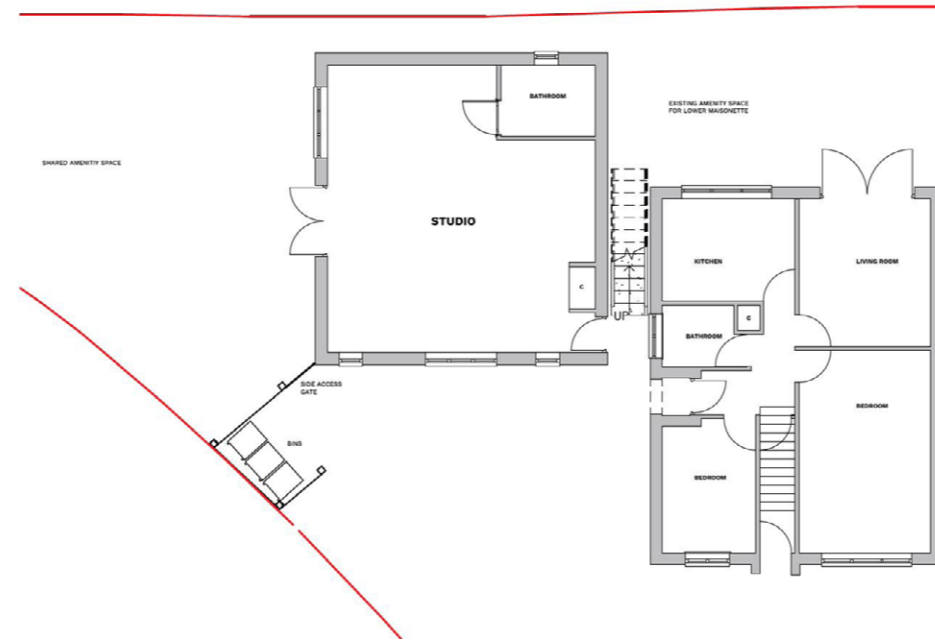
**As set out in our Growth Strategy, Bexley will play a key part in helping London grow sustainably while we continue to respect the borough's overall character and identity. We have a key role in place shaping and to ensure that our communities, new and old, are connected, happy and prosperous.**

**A well-connected borough, both within and beyond Bexley, provides the key to securing growth opportunities for residents and businesses. People across the borough will have a better quality of life and improved health and wellbeing, supported by high-quality housing, rewarding employment opportunities and effective local services and facilities.**

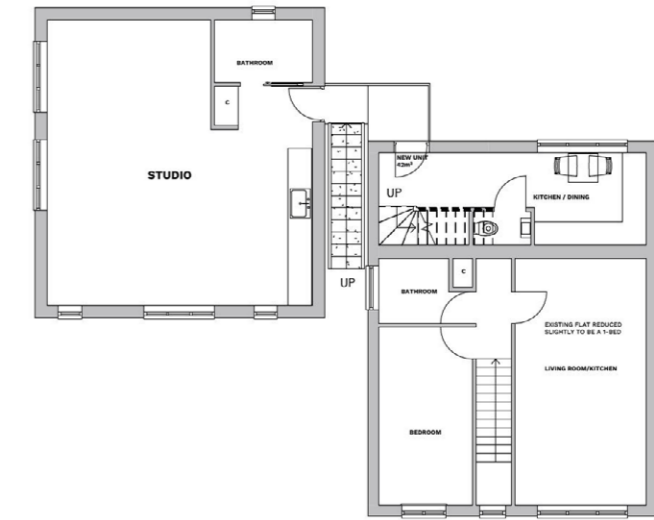
**Good growth will be secured by focussing new residential development in and around our main town centres, in the Thamesmead and Abbey Wood Opportunity Area, and in other parts of the borough that are well-connected by public transport. We will make the most of Bexley's riverside location and industrial heritage.**

