

DESIGN AND ACCESS STATEMENT

Ground Floor, 8-10 Gilbert Road, Belvedere, DA17 5DA

Creation of 1no. additional flat (one bedroom) at ground floor with infill and rear extensions

Context

8-10 Gilbert Road is a three-storey building located on the north side of Gilbert Road. The upper two floors accommodate a total of 4 flats and at ground floor, following the approval (under ref: 23/00201/PRIORM), works have recently been completed to create two additional units. Planning permission has been granted in January 2024 for alterations to the fenestration on the front façade (under ref: 23/03202/FUL).

In 2012, planning permission was granted (under ref: 12/00607/FUL) for the 'formation of a third retail (A1) unit, along with the reconfiguration of the central shop unit to allow for a new entrance to the flats above.' LB Bexley has determined that on the basis that the shop front was not installed, the use of the unit was not implemented. This current application relates this 'unit'.

Amount and Use

The application seeks permission for a one bedroom/ one person flat through utilising an ancillary residential area (store) and infill and rear ground floor extensions. The proposed dwelling would have an overall floor space of 37.5sqm.

Layout

The proposed residential unit (1 bedroom/ 1 person) has been designed in accordance with London Plan/technical housing standards. The flat, which would have a dual aspect, would have a south-facing living room. The bedroom is located at the rear of the unit, which together with the sloping topography of the site assists in protecting the privacy of future residents.

The application is supported by a daylight and sunlight assessment with analysis undertaken in accordance with the BRE's 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2022). It has been demonstrated that both habitable rooms meet the recommended

target for illuminance and the south-facing living room achieves the sunlight exposure value. An existing refuse store (for general waste and recyclables) is sited to the rear of the proposed flat and provision has been made for an additional cycle space within a secured and covered bicycle store. As a result, in the change of level (from the front to the back of the site), the stores sit significantly below the proposed window in the rear elevation of the flat thereby preserving residential amenity.

Scale

The single storey rear extension would have an area of 1.3sqm and a flat roof. Due to its scale, the visual impact would be immaterial, and it is noted that the extension projects less than the existing refuse store.

The extension would not impact upon the privacy of any neighbouring residents nor give rise to an unacceptable sense of enclosure or result in a loss of light to the adjoining high-level windows.

Appearance

The proposed principal (front) elevation development has been designed to accord with neighbouring ground floor dwellings (as consented under ref: 23/03202/FUL) with matching brickwork and white-framed windows. The rear elevation of the dwelling (including the extension) will be rendered (colour-matched to the existing 1st floor). The new windows in the rear will also be white-framed.

Access

The site has a PTAL of 3 equating to a 'moderate' level of accessibility with three frequent and regular services that are in convenient walking distance of the site. Belvedere station is located 400 metres walking distance to the north-east providing services to destinations including London Cannon Street and Gravesend. It is therefore considered that non-car modes of travel would be highly feasible alternatives to the use of a car for future residents at the site, going about their typical day-to-day activities.

The proposed incorporates the provision of one additional cycle space for resident(s) of the new dwelling within a secure store. No on-site car parking is proposed which is considered to be appropriate given the availability of more sustainable modes of travel. Further details are set out in the accompanying Transport Technical Note.

Sustainability

The application is supported by an Energy and Sustainability Statement with the proposals designed in accordance with the GLA's 'Energy Hierarchy' incorporating energy efficiency measures and the use of renewable/low carbon energy sources. It is further confirmed that the development will be designed to ensure that water consumption per person does not exceed 105 litres per day.

Biodiversity

The biodiversity gain condition does not apply to this development as it is subject to the de minimis exemption – i.e. the development does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat.

Flood Risk

The site is located in Flood Zone 3 albeit it is an area that benefits from protection. The application is supported by a Flood Risk Assessment which concludes that the risk of flooding from all sources is generally low, and the development can be operated safely and without significantly increasing flood risk elsewhere. A number of residual risks have been identified but these are considered 'typical' of a site in a defended flood plain.

The development would have a flood resilient design and the preparation and implementation of a basic Flood warning and response plan have been recommended in the extremely unlikely event of a failure/breach in the Thames Tidal Defences protecting the site.

Summary

In summary, the proposed development provides an additional residential unit in compliance with standards making a more efficient use of previously developed land. The external appearance would be in-keeping with the existing building and extension would not lead to an adverse impact either visually or upon the amenity of neighbours.

The development is considered acceptable in flood risk and transport terms and would deliver a resource efficient dwelling.