

DESIGN STATEMENT

**IN SUPPORT OF PRIOR NOTIFICATION FOR THE CHANGE OF THE
BUILDING FROM EXISTING LAUNDRETTE (SUI-GENERIS USE) INTO
CLASS C3 DWELLING HOUSE**

AT

412 WESTGREEN ROAD
N15 3PU

KKR PLANNING & DESIGN LTD

Oasis Business Centres Ltd
468 Church Lane
Kingsbury
London
NW9 8UA
www.kkrpd.co.uk
Tel: 020 8200 2360 Fax: 020 8200 2301

PROJECT No: KKR - 927

OCT 2023

Project: 412 WESTGREEN ROAD
N15 3PU

Introduction

The building is a three storey terraced masonry construction with facing brick and ground floor

shop front glazing facade.

The existing use of ground floor was Launderette (sui-generis) and residential in upper floor. The ground floor use is currently vacant since 31st March 2023.

The access to the site is from west green Road and also have access from shared alleyway through side road(Belmont Road).

The property is located within the West Green Road West Local Shipping Centre.



Front view of the property (West green Road)

The building which is the subject of this application is not on Article 1(6A) land.

The application site is not in and nor does it form part of a safety hazard area.

The application site is not in and nor does it form part of a military explosives storage area.

The building is not a listed building or a scheduled monument.

The building was used as a class Sue- Generis, laundry shop.

The application site does not fall within a flood risk area in accordance with the latest data and flood maps available from the Environment Agency.

The application site is not the subject of any contamination risks given its location and use together with the surrounding land uses.

The change of use to residential will therefore have no traffic impact; rather, it is likely to lessen the impact on traffic as compared to use by the retail shop, as the residential use will generate significantly reduced number of vehicular movements



Front view of the property (West green Road)

Refuse and Recycling:

The proposal offers sufficient 2no.240L bins & also 2no.recycle bins which accommodated at the rear court yard.

The access to bin store is from the door directly from the flat to the courtyard.

The site also accommodate 2 no bikes in the courtyard.

Transport

The site is within a predominantly commercial area with good retail facilities nearby and providing an excellent transport link. This is highly sustainable location close to services and public transport.

The site is located within 9 minutes walking/ 0.4 mile distance to Turnpaik lane Underground Stations



Side view of the property (Belmont Road)

PROPOSAL

1. The application currently seeks the prior approval of the Council to change the use of the existing premises, from Laundrette (sui-Generis) into self-contained residential flats Class C3, two bed rooms, 4 persons flat.

2. External alterations include an open courtyard at rear.

3. The existing commercial entrance door replaces with new matching glazing panel to give commercial frontage.

The main entrance to the new ground floor flat is via the existing residential entrance at the left side of the front elevation.

Further internal access would also be provided from back alleyway to the rear courtyard.

