

104 BROADWAY, BEXLEYHEATH
DA6 7DE

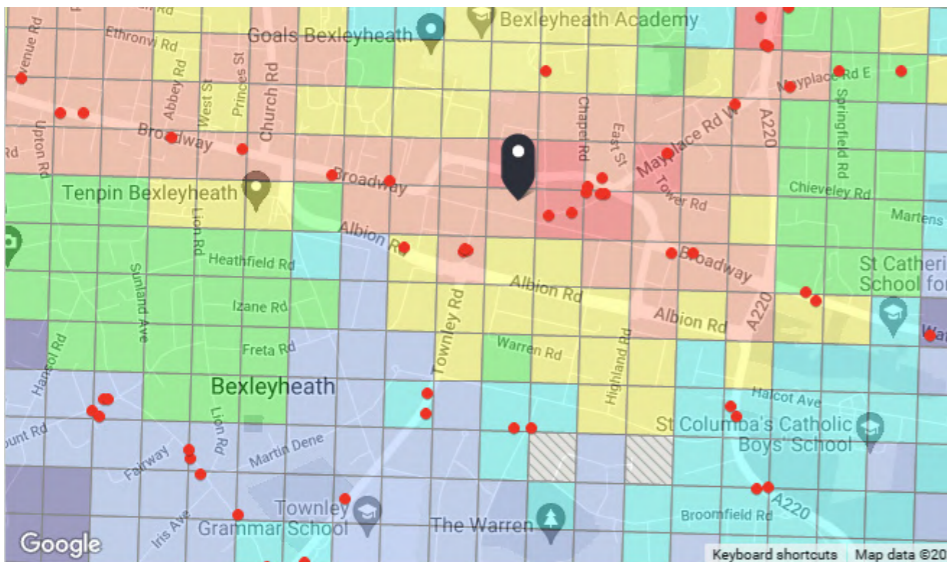


FULL APPLICATION

Erection of 3 storey building with a shop and 2 x Studio flat, 1 x 1 Bedroom / 2 Person and 1 x 2 Bedroom / 3 Person flat along with provision of cycle storage, bin store and a new staircase within the covered area at the rear of Ground Floor.

1. INTRODUCTION

Following the grant of planning permission, the Applicant is seeking permission for the demolition of part of existing single store rear extension and erection of 3 storey building with a shop and 2 x Studio flat, 1 x 1 Bedroom / 2 Person and 1 x 2 Bedroom / 3 Person flat along with provision of cycle storage, bin store and a new staircase within the covered area at the rear of Ground Floor.



You can click anywhere on the map to change the selected location.

PTAL output for 2031 (Forecast)

5

2. EXISTING SITE & SURROUNDS

The application site pertains to a single-storey retail unit in a row of terraces along the pedestrianised area of the Broadway within Bexleyheath Major Town Centre.

The unit spans a length of 20 meters with a kitchen and toilet located to the rear of the shop. The retail unit is currently occupied by a 'mobile and vape' exchange. It also includes a rear service yard accessible from Friswell Place, predominantly used for car parking and refuse storage as confirmed during a site visit.

The unit is architecturally characterized by a flat roof, concealed by a brick-faced parapet at the front. The unit is situated within a terrace of commercial properties, flanked by a three-storey development to the East and a two-storey structure to the West.

In the surrounding area, properties are predominantly a mix of commercial and residential, featuring ground-floor shops and upper floors used for residential houses or offices. The majority of properties in this area feature a Brick/Render finish and tiled pitched roofs.

Additionally, the vicinity enjoys numerous amenities, including the Mall, a large shopping centre, local Sainsbury's and Asda supermarkets, Cineworld cinemas, and the local police station.

The site is in Bexleyheath Town Centre, featuring a PTAL rating of 5 (very good), supported by 16 bus services within the specified walking distances for PTAL calculation.

In this high-density environment, the application is an outlier and suitable for intensification of use, supporting the vibrancy of the Town Centre. We anticipate the adjoining sites 104A - 110A will soon be subject to similar development proposals.

3. EXISTING SITE PICTURES



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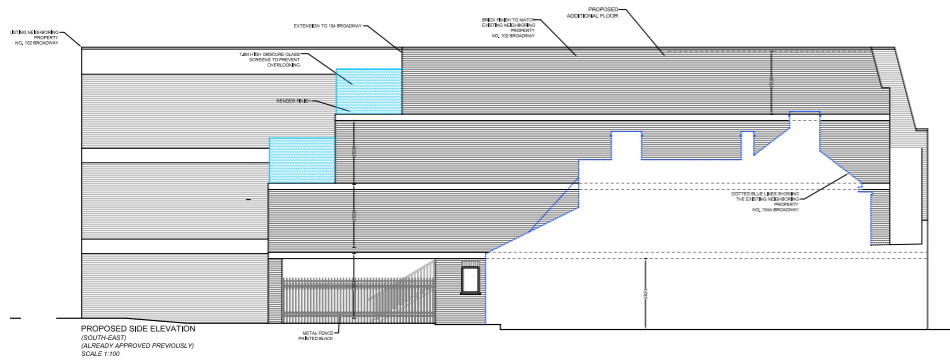


4. PLANNING HISTORY

Ref. No: 22/02520/FUL

DECISION: GRANTED WITH CONDITIONS (2024)

Demolition of part of existing single storey rear extension and erection of first, second and third floors, including covered area at ground floor to rear of existing shop to provide two x one bedroom flats and one studio flat. Provision of parking space, cycle storage, bin storage area and new staircase to flat entrance within the covered ground floor area at the rear.



