

Design and Access Statement

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For: Mr. Fani

Prepared by :

Plan My Property

5 Carlton Close

Newport Pagnell

Buckinghamshire

MK16 9AX

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This Design and Access Statement accompanies a planning application prepared by Plan My Property on behalf of Mr. Fani for a conversion project.

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1.0 ACCESS

Occupants

Access into the building for the flats is from the existing front elevation door, no changes proposed.

Once inside, each apartment will have their own apartment entrance doors.

Refuse

Refuse bins will be stored at the front of the property, as existing.

Each apartment will have their own bins, this consist of one black (general waste), one green (dry recycling) and one small food waste caddy.

No garden waste bin is required as the apartments have no access into the rear garden.

Amenities

The site location suites our proposed residential use because occupants will have access to everything they need, walking distances away.

We are walking distance to Wood Green town centre so residents have access to a host of shops and services.

There are bus stops, and Alexandra Palace overground train station within walking distances away.

The site has a PTAL score of 4, and its very close to being on 5.

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2.0 LAYOUT

The attached plans clearly show that the proposed scheme is the most practical way forward on this site without over developing and being overbearing.

The units proposed provides more than adequate facilities for the occupant within.

The proposed apartments comply with space standards, with all relevant information provided on the floor plans.

We are proposing two 1-person, 1-bedroom apartments.

3.0 SCALE

The works in this scheme are all within the existing footprint at ground/first floor level, and within the approved dormer construction at second floor level.

The approved planning application for the dormer window was passed under reference HGY/2023/0758.

Our proposed scheme will consist of the dormer as approved, no other external changes are proposed.

4.0 APPEARANCE

The only external change is the new dormer. This has already been approved under reference HGY/2023/0758.

The obscure window within the dormer will remain obscure, with a high level opener. This is to comply with the plans as approved.

5.0 LANDSCAPING

Refer to the proposed site plan.

The front area will be reconfigured to ensure refuse bins are organised and easily accessible.

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6.0 PLANNING CONSIDERATIONS

Additional points which the planners may consider are the following;

- Flood Risk

The Environmental Agency's flooding map shows that the site lies within Flood Risk Zone 1 where there is the lowest risk of flooding by river or sea.

- Contamination Risk

The existing property has always been residential so its highly unlikely that contamination will be present.

- Transport and Highway Impact

Parking is not provided for this scheme, however this site is in a highly sustainable location as public transport, entertainment, shops, leisure etc are all walking distances away.

At present the first floor apartment has 2 bedrooms (once the dormer roof is constructed), and our proposal has 2 bedrooms. There are no increases/decreases in the number of bedrooms.

This site also has a PTAL score of 4, and very close to 5.

There are bus stops within walking distances away which links the area to surrounding areas.

Alexandra Palace overground rail station is also within a 10 minutes walk away.

- Natural Daylight

Every room has more than ample natural daylight from the existing and proposed windows.

All habitable rooms have at least one decent sized window.

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- Impacts of Noise

Both the adjoining properties are residential and the dividing walls are solid brick.

A sound engineer will be appointed during the building control stage to provide a sound specification prior to works, and a certificate at the end of the project to satisfy noise levels within the new apartments (between floors and walls).

During the refurbishment, the energy efficiency, sound protection, and fire protection will all be upgraded to modern day standards.

7.0 **IMPACT AND JUSTIFICATION**

As the plans, report and form clearly demonstrates, our proposal works on this site.

Demand for high quality 1-bedroom units in this area is extremely high, and stock levels are worryingly low.

The principle of the loft conversion is already in place, and this will be constructed with or without this current application.

This current application simply wishes to simplify the construction process for the home owner so both approvals can take place at the same time. This will avoid unnecessary costs/delays for the home owner, and minimise disruption to neighbours.

8.0 **CONCLUSION**

The proposed conversion will provide a complete improvement to an existing brownfield.

The local area demands high quality, and our proposal certainly does this.

With all the information provided we trust that planning permission can be granted for the proposed development.

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