## 6 LAYOUT

- 6.1 The existing situation and the proposal can be seen in the submitted drawings including the Block Plans and Site Layout Plans, and internal floorplans. Extracts are also included here on this page.
- 6.2 The key challenge was to create a suitable scheme to make good use of the site. The scheme includes a careful and well considered response to building footprint and height, location on the site, architectural approach, and the proportions and materials.
- 6.3 Significantly, the proposal would have no effect on footprint, which was a planning consideration raised previously by the local authority planning department and the appeal inspector.
- 6.4 The proposal has, instead, been designed to make best use of the roof to create a high quality scheme which avoids impact on neighbours.
- 6.5 It is seen that the proposal makes use of the existing external stepped access between the two buildings, and then enters the right-hand building at first floor level.
- 6.6 The internal arrangement would be as follows. The ground floor would not change at all. The proposal would enter the building at first floor level as noted. This means the existing first floor apartment would be reduced, and would change from a 2-bedroom apartment to 1-bedroom accordingly. The new dwelling would be a duplex, with the first floor level accommodating the kitchen and WC, with an internal stair leading to the living room and bedroom at second floor level within the roof.



GROUND FLOOR

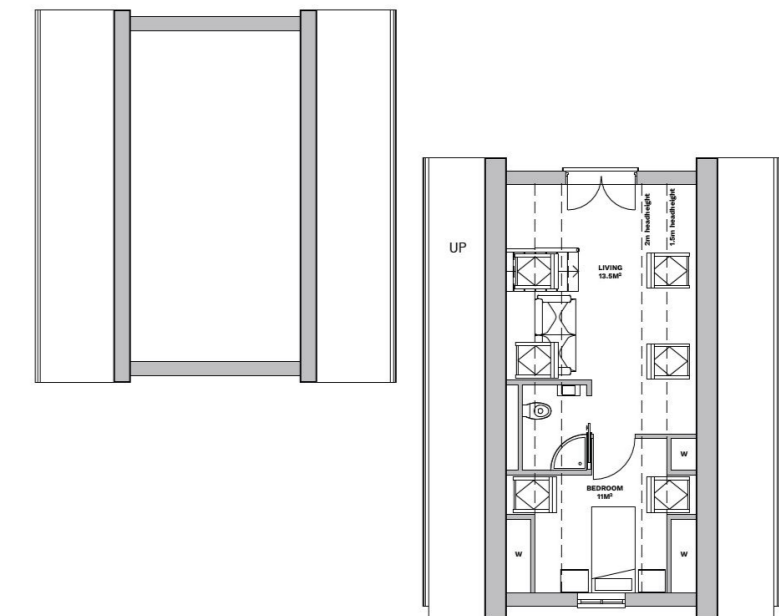


FIRST FLOOR

### PROPOSED FLOORPLANS

The Ground Floor would be unchanged. The first floor would include the entrance to the new dwelling, with most of the new dwelling being within the roof at the second floor level.

The existing first floor apartment would become smaller, and would change from a 2-bed to a 1-bed in recognition of this.



SECOND FLOOR

## 7 SCALE

- 7.1 The proposal is the result of a high level of design consideration, with scale being one of the prime drivers. The scale of development carefully takes account of the context of the site. As noted, the proposal pays heed to the key established parameters in the area, namely plan footprint, garden size, and height. The proposal recognises the scale, massing and roof form of surrounding buildings and comments raised previously.
- 7.2 The area is an established suburb of 2 and 2.5-storey houses, as can be seen in the photographs and the drawings.
- 7.3 Specifically, the proposal does not require any change to the existing building footprint nor site coverage at all, and requires only minor change to the roof form.

## 8 LANDSCAPE

- 8.1 The additional dwelling can make use of the existing communal garden at the site, which is of good dimensions and which is currently under-used.
- 8.2 The site is also well located for landscape amenity in the vicinity. The site is only a few minutes' walking distance from Danson Park, seen here, right. Furthermore, there are many leisure centres, private sector providers, golf courses, Welling Town football ground, and other parks in the area.