Ref. No: 16/03227/FUL02

DECISION: APPROVED (2020)

Details of condition 5 (service yard) and 6 (refuse storage) pursuant to planning permission 16/03227/FUL for Erection of a first/second and third floor with cover area at ground floor to rear of existing shop to provide two x 1 bed self-contained flats and one studio flats. Provision of cycle storage, bin area and new staircase to flat entrance within the covered area.



Ref. No: 16/03227/FUL01

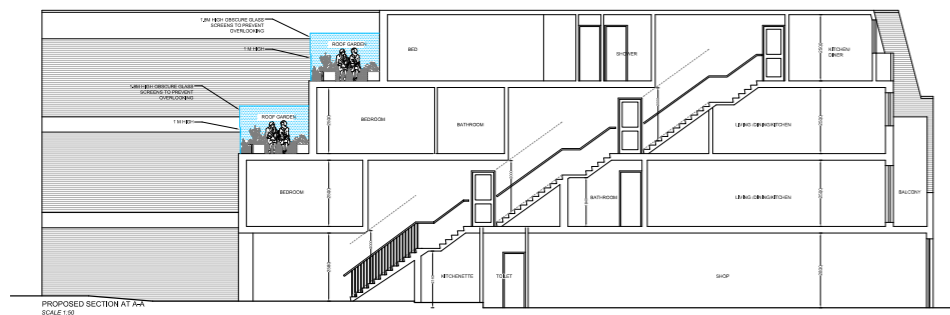
DECISION: APPROVED (2020)

Details of condition 3 (materials and finishes) pursuant to planning permission ref. 16/03227/FUL for the erection of a first/second and third floor with cover area at ground floor to rear of existing shop to provide two x 1 bed self-contained flats and one studio flats. Provision of cycle storage, bin area and new staircase to flat entrance within the covered area.

Ref. No: 16/03227/FUL

DECISION: GRANTED WITH CONDITIONS (2017)

Erection of a first/second and third floor with cover area at ground floor to rear of existing shop to provide two x 1 bed self-contained flats and one studio flats. Provision of cycle storage, bin area and new staircase to flat entrance within the covered area.



Ref. No: 16/01584/FUL

DECISION: GRANTED WITH CONDITIONS (2016)

Erection of first and second floors with cover area at ground floor to rear of existing shop to provide two self-contained flats. Provision of cycle storage, bin area and new staircase to flat entrance within the covered area.

Ref. No: 15/02214/FUL

DECISION: WITHDRAWN (2015)

5. PLANNING STATEMENT

In reference to the recent approval (Ref. No: 22/02520/FUL), the new application has been designed, incorporating key elements from the previous application. As a result, aspects such as access to the building and use remain unchanged and have been retained.

The new proposals include an optimisation and rationalisation of the potential building envelope. Whilst the frontage is similar to the approved scheme, the proposed rear building uses the large neighbouring flank wall as a backdrop and enhances the street scene by offering a new frontage in continuity with the large building.

The proposed development is more viable given the constraints of the site allowing us to explore creative ways to provide more residential accommodations in accordance with the National Planning Policy Framework (NPPF) which emphasizes the need for additional housing. The proposal would result in an increase of 4 self-contained dwellings which would modestly contribute towards regional and local housing targets.

Additionally, concerning the withdrawn planning application (Ref. No: 15/02214/FUL), presumed to be linked to absence of private amenity space for each dwelling. In response, the new proposals have been enhanced to include private amenity spaces. Furthermore, a central open courtyard to facilitate access to the dwellings.

5. DESCRIPTION OF THE PROPOSALS

The new design includes a 47 sqm shop at the Ground floor with a kitchen and toilet to the rear. The new design has been extended up to the edge of neighbour at 106 Broadway. This allows us to split the building with a carefully designed central courtyard for access to flats on both sides, thus providing a dual aspect to each flat.

The erection of 3 new storey building accommodates four residential units:

- 2 x Studio flats at 37 sqm
- 1 x 1 Bedroom/ 2 Person at 61 sqm
- 1 x 2 Bedroom/ 3 Person at 70 sqm

The internal layout of all the flats have been meticulously designed to comply with the National Space Standards, including adequate built-in storage.

ACCESS

Access to the residential accommodation is situated at the rear of the site, accessible via Friswell Place. A newly designed covered staircase provides entry to the new flats, guiding access through a central open courtyard.

As this is a constrained site due to its layout, it is not possible to provide wheelchair access. This has been already approved. However, the stairs are designed with low risers, thus accessible to ambulant persons.

