Drafting Solutions

291 Main Road, Sidcup, Kent, DA14 6QL

Planning, Design & Access Statement for the Proposed Development of a Two Storey Rear Extension and Change of Use of Offices to Provide 6 Residential Units Comprising 4 x 2 Bed Flats, 1 x 1 Bed Flat and 1 x Studio Unit

Introduction

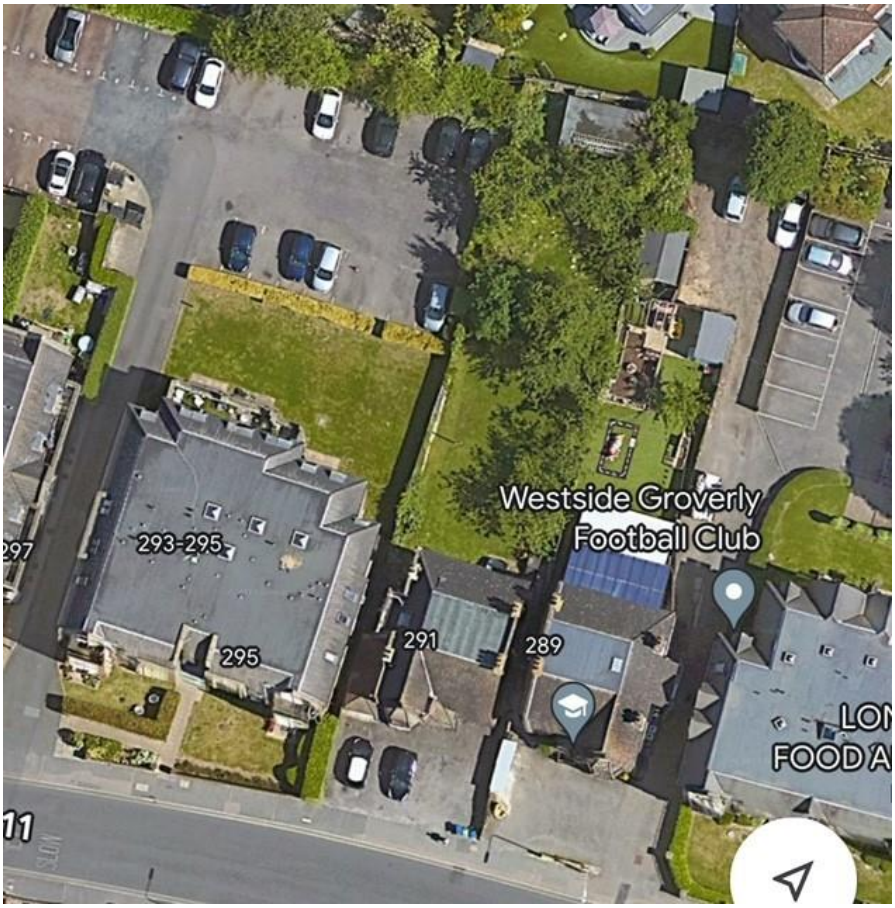
This statement has been produced to support the planning application for the proposed development at 291 Main Road to construct a two storey rear extension and to change the use from offices to provide 6 residential units comprising of 4 x 2 bed flats, 1 x 1 bed flat and 1 x studio unit. This statement will include a planning, design and access statement and should be read in conjunction with the submitted drawings.

Site context and surroundings

The application site is a two-storey detached building, with a rear garden, situated on the north side of Main Road. The ground floor is in use as offices to the front of the building and one flat to the rear of the building and another flat on the first and second floors. The area is primarily residential, and the site is not within a conservation area and is not in close proximity to any listed buildings. It is not in an 'area of sustainable development' as designated under Bexley Local Plan 2023.

To the east of the application site is 289 Main Road which is used as a nursery/childcare business and to the west is 293-295 Main Road, a three-storey block of flats. Facing the site are a row of semi-detached houses.

The site is within easy walking distance of local shops on Main Road to the east. There are a number of bus routes passing along Main Road which link the site to Sidcup Town Centre.



Aerial View

Proposal

The current proposal seeks permission for construction of a rear extension over two storeys of depth 4.3m to include a mansard roof to the rear, and rooflights to the front, to create habitable accommodation to the second floor, and conversion of the whole building to six flats (two on each floor).