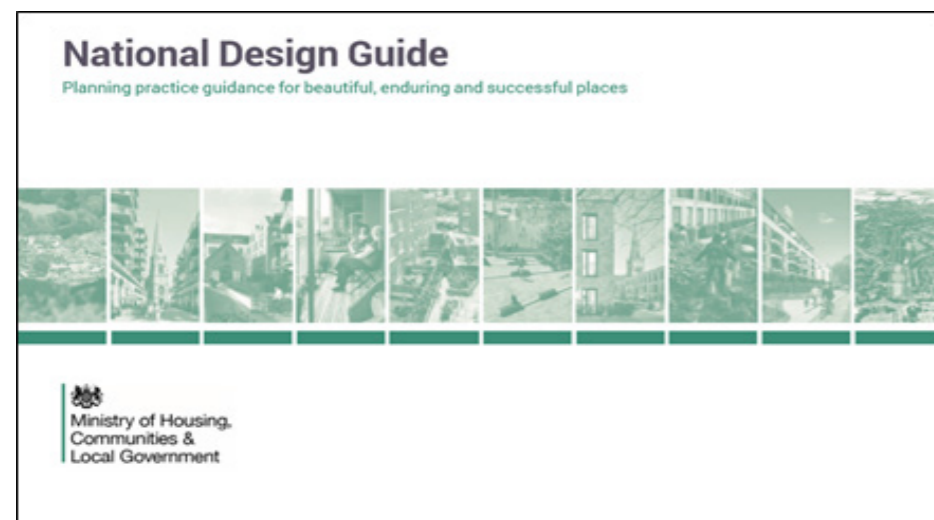


## 9 APPEARANCE

- 9.1 The proposal is the result of a high level of design consideration within the goal of “fitting in” and complementing the setting.
- 9.2 The buildings in the immediate area are predominantly made up of a mix of brick, render, weatherboarding, and tile. The applicant wishes the building to remain within this palette and to use the opportunity presented by the proposal to improve the existing building and create a contemporary, straightforward, yet attractive scheme that will maintain and enhance the wider area.
- 9.3 The height and massing have been carefully considered. In addition, great care has been placed upon the location and design of windows, being mindful of the overall composition and to avoid overlooking.

### National Design Guide

- 9.4 Visual appearance and beauty have become an integral part of the planning system over the course of the past two years. This follows the publication of detailed guidance in support of the NPPF, including the National Design Guide in September 2019 and the publication of its related annex “Living with Beauty” in January 2020.
- 9.5 The National Design Guide notes that “well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.



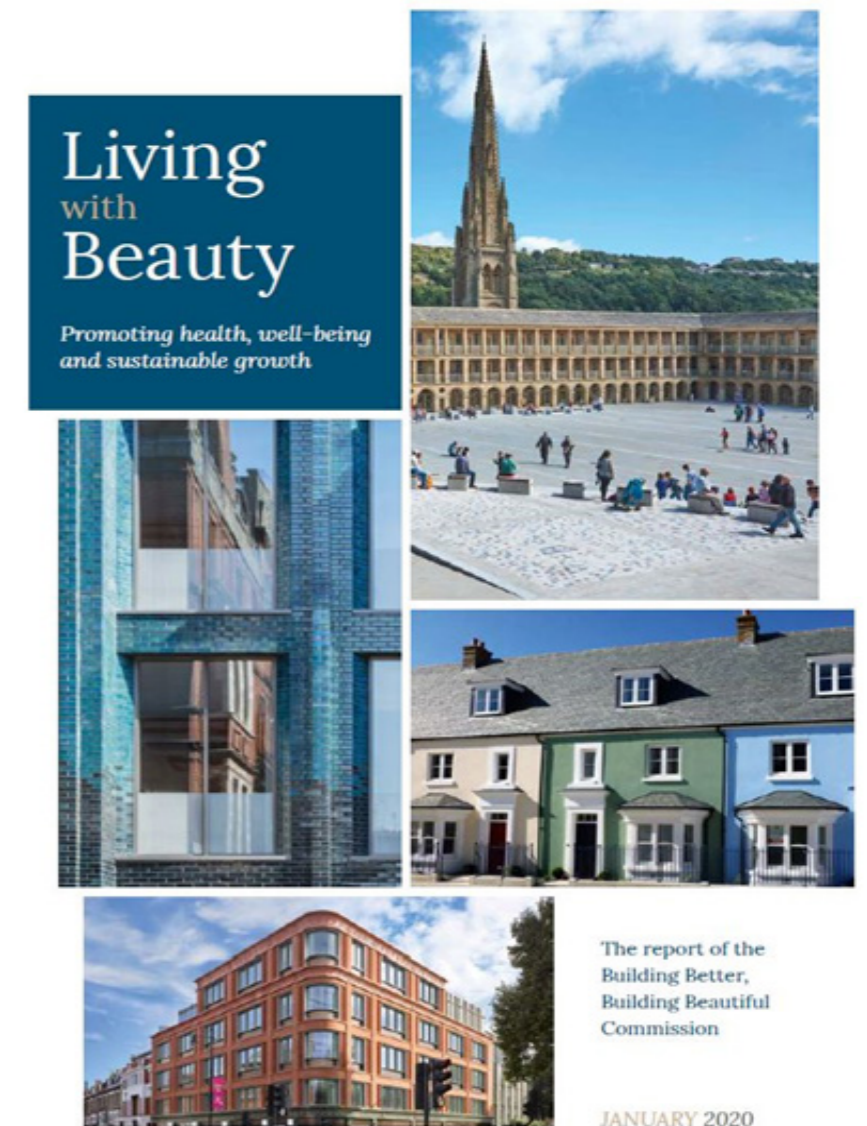
- 9.6 Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.
- 9.7 Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by.

