



Planning, Design and Access Statement on behalf of

Sentware Ltd

**Demolition of existing building and construction of
part three/part four storey mixed use building
comprising 9 residential units and office floorspace at
ground floor level.**

at:

**1 Parson Street and 3 Florence Street,
Hendon, London, NW4 1QD**

December 2020



1.0 INTRODUCTION



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Economic Statement - 1 Parson Street

Daylight Sunlight & Overshadowing Report - Phase 1

Daylight Sunlight & Overshadowing Report - Phase 2

Noise Exposure Assessment - 1 Parson Street - Oct 2020

Transport Assessment - 1 Parson Street

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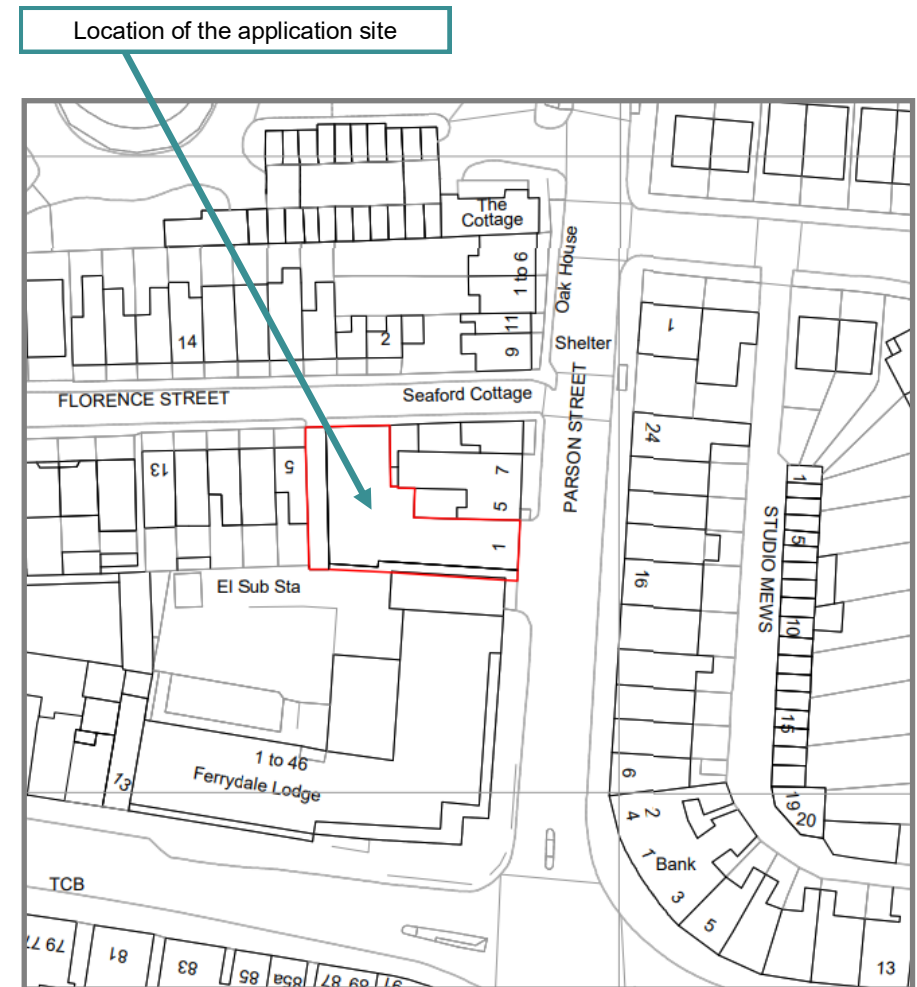
- 1.1 Drawing and Planning have been instructed by Sentware Ltd to submit a planning application relating to the demolition of existing building (workshop/ car repair garage and residential flat) and construction of part three/part four storey mixed use building comprising 9 residential units and 115.06 sqm of commercial (Class E(g)(i)) office floorspace at ground floor level.
- 1.2 This statement seeks to demonstrate that the proposed development is compliant with the relevant planning policy requirements.
- 1.3 This 'Planning, Design and Access Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted forms and drawings and other supporting documents.
- 1.4 The proposal has been developed whilst taking into consideration the National Planning Policy Framework (NPPF) 2019 as well as paying careful attention to the relevant policies taken from the London Plan 2016, the emerging New London Plan and Barnet's Local Plan (2012).