The frontage would contain four parking spaces, bin and cycle storage for 13 cycles. Access for all flats except the front one, would be via a door to the right hand (east) side of the building. The front ground floor flat would be accessed via the existing front door.

Policy Context

Local Planning Policies:

London Borough of Bexley Core Strategy 2012:

- CS01 Achieving Sustainable Development;
- CS02 Bexleyheath Geographic Region; and
- CS10 Housing Need

London Borough of Bexley Unitary Development Plan 2004

- ENV39 Built Environment;
- H3 Housing: Character;
- H6 Housing: Residential Development for onsite amenity space;
- H7 Housing: Privacy and outlook for new dwellings;
- H8 Housing: Backland development; and
- T16 Transport: Pedestrians;

Bexley Housing Strategy 2020-2025

Regional Planning Policies:

London Plan 2021

- CG2 Making the best use of land;
- D3 Optimising site capacity through the design led approach;
- D4 Delivering good design;
- D6 Housing quality and standards;
- D7 Accessible housing;
- D12 Fire safety
- H1 Increasing housing supply;
- H2 Small sites;
- G5 Urban greening
- T5 Cycling;
- T6 Car parking; and
- T6.1 Residential parking;

National Planning Policies

NPPF 2021

- 2 Achieving sustainable development;
- 5 Delivering a sufficient supply of homes
- 11 Making effective use of land
- 13 Protecting green belt land

Analysis and Principle of severance for residential development.

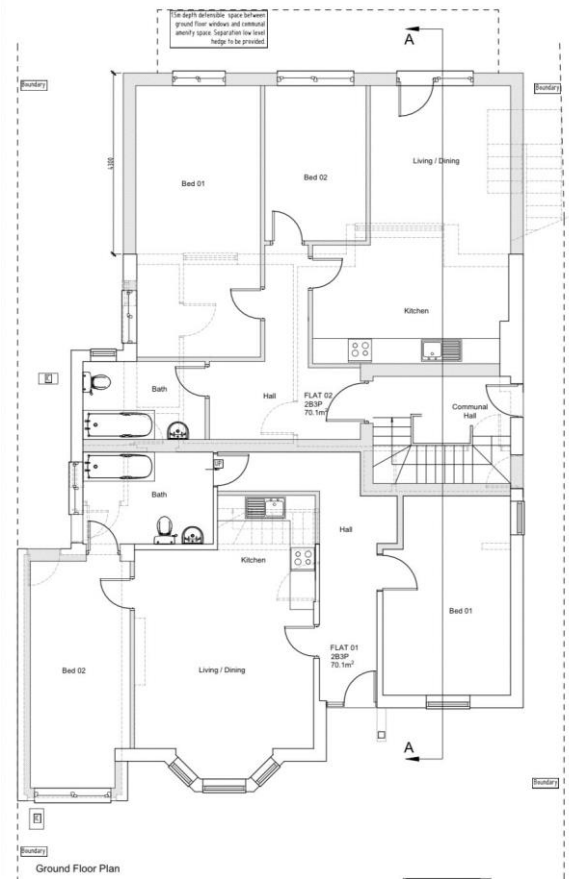
National, regional and local planning policies seeks to favour sustainable development and for increase in housing supplies. The London Plan 2021 has set a target of 685 homes per year for Bexley to complete to meet housing targets with over 300 sites to be delivered from small sites. In terms of land use within Bexley, 48% of the land is in residential use which places significant pressures in delivering new homes. The proposed development seeks to redevelop an existing site utilising a large plot to provide an additional five residential dwellings. It is considered that the additional dwellings would contribute positively to housing targets set out for the London Borough of Bexley.

Accommodation Schedule

All the units have been designed to meet or exceed the minimum space standards set out in the London Plan (2021). The proposed accommodation schedule is as follows:

Ground Floor

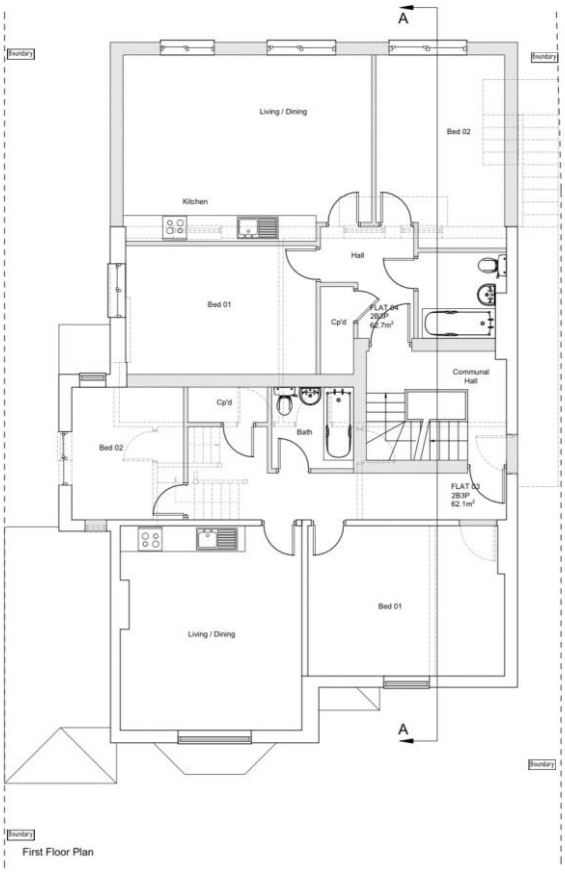
Flat 1 2 bedroom/3 person flat 70.1 m2
Flat 2 2 bedroom/3 person flat 70.1 m2



First Floor

Flat 3 2 bedroom/3 person flat 62.1 m2

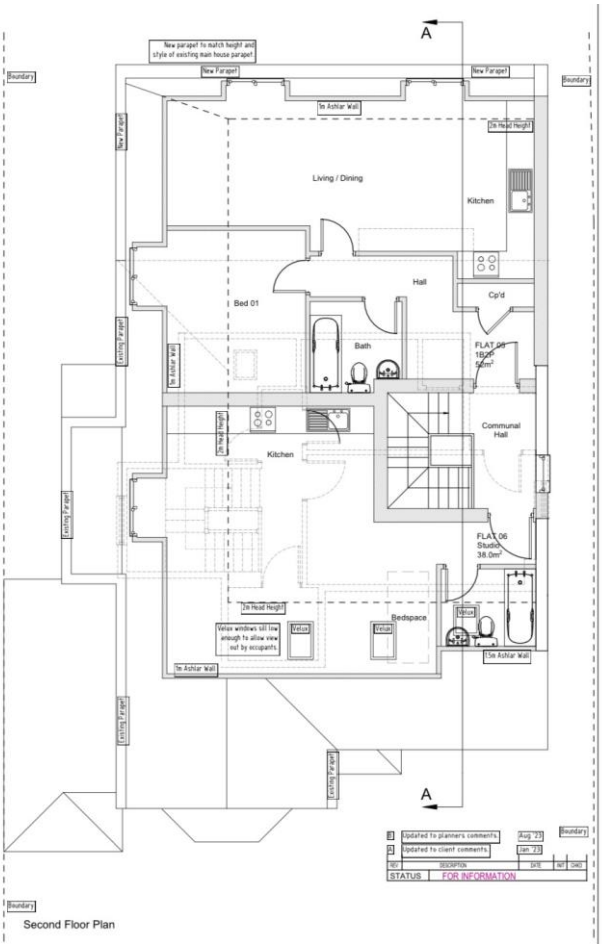
Flat 4 2 bedroom/3 person flat 62.7 m2



First Floor Plan

Second Floor

Flat 5 1 bedroom/2 person flat 52.0 m2
Flat 6 Studio flat 38.0 m2



Amenity Space

There is a large garden to the rear of the site and we propose that this is to be a communal garden and only accessible by the occupants of the flats. We have noted that the communal garden will be protected by fencing and a security gate so that members of the public cannot access the garden. We will also be erecting 1.8m closeboarded fencing to both side boundaries to protect the amenities of the occupants of the new flats.

Refuse, Parking and Cycle Storage

The application site benefits from having a front driveway. The proposal includes the provision of 4 off-street car parking spaces that would be positioned perpendicular to the highway within the front curtilage of the site. The proposal is to provide a continuous vehicle crossover to the entire site frontage to serve the proposed car parking. There are also some on street car parking bays to the east of the site that allow car parking for up to 1 hour with no return within an hour.

The driveway is of a sufficient size for a bin shed to store 2 x 840L bins for waste and recycling and 1 x 140L for food waste. It also has sufficient space to store a bike shed to store 13 bikes.

