Design and Access Statement

4 Park Lane London N17 0JT

Flat conversion

20th March 2016

Proposal

Conversion of the ground floor shop into a two bedroom flat. This flat is a much more satisfactory accommodation than the existing flat on the first and second floors.

Existing Property

This property is a semi-detached building. Shop with flat over.

Neighbourhood and Streetscape

There are a cluster of similar properties but the design is not typical of the street scene. Several locals shops have failed and are vacant. This shop was with agents seeking any sort of tenant for some months without takers.

Design and Layout

The works have been designed in accordance with the Borough Plan and based on the following principles:-

The works, new materials and windows will match existing.

The proposal is within the borough guidelines and none of the proposed work should disturb the neighbours amenity.

No material changes of use are proposed, no underpinning or excavations necessary, no trees will be affected and no hazardous waste is involved.

No corner cutting will occur to facilitate cheaper building costs. We have tried to mirror design elements that adjacent approvals have incorporated.

Consulting neighbours

Discussion with neighbours has taken place.

Impact on amenity, outlook and privacy of neighbours

There will be no negative impact on the amenity or privacy of the neighbours.

Parking and Access

There is no off street parking. There are bus routes to hand and the railway station is ten minutes walk.

Conclusion

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements have been maintained.