### Well-designed homes and buildings:

- 9.8 Provide good quality internal and external environments for their users, promoting health and well-being.
- 9.9 Relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and
- 9.10 Resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.”

### Living with Beauty

- 9.11 Living with Beauty notes that “Beauty is not just a matter of how buildings look (though it does include this) but involves the wider ‘spirit of the place’, our overall settlement patterns and their interaction with nature. It involves both the visual character of our streets and squares, and the wider patterns of how we live and the demands we make on our natural environment and the planet. We should therefore be advancing the cause of beauty on three scales, promoting beautiful buildings in beautiful places, where they are also beautifully placed.”
- 9.12 The proposal scheme can be seen included here within this report and in the submitted drawings. The proposal would be of high quality design, whilst using appropriate materials and fitting in with the context.
- 9.13 The above all comes together to create a high-quality scheme suitable for its context, and which will aid the appearance and character of the wider area, as seen in the drawings.



The ten characteristics of well-designed places

## 10 ACCESS

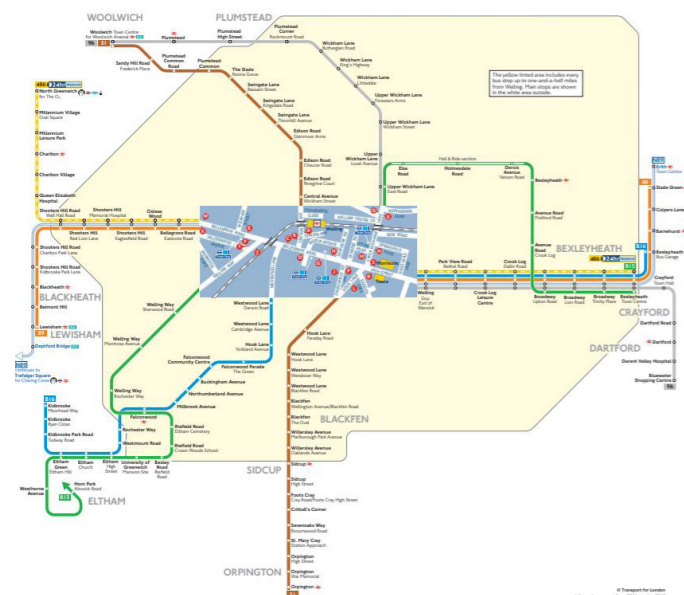
- 10.1 There are two important aspects to consider under access: firstly, the accessibility of the site to the wider area, and secondly access within the site itself.
- 10.2 The first aspect is very important. The site is very well placed for bus services and train services within the borough and further afield. It can be seen that the site is well located.
- 10.3 Accessibility to and from the site is nominally level, including along Westbrooke Road and the wider area.
- 10.4 The configuration of the site and the design of the proposal are favourable with regards to access once at the property itself. The duplex arrangement is favourable, as having the entrance at first floor level provides relatively easy and welcoming access, with a second private stair within the dwelling.



BUS SERVICES, WITH THE SITE IN EARLEY CLEARLY VISIBLE IN THE CENTRE OF THE MAP

BELOW: READING AND WOKINGHAM BOTH BENEFIT FROM EXCELLENT MODERN TRAIN STATIONS AND BUS SERVICES

Buses from Welling



Route finder		
Bus route	Service	Bus stops
101	Chislehurst	10
102	Woolwich	10
103	London	10
104	South Green	10
105	Beckenham	10
106	Beckenham	10
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200	Beckenham	10



## 11 SUSTAINABILITY

11.1 The proposal embodies a comprehensive sustainable approach in many ways, as reviewed below;

### Principle of Development: Better Use of Land

11.2 This site is located in an urban area. It follows that the site is suitable for development in accordance with the NPPF's presumption in favour of sustainable development. It is preferable to make better use of land to deliver dwellings in such sustainable locations. It is essential such sites are developed to a reasonably high density rather than being under-utilised.