**PHOTOS OF THE VACANT LAUNDERETTE UNIT. EXISTING USE CEASED FROM
31ST MARCH 2023**



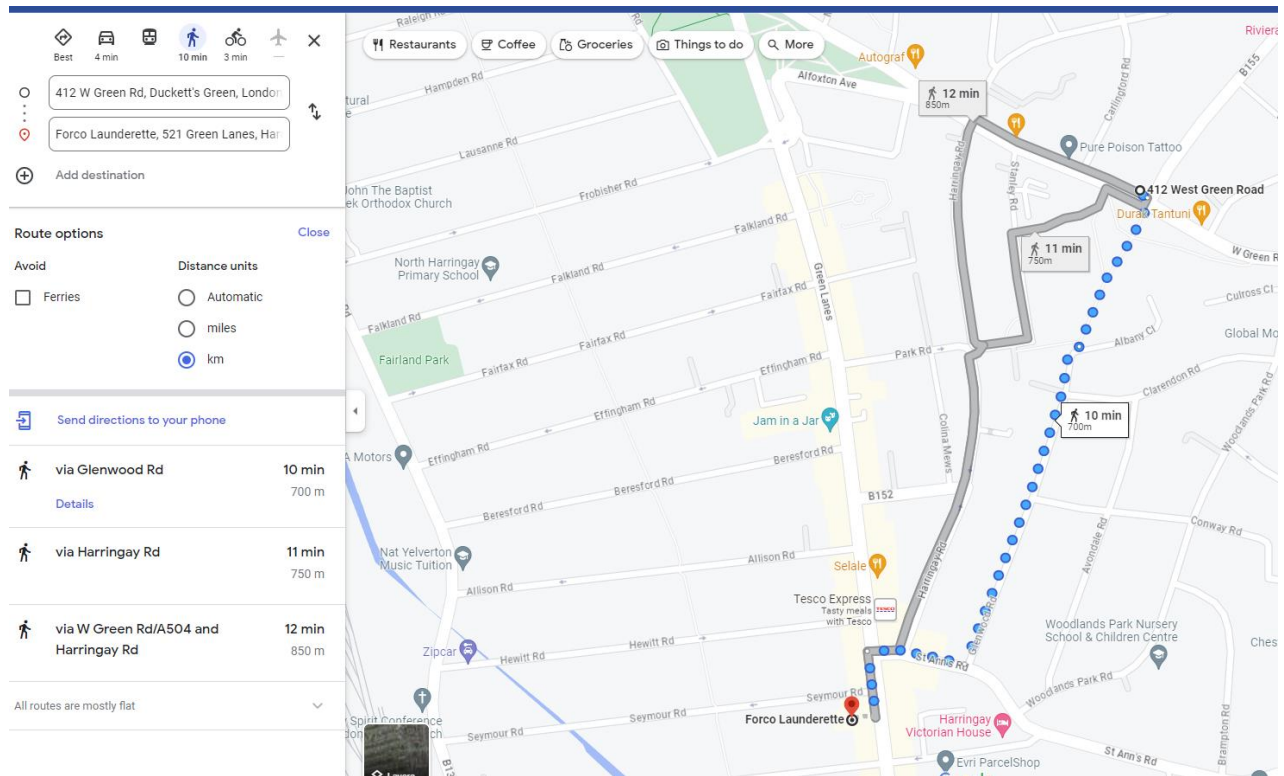


RETAIL IMPACTS

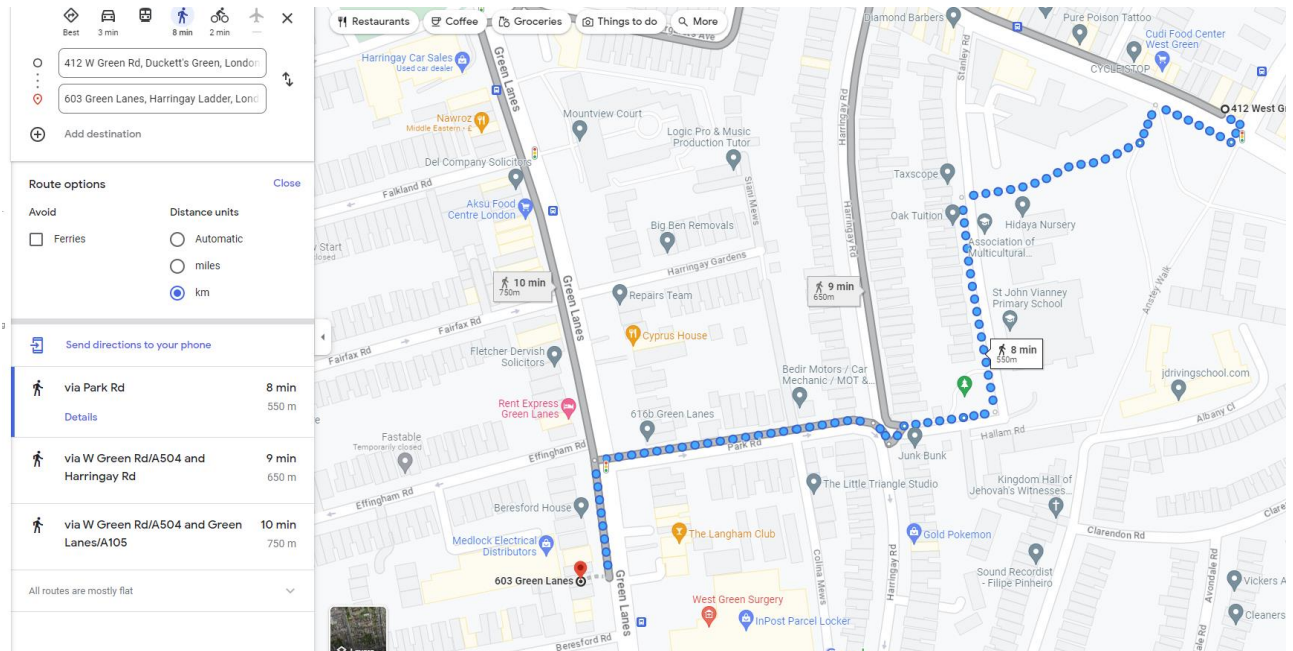
Similar Launderette use building are within the reasonable walking distance from the applicant site. Two of the other Launderette use buildings are listed below.

1) Farco Launderette, 521 Green Lane, London N4 1AN

700m away from the applicant site , approx. 10mins walk., 4mins drive by car & 3 mins by bicycle



2) Launderette, 603 Green Lane, London N8 0RE
 550m away from the applicant site , approx. 9mins walk., 2mins drive by car & bicycle



Due to less demand of Launderette use in this area, the viability of this business is very limited.

The applicant has submitted numerous documents to convince that the existing use is not viable.

Following documents are attached:

- a) Marketing letter 1 & 2 – Confirming that the property was in the market for the similar use but there were no interested parties to take over this business.
- b) Licence agreement with last Licensee
- c) Deed of Surrender
- d) Licensee letter – Closing down business due to poor demand.
- e) Statutory Declaration – History of business since 2016.
- f) Nawab & Co letter – confirming no rental income received since 01 June 2020.

Conclusion

For the reasons set out in this statement the change of use to residential will not have any adverse impact in terms of transport & highways, ground contamination or flooding. We therefore believe that the proposed change of use under Class C3 is justified and we look forward to receiving Council's approval within the statutory period.

KKR PLANNING & DESIGN LTD
October 2023