2.0 SITE AND AREA ANALYSIS



- 2.1 The application site is located in North-West London and comprises a property fronting Person Street and Florence Street. An extract of the OS Map highlighting the location of the site is shown to the right.
- 2.2 The building on the site contains a workshop/car garage (Class B2) on the ground floor with ancillary gym and office space above and a residential unit on the first floor. The existing building on the site is depreciated, of poor design quality and is no longer fit for purpose.
- 2.3 The site is located within the Brent Street Town Centre and is also within a designated secondary retail frontage. An excerpt taken from the Barnet's Proposals Map is included under Section 3 of this statement.
- 2.4 The site is not located within a conservation area and there are no statutory listed buildings on the site.
- 2.5 The Environmental Agency: Flood Map for Planning identifies that the site is located within Flood Zone 1 with low probability of flooding.
- 2.6 The application site has the Public Transport Accessibility Level (PTAL) 2. The site is within walking distance to various bus stops and is also within approx. 14 minutes walk to Hendon Central Underground Station.
- 2.7 The immediate area comprises a mix of commercial and residential uses. Florence Street mainly contains two-storey residential terraces, whereas buildings on Person Street vary in terms of scale and use. The adjacent site at 5-7 Parson Street is three-storey in height. The neighbouring Ferrydale Lodge reaches up to 4 storeys at the highest level.
- 2.8 Further north of the application site, there are two/three storey in height residential properties and to the south the area predominantly includes commercial uses.
- 2.9 An aerial map is included on the next page and shows the application site and its surrounding context.



Extract of the OS Map highlights the location of the application site.

Aerial Map



Aerial photograph outlining the location of the application site and the surrounding area taken from Google Earth

Photographic Analysis



Photographs of the site and its immediate context



View of the site from Florence Street



View of the site (to the right) and adjacent 5-7 Parson Street (to the left) from Florence Street