### Proximity of Services

11.3 The site is very well located, being within easy walking distance of the many shops, services, and facilities of Reading.

### Excellent Transport Links

11.4 It is becoming increasingly acknowledged that one of the most important aspects of sustainability is the principle of connectedness and the degree of connectivity of a site. The site is extremely well connected, as demonstrated throughout this report.

### Infrastructure

11.5 The site is well located for infrastructure. Being located in an established urban area, it is able to "tap into" existing infrastructure in the area rather than requiring inefficient and wasteful works to connect back to such services.

### SUDS Drainage: Surface Water Run-off

11.6 The proposal would minimise surface water run-off in accordance with the principles of SUDS (sustainable urban drainage system). This includes being entirely located on the footprint of the existing building.

### Thermal Performance: Space Heating

11.7 The proposal would be constructed with very high standards of thermal insulation under the latest building regulations and would perform well as regards thermal loss, being far better than buildings of even a few years ago.

### Embodied Energy

11.8 The proposal would be of straightforward construction and has no need of wasteful construction materials or components. The proposal would most likely use timber frame attic truss construction which is a more sustainable construction method as compared to other building types.

### Making the Most of Natural Light and Air

11.9 The dwelling has been designed to maximise natural light and ventilation, in the interests of quality of life and general well-being.

### Well Being and Healthy Lifestyle

11.10 The proximity to local amenities and excellent transport links also would encourage walking. The area benefits from parks, golf courses, and many other facilities. In addition, the site already incorporates secure bicycle storage and the proposal would be provided with its own dedicated space, enabling occupants to maximise the use of cycling as well as walking. Encouraging a healthy lifestyle will further promote the well-being of occupants.

### Household Waste

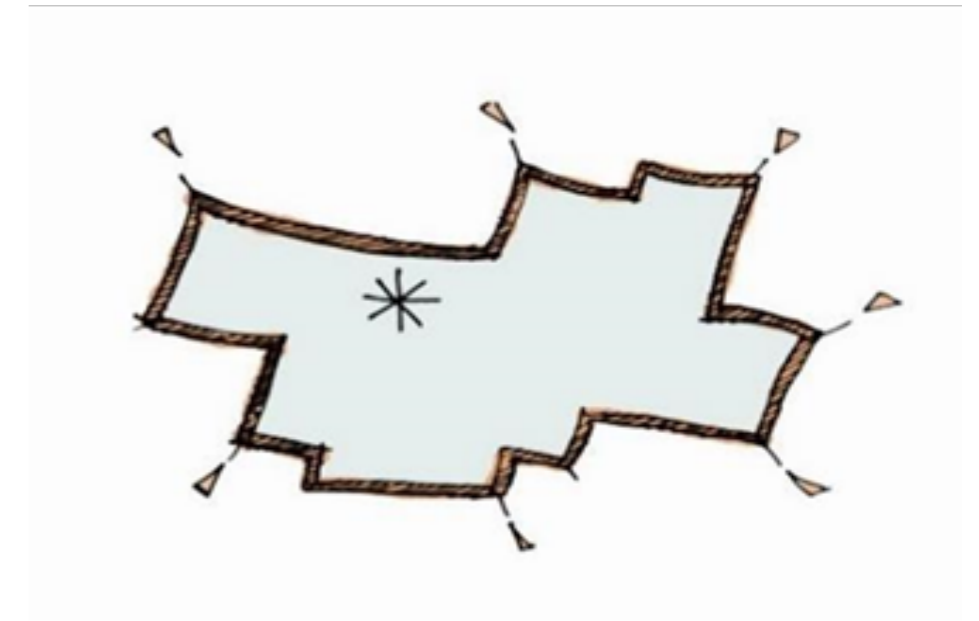
11.11 Having an allocated enclosed bin storage, the occupants have ample opportunity for waste separation and storage provision, thereby encouraging recycling.

