

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This statement has been prepared in accordance with the requirements of Circular 01/2006 in support of, and to assist the Local Planning Authority with, the determination of a planning application submitted on behalf of Mr F McDonagh for the premises at Rear of 14A, Vincent Road, London N15 3QH. The proposal consists of provision of a small single storey one-bedroom residential unit as a change of use from, the current industrial (builders' yard) use.
- 1.2 Circular 01/2006 requires the following topics to be addressed in this Design and Access Statement:

2.0 DESIGN

2.1 (a) USE

- 2.2 The site comprises numbers 14 and 14A Vincent Road, both of which have been converted into self-contained flats. Most of the rear garden to 14A, amounting to approximately 163m², has been separated off for industrial use. The proposal seeks to remove the industrial use and replace it with residential use with landscaped amenity areas to both new and existing dwellings.

2.3 (b) AMOUNT

- 2.4 The overall site area is 529m². The area consists of mostly residential properties of fairly high density. To the south of the application site is a large 3-storey block of modern flats called Caversham House. The proposed footprint area of the new residential unit is 46.86m² and it will comprise a self-contained dwelling with living room, kitchen, bedsitting area and bathroom.

2.5 **(c) LAYOUT**

- 2.6 The application site comprises an unattractive builders' yard.
- 2.7 The site is within a densely built-up area. The development will not adversely impact on the available space or the amenities enjoyed by the occupiers of the adjoining land. There are already large outbuildings at numbers 10 and 12 Vincent Road.
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- 2.8 The current access from the side of number 14A will be retained. A pedestrian gate will be provided at the rear (south) of the site.
- 2.9 The proposed residential unit will be situated on an untidy yard area and will be placed well within the boundaries of the site.
- 2.10 Having regard to the above, it is reasonably concluded that the layout of the proposal will adequately respect the development in the locality and will have no material impact upon the amenities of adjoining occupiers.

2.12 **(d) SCALE**

- 2.13 The overall scale of the development has been designed to fit the available land, to maximise amenity space for the occupiers of both 14A Vincent Road and the proposed new dwelling and to have little impact on the surrounding area.

2.14 **(e) LANDSCAPING**

- 2.15 The site has limited private amenity space and the proposal provides a useable and landscaped amenity for the benefit of its users.

2.16 (f) APPEARANCE

2.17 The development has been designed to increase the available accommodation while improving the amenities of the site. The small building proposed, with tiled pitched roof over pebble dashed walls, will provide a neat contrast to the existing industrial use and fit in well with the surroundings.

2.18 Overall it is reasonably concluded, having regard to the foregoing, that the **use, amount of development, layout, scale, landscaping and appearance** of the proposed scheme is wholly compliant with all the relevant criteria of the adopted Local Plan which deals with design of development.

3.0 ACCESS

3.1 As discussed above the current access will not change and is already an acceptable size to accommodate the development. There is excellent access to private and public transport.

4.0 Conclusion

- 4.1 The application has been carefully considered having regard to the opportunities and constraints of the site, the amenities of neighbouring uses, buildings and occupiers, the general character of the area and relevant national and local policy. The proposed scheme has been designed to the highest quality and will make a positive contribution to the area.
- 4.2 Having regard to the above, it is reasonably concluded that there would be no conflict with the relevant policies of the adopted Local Plan and no reason to withhold planning permission.
- 4.3 The revised scheme has seen in this application has the proposed building resited and the layout altered to take into account the Planning Inspectors comments in appeal APP/Y5420/W/15/3129873, which cited the future occupiers privacy as the only sticking point. Repositioning the building within the site, along with the changes in internal layout ensure that the main living area will not be visible to surrounding residents thereby protecting their privacy.