Views of the site boundary with the neighbouring property at 5 Florence Street



View of the site and 5-7 Parson Street (to the right) from Parson Street



View of the neighbouring Ferrydale Lodge from Parson Street



The rear of Ferrydale Lodge along Parson Street

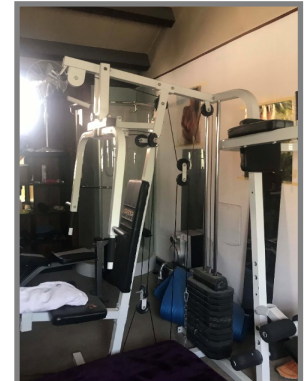
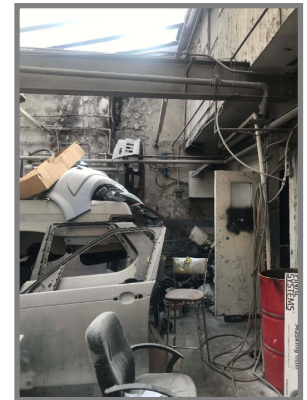
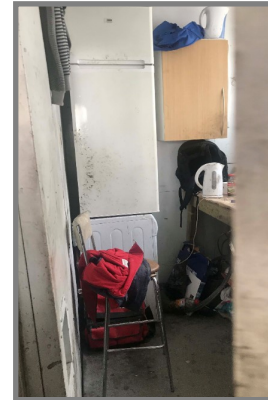
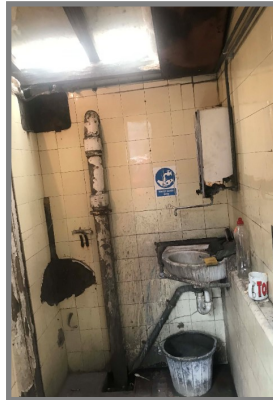
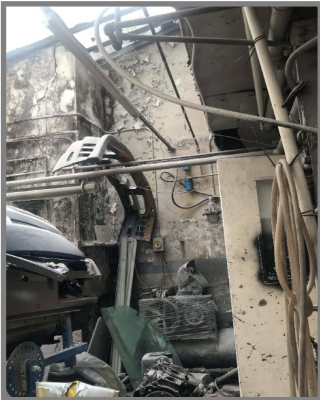
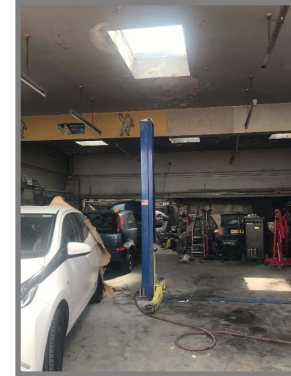
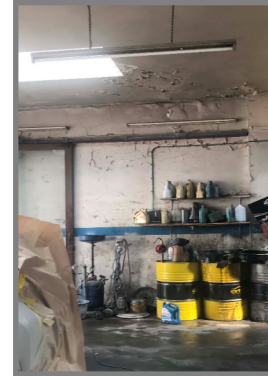


The rear and the side view of Ferrydale Lodge

Photographic Analysis



The existing building on the site: Photographs of the internal floorspace





2.10 There is limited planning history available for the application site on the Council's records and relates to the following applications:

- **Ref: PE/00333/2007:** Demolition of existing building to provide new build proposal consisting of retail use and student accommodation (non determined).
- **Ref: W01663:** Paint store on Roof. Approved on 31st May 1968.

IMMEDIATE AREA

2.11 The following mixed-use development scheme was approved at the adjacent site at 5-7 Parson Street, London, NW4 1QD:

- **Ref: 16/5966/FUL:** Demolition of existing buildings and erection of 3 storey building with rooms in roofspace containing 8 no. self-contained flats and retail unit to ground floor, 4 no. off-street parking spaces, cycle storage and amenity space. The application was refused by the Council and allowed at Appeal by the Planning Inspectorate on 2nd May 2017 (Appeal Ref: APP/N5090/W/16/3165349).

2.12 It is also important to mention the following proposal to the neighbouring property at 5 Florence Street, London, NW4 1QG:

- **Ref: 19/5770/HSE:** Part single, part two storey rear extension. Insertion of new side windows. Approved on 23rd December 2019.



3.0 PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF) 2019

- 3.1 The National Planning Policy Framework (NPPF) was updated in February 2019 and sets out the Government's planning policies for England.
- 3.2 Paragraph 11 of the NPPF confirms that plans and decisions should apply a presumption in favour of sustainable development.
- 3.3 In paragraph 59, the NPPF states that:

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

- 3.4 Paragraph 68 of the NPPF acknowledges that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 3.5 Section 6 of the NPPF focuses on building a strong, competitive economy.
- 3.6 Paragraph 80 of the NPPF states that:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."

- 3.7 In paragraph 82, the NPPF states that:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations."

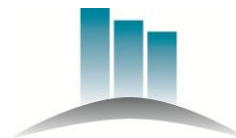
- 3.8 Paragraph 85 part f) of the NPPF ensures that planning policies recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 3.9 Paragraph 117 of the NPPF ensures that planning policies and decisions promote an effective use of land in meeting the need for homes and other uses.
- 3.10 In paragraph 118 ensures that policies and decisions give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and promote and support the development of under-utilised land and buildings, such as the application site.