AMENITY

• Private amenity spaces ranging from 5 sqm to 7 sqm provided for all units along with a central open courtyard for access to flats.

• Dual aspect design ensures maximum ventilation and daylight for the residential spaces.

• Windows at the first floor positioned at 1.6m from the floor finish level, finished with opaque glass for privacy.

• No overlooking issues on the first floor; the 1-bedroom/2-person staircase window features opaque glass to address privacy concerns.

REFUSE STORAGE:

A bin storage area has been thoughtfully designed to meet the required capacity, and in consideration of the previous application, an additional bin has been included for the new flat at the rear of the site.

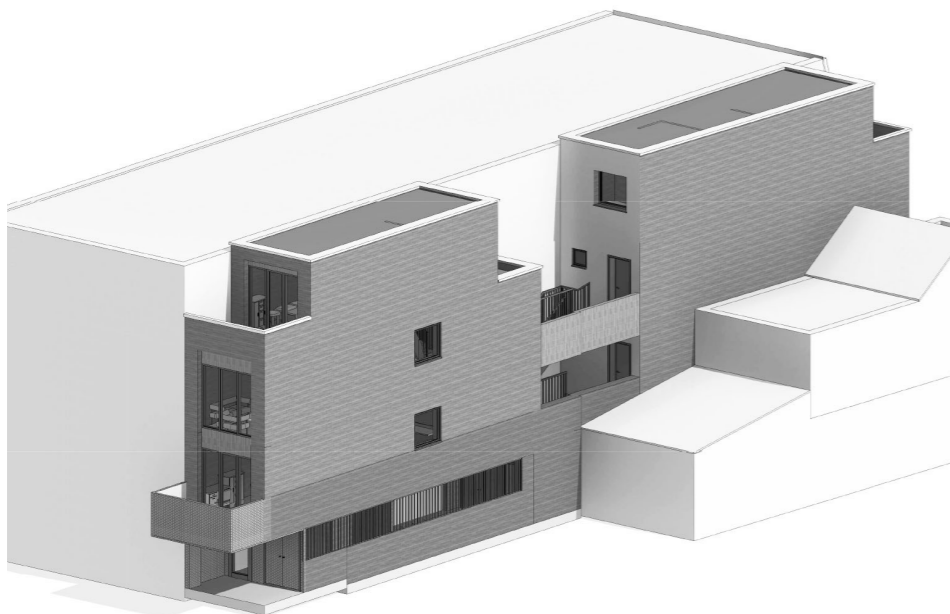
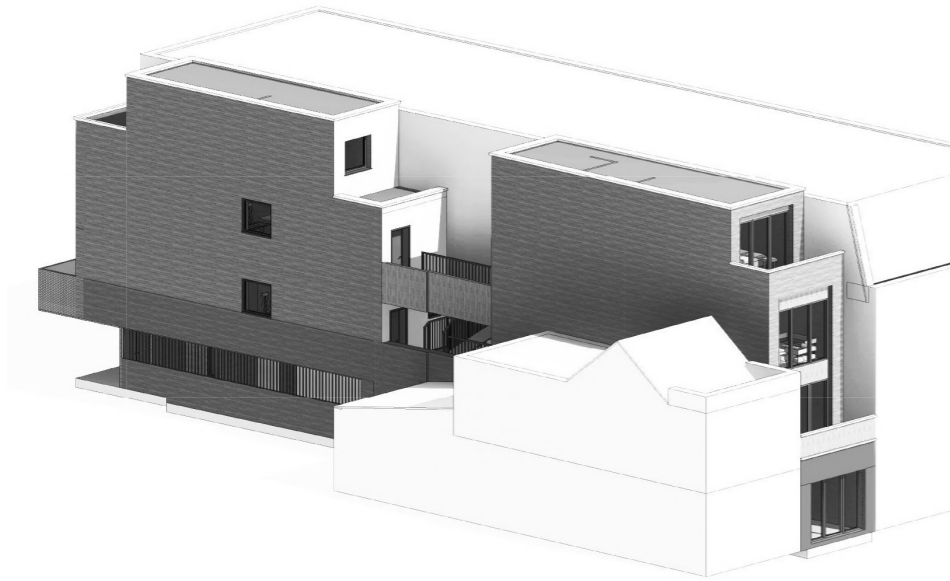
• For residential, 5x 240L bins, in a ventilated enclosure

• For commercial, 1 x 1100L bin, in a separate enclosure, directly accessible to the rear. The commercial tenants will have a right-of-way to the rear of the property for general servicing and deliveries.

CYCLE PARKING

A secure cycle park has been provided with a provision 5 Sheffield stands to meet the capacity required for 4 dwelling units which is as follows:

- 1 space per studio x 2 = 2 spaces
- 1.5 space per 1B/2P = 1 space
- 2 space per 2B/3P = 2 spaces



6. CONCLUSION

The proposed scheme offers an enhanced residential accommodation in a highly sustainable location in the town centre.

It improves the response to a challenging urban context at the rear of High Street, removing areas of neglect and adding vibrancy. We trust the council will support this approach with the view of spearheading a local regeneration along "Friswell Place"