### Amenity Garden Space

11.12 The site has an existing private communal garden amenity space, with ample space to serve the proposed additional apartment.

### Solar panels

11.13 The proposal also can be provided with solar photovoltaic panels to further reduce the carbon footprint and minimise utility space heating costs for the occupants.







# SUSTAINABLE DEVELOPMENT GOALS

17 GOALS TO TRANSFORM OUR WORLD



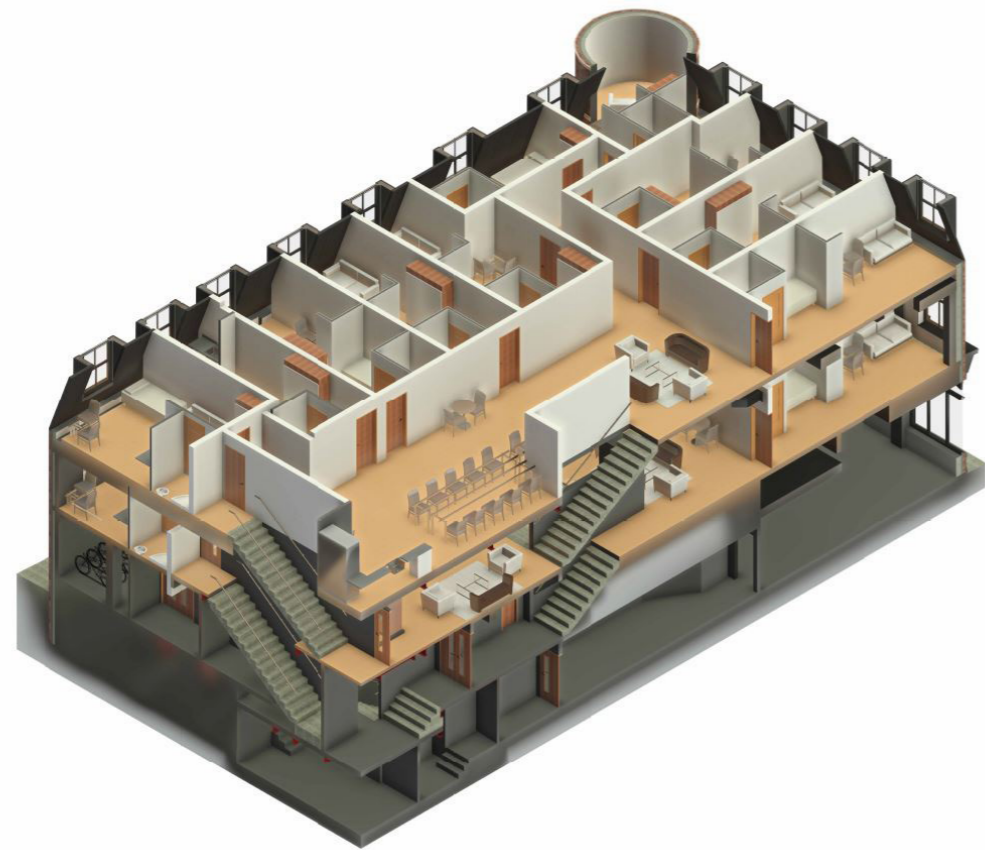
The commitment under the UN Goals, is to achieve as much as is practicable on each site as far as the circumstances allow.

## 12 CONCLUSION

- 12.1 The proposal would deliver an additional new dwelling on a sustainable built-up site within the urban area, with a high quality space-standards compliant scheme, and would do so while being entirely limited to the existing building footprint and avoiding harm on neighbours.
- 12.2 The proposal therefore passes the test of the Presumption in Favour of Sustainable Development.
- 12.3 The change to the roof is minimal, as seen in the elevation, being just a few centimetres higher to help ensure high quality accommodation internally.
- 12.4 The scheme makes the most of the opportunities presented by the site, is entirely right for the site and context, is sustainable, is of demonstrably high-quality design, and therefore is considered suitable for approval.



Other schemes by Designscape Consultancy which have created high quality contemporary accommodation on small sites



Micro-Apartments scheme: cut-away 3d CGI, Maidstone, Kent



Approved Detached Dwelling on garages site, Bayworth, Abingdon, Oxfordshire



Completed micro-apartments scheme, Dartford



Completed scheme with additional storey, Gillingham



designscape  
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