REGIONAL PLANNING POLICY

The London Plan 2016

- 3.11 The London Plan provides the Spatial Development Strategy for Greater London. The policies of relevance are set out below.
- 3.12 Policy 3.3 focuses on increasing housing supply in London. In part D, the policy goes on noting that boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target in Table 3.1
- 3.13 Table 3.1 sets out annual average housing supply monitoring targets 2015 – 2025 for London boroughs. For Barnet, a minimum ten year target 2015-2025 is 23,489 homes and an annual monitoring target 2015-2025 of 2,349 homes.
- 3.14 Policy 3.5 ensures that housing developments are of the highest quality and enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people.
- 3.15 Table 3.3 sets out minimum space standards for new dwellings.
- 3.16 Policy 4.1 focuses on developing London's economy. Part A a1 confirms that the Mayor will work with partners to:

"promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors".



- 3.17 Policy 4.7 part B confirms that for decision making on proposed retail and town centre development, the following principles should be applied:

“a the scale of retail, commercial, culture and leisure development should be related to the size, role and function of a town centre and its catchment

b retail, commercial, culture and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport

c proposals for new, or extensions to existing, edge or out of centre development will be subject to an assessment of impact.”

- 3.18 Policy 6.1 part a notes that encourages patterns and nodes of development that reduce the need to travel, especially by car.
- 3.19 Policies 7.4 and 7.6 provide criteria for development proposals in respect to high design quality and having regard to the local character.

Draft New London Plan

- 3.20 The emerging New London Plan is at an advanced stage. It is understood that policies included in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight.
- 3.21 Draft Policies D4 and D5 focuses on design quality and inclusive design. Draft Policy D6 sets out housing quality and standards for development to meet.
- 3.22 Draft Policy GG5 focuses on economic growth in London.

LOCAL PLANNING POLICY

- 3.23 Barnet's Development Plan for the site comprises Core Strategy (2012) and Development Management Policies (2012). Supplementary Planning Documents (SPDs) are of material consideration in decision making. The relevant policies and guidance are listed below.
- 3.24 Policy CS1 relates to Barnet's place shaping strategy which includes the Three Strands Approach of protection, enhancement and consolidated growth. The policy confirms that the place shaping strategy is to concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development.

- 3.25 Policy CS3 confirms a target of 28,000 new homes to be provided within the lifetime of the Core Strategy 2011/12 to 2025/26.

- 3.26 Policy CS4 focuses on providing quality homes and housing choice in the borough. For instance, the policy seeks a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness. The policy also seeks to ensure that all new homes are built to Lifetime Homes Standards.

- 3.27 Policy CS5 refers to protection and enhancement of Barnet's character to create high quality places. The policy confirms that the Council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design.

- 3.28 Policy CS6 confirms that the Council ensure the efficient use of land and buildings in all town centres, encouraging a mix of compatible uses including retail, managed affordable and flexible workspace, leisure and residential that add to the vibrancy of the area whilst respecting character.

- 3.29 Policy CS8 confirms that the Council will support businesses by:

“safeguarding existing employment sites that meet the needs of modern business in accordance with Policy DM14 New and Existing Employment Space;

-encouraging development that improves the quality of existing employment provision;

-encouraging new mixed use commercial floorspace in our priority town centres (Edgware, North Finchley, Finchley Church End and Chipping Barnet) where access to public transport is good;

-in order to support small to medium sized enterprises new employment provision should include a range of unit sizes and types such as affordable and flexible workspaces and home working hubs;

-through the Skills Development and Employability Group building an understanding about the experience of local businesses and their skills needs;

-encouraging partnership working between providers of further and higher education and local business.”



- 3.30 Policy CS9 relates to providing effective, safe and efficient travel. For instance, the policy states that:

"We will encourage mixed use development that will help to reduce the distances people need to travel to access everyday goods and services..."

- 3.31 Policy CS13 refers to the efficient use of natural resources and confirms that the Council will expect all developments to be energy-efficient and seek to minimise any wasted heat or power. The policy also ensures that development utilise Sustainable Urban Drainage Systems (SUDS) and confirms that the Council will require Air Quality Assessments and Noise Impact Assessments from development.

