

Consultee Comments for Planning Application

19/03072/FULM

Application Summary

Application Number: 19/03072/FULM

Address: 2, 4, 6 And 8 Danson Road Bexleyheath Kent DA6 8HB

Proposal: Demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70 bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

Case Officer: Ian Smith

Consultee Details

Name: Mr Les Henry

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On Behalf Of: Transport And Development (L.B.Bexley)

Comments

The proposal site lies on the western side of Danson Road a short distance to the south of the traffic signal-controlled junction with Crook Log and Park View Road, which are all classified roads and designated as London Distributor Roads within the Councils Unitary Development Plan (UDP) road hierarchy.

On street car parking is controlled by yellow line waiting restrictions that operate between 8am and 6.30pm Monday to Saturday.

The site has a PTAL of 3-4 (Moderate-Good) with 9 bus routes within the specified walking distances for PTAL calculation.

The proposals are for the demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70-bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

The existing vehicular accesses to the existing houses would be removed and a new vehicular entrance would be provided at the southern end of the Danson Road frontage with the exit toward the northern end of the site frontage.

A total of 17 car parking spaces would be provided for staff and visitors with 3 positioned adjacent to the southern boundary, 5 adjacent to the northern boundary and 9 in an echelon style adjacent to the eastern boundary. At least 1 space should be allocated to those with reduced mobility.

0% of the proposed spaces would be fitted with active electrical charging points with the remainder with passive provision for activation later.

Adequate turning space would be provided to allow panel vans and fire tenders to satisfactorily enter and leave the site in a forward direction. Refuse and recycling would be collected from Danson Road as per the existing situation for the existing houses.

The applicant has suggested the following levels of staff for the proposed care home: -

Daytime (7 days a week):

14 care staff (nurses and carers) (7am to 7pm)
Housekeeping team x 3 (8am to 4pm)
Chef (8am to 4pm)
Kitchen assistant (8am to 8pm)
Lifestyle Co-ordinator (9am to 5pm)
Administrator/weekend receptionist (9am to 5pm)

Daytime (Mon Fri only):

Manager (9am to 5pm)
Deputy (9am to 5pm)
Maintenance (9am to 5pm)

Night time (7 days a week):

7 care staff (nurses and carers) (7pm to 7am)
Deliveries tend to be in the mornings (food, medical supplies etc),
and usually only Monday to Friday.

In total, it is expected that around 24 staff would be employed on the site on a typical weekday.

Bicycle parking for 16 cycles would be provided in accordance with London Plan standards.

The Transport Statement submitted in support of the application includes an assessment of the likely traffic generation and car parking demand of the proposed care home compared with the existing 4 dwellings using the industry standard TRICS database.

The analysis suggests the proposals would generate between 8 and 10 additional vehicular trips during the am and pm highway network peak periods and the proposed car parking demand would amount to 11 vehicles.

However, the applicant has stated that they operate several nursing, residential and care homes across south east England and East Anglia. The Highway Authority would therefore like to assess data from the applicants existing operational sites in order to have a robust assessment of the likely traffic and car parking generation of the proposal.

Upon receipt of this additional information the Highway Authority may finalise its comments.