Facilities

Waste disposal vehicles can safely access the property from Main Road and park temporarily to collect household waste. The proposed refuse area has been located at the front of the property.

Emergency services can access the property from Main Road without obstruction.

Access to Surrounding Area & Transport Links

The application site is within easy walking distance of local shops on Main Road offering a variety of shops and services such as convenience stores, restaurants, a bakers, a butchers and a chemist. The site is also situated within walking distance of two bus routes, the 233 and 321 with regular buses to Sidcup and Eltham high streets which provide necessary services such as doctors, dentists and health centres. Both high streets also have an array of shops which include Morrisons, Lidl, Sainsburys, Argos and Marks & Spencer.

Both bus routes also make it easy to access New Eltham and Sidcup train stations with direct links into Central London.

Flood Risk and Drainage

The site is located within Flood Zone 1 so has a low risk of flooding. Drainage including surface water serving the proposed development will be designed to avoid any increased risk of flooding. All new rainwater and surface water drainage including car parking hard standing will be contained within the site to soakaways subject to investigation, confirmation and detailed design.

Sustainability

Sustainability has been high on the agenda, with sensible 'lean, clean, green' design principles applied throughout. Proposals are designed to achieve 19% reduction in CO2 emissions over 2013 Building Regulations, and EPCs will be provided prior to first occupation.

Specific sustainable measures which have been incorporated into the proposals are as follows:

1. Highly insulated construction with a low air permeability, and high U-value
2. Double glazing with good U-values, G-values, and daylight transmittance
3. Generous windows give plenty of natural light, minimising demand for electric lighting throughout the day
4. Fluorescent or LED low energy lighting internally and externally
5. Smart meters to monitor energy use
6. Large openable windows positioned to allow for free movement of air through the dual or triple aspect dwellings. All units benefit from this natural cross ventilation, allowing air to be drawn through the flats on hot sunny days
7. Water saving measures internally such as reduced flow rates to taps and showers, and smaller bath sizes.

8. Robust and high quality materials throughout, e.g. brick and tile, which require minimal maintenance and have long lifespans

Fire Safety Statement

This fire strategy statement is preliminary in outlining key considerations at RIBA stage 2 as required for planning purposes and following the policies of London Plan (2021) Policy D12 Fire Safety.

The primary objective of this statement is to provide high level advice at this early stage on how an acceptable level of fore safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5).

Primary Legislation

The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways; compliance with an accepted design guidance (i.e. British Standards or Approved Documents), or through a fire engineered approach. In this instance the primary design guidance used has been BS 9991 (residential).

Where deviations from the prescriptive recommendations are proposed these have been identified these will be assessed as part of a fire engineered approach. All fire engineered solutions will be justified by following the general methodology proposed within BS 7974.

The dwelling is sited less than 10 metres away from the main public highway.

Design & Risk of Fire Spread

The proposal is designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire.

Installation of 30-minute fire rated doors and mains operated interlinked smoke and heat alarms will be provided and installed within the communal stairwells and flats' hallways and habitable rooms. The proposed fire routes are protected to withstand 30 minutes of fire to avoid passing through any habitable rooms. The layout proposed is a suitable way to minimise the risk of fire spread.

Fire fighting equipment is to be installed in communal hallways at all levels. Communal hallways to include emergency escape lighting that will illuminate the area upon failure to the normal lighting power supply to a sufficient standard to enable persons to leave the area safely.

Passive Fire Safety Systems

Overview Section A 2) of the Planning Policy D12 requires all buildings are designed to reduce the risk to life safety including appropriate passive fire safety systems. The following sections detail the passive systems which will be in place to achieve this:

- Internal Linings - All internal linings and ceilings will be formed from materials with limited combustibility, predominantly comprising of gypsum-based plasterboard products over metal stud walls.
- Fire Resistance - All elements of structure each flat shall achieve no less than 60 mins fire resistance.
- Compartmentation - Party walls to achieve a minimum fire resistance of 60 mins. All internal protected stair cores (first and second floors) to achieve a minimum fire resistance of 60 mins. All floors above ground are required to be compartment floors achieving a minimum fire resistance of 60 mins. Fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining).

External Fire Spread

Section A 3) of the Planning Policy D12 requires that the building is constructed in a way to minimise the risk of fire spread. The following sections detail how this is to be achieved. Fire Spread between Buildings / Boundaries - For the purposes of this assessment, fire spread from the most onerous compartments have been identified as party walls and roofs.

- All external walls and party walls to be constructed out of non-combustible materials (masonry) with a minimum 60 min fire resistance
- All external openings and cavities would employ fire break barriers with minimum 60 mins fire stop resistance
- Non-combustible thermal cavity and roof insulation
- Non-combustible roofing materials

External Wall Construction (Surface Spread of Flame) All external surfaces of walls of all areas of the building are to achieve a European Class A2-s3, d2 or better for surface spread of flame.

Combustibility The construction materials used in the external wall construction will achieve a Class A2-s1 d0 or better.

Cavity Barriers (External Walls) Cavity barriers should be provided to close the edge of cavities including around openings (inclusive of windows, doors, service or any other penetration). Cavity barriers should also be provided at the junction between an external cavity wall and every compartment wall/floor. Cavity barriers should achieve a minimum 30 min rating and should not be confused with fire stopping which may require a higher fire rating. Cavity barriers must also be provided to subdivide any extensive cavities as follows:

- So that the cavity has no dimension (not diagonal) exceeding 20m where the cavity has internal surfaces which achieve a Class C-s3, d2 or better surface spread of flames. Or,
- So that the cavity has no dimension (not diagonal) exceeding 10m.

Current design proposal of external wall.

The external wall build-up will be formed of a brick cavity wall construction, the inner leaf being formed from concrete blockwork, Tarmac Hemelite solid blocks or similar. All cavity trays will, therefore, be set between two leaves of masonry. All insulation used will be the

non-combustible mineral wool-based product. Cavity barriers will be installed around all openings and spaces out throughout the façade. Windows and doors are all proposed to be formed from PVC frames, but where fire requirements dictate, there may be a requirement these be formed from steel.

Access and facilities for the fire service

Vehicle Access Sections A 1) and B 5) of the Planning Policy D12 requires that suitable outside space and access routes are provided for the fire service. This is demonstrated as being achieved as follows:

The application site would be well serviced from Main Road in which there is emergency access arrangements for the development and would provide immediate access.

Biodiversity Net Gain

The Environment Act 2021 gained royal assent in autumn 2021. There is now a transitionary period of up to 2 years with a program of secondary legislation to be released making it mandatory for developers to consider biodiversity net gain principles for any upcoming projects.

At a regional and local level, planning policies have been developed to secure a Biodiversity Net Gain for all Developments.

There are already a number of trees on site some of which will remain, shrub and herbaceous planting is to be incorporated creating a "wildlife friendly" ornamental habitat within the proposed introduced shrubs areas, to be of value to a range of species. Species conservation measures will be installed on site to ensure the long-term provision of habitat features and enhance its value for, nesting birds, bats and invertebrates. Bird and bat boxes, and insect boxes will be located throughout the site and should have the effect of improving it for a variety of species. Hedgehog gravel boards will be installed along each boundary to ensure future movement of hedgehogs across the wider landscape.

The site will also create two log piles to provide additional habitat for UK priority species including stag beetles and slow worms. Log piles will consist of a mixture of materials including some small-diameter logs to provide complexity of structure. To prepare the piles, wooden stakes will be driven into the ground to secure the piles and to prevent logs at the base from spreading. The piles are then to be secured with wire to hold the logs in position and prevent slippage.

Overall, it is considered that the proposed development will have a positive impact on site biodiversity.

<u>Summary of Contribution of Development to Biodiversity Targets</u>

The proposed development will make the following contributions to national and local biodiversity targets:

- New shrub and herbaceous planting designed to maximise benefit to biodiversity such as providing opportunity for pollinators and opportunities for nesting/refuge.

- The proposed bird boxes, hedgehog gravel boards and log piles in combination with the landscaping proposals and planting within the site, will ensure that the site provides suitable habitat for a range of fauna.

Overall, it is considered that the proposed development will result in a net increase in the biodiversity value of the site, which is considered to be in keeping with the key principals of the National Planning Policy Framework.

Conclusion

The applicant has demonstrated compliance with all relevant policies as set out in the NPPF, the Bexley Council Local Plan, The London Plan, and Supplementary Planning Guidance. The proposed development meets the three key areas of the NPPF for sustainable development. The proposal would provide new housing in an area where there is a demand for growth, whilst respecting the built environment.

It is hoped therefore that the council will support this application and permission will be granted.