- 3.32 Policy CS14 confirms that the Council will encourage sustainable waste management. In this regard, the policy goes on setting out a range of measures including the requirement for developments to provide waste and recycling facilities which fit current and future collection practices and targets.

- 3.33 Policy DM01 focuses on protecting Barnet's character and amenity. The policy provides a range of criteria for development to meet.

- 3.34 Policy DM02 sets out national and London-wide standards for development to demonstrate compliance with where appropriate.

- 3.35 Policy DM03 ensures that development proposals meet the highest standards of accessible and inclusive design by demonstrating that they meet the following principles:

i. can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances

ii. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment

iii. are flexible and responsive taking account of what different people say they need and want, so people can use them in different ways

iv. are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all."

- 3.36 Policy DM08 confirms that where appropriate development should provide a mix of dwelling types and sizes. For private market housing, homes with 4 bedrooms are the highest priority, homes with 3 bedrooms are a medium priority.

- 3.37 Policy DM11 provides development principles for Barnet's town centres and confirms Council's expectation for a suitable mix of appropriate uses as part of development within the town centres to support their continued vitality and viability. Part c of the policy relating to mixed development states that:

"i. The protection of employment floorspace should meet the requirements set out in Policy DM14: New and Existing Employment Space unless otherwise indicated in the:

a) Site Allocation DPD

b) Town Centre Frameworks

c) Areas identified as a Locally Significant Industrial Site, Industrial Business Park or Business Locations.

ii. Appropriate mixed use re-development will be expected to provide re-provision of employment use, residential and community use.

iii. The council will consider the location of new and the relocation of existing community, leisure and cultural uses (including arts) to the town centres only where they maintain active frontages."

- 3.38 Policy DM14 refers to new and existing employment space and states as follows:

"a: Existing employment space

i. Proposals which result in a redevelopment or change of use of a Locally Significant Industrial Site, Industrial Business Park or Business Location as shown on the Proposals Map to a non B Class use will not be permitted.

ii. Outside these locations loss of a B Class use will only be permitted where it can be demonstrated to the council's satisfaction that a site is no longer suitable and viable for its existing or alternative business use in the short, medium and long term and a suitable period of effective marketing has been undertaken. Where this can be demonstrated the priority for re-use will be a mixture of small business units with residential use.



iii. Office space (Class B1) should be retained in town centres and edge of centre locations. Loss of office space (Class B1) will only be permitted in town centres and edge of centre locations where it can be demonstrated to the council's satisfaction that a site is no longer suitable and viable for its existing or alternative business use in the short, medium and long term and a suitable period of active marketing has been undertaken. Where this can be demonstrated the proposal will be expected to provide appropriate mixed use re-development which provides some re-provision of employment use, residential and community use.

iv. Proposals to redevelop or reuse an existing employment space which reduces the levels of employment use and impacts negatively on the local economy will be resisted.

v. Where appropriate, loss of employment space will be expected to provide mitigation in the form of contributions to employment training.

b: New employment space

i. All proposals for new office space should follow a sequential approach which considers town centre sites before edge of centre sites.

ii. New industrial/warehousing space will be expected to locate in Locally Significant Industrial sites. Warehousing uses or uses which generate high levels of movement should be located in close proximity to tier one and two roads as set out in Policy DM17 Travel Impact and Parking Standards and minimise impact on residential areas.

iii. Proposals for new employment space will be expected to provide on site servicing for the intended use and include space for waiting for goods vehicles."

- 3.39 Policy DM17 focuses on travel impact and parking standards. In terms of parking the policy confirms that it is expected that development provides parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be 2 to 1.5 spaces per unit for flats (4 or more bedrooms); 1.5 to 1 spaces per flats (2 to 3 bedrooms); and 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).

Sustainable Design and Construction SPD 2016

- 3.40 The SPD provides further guidance and focuses on the design standards required for different scales of development as well as the performance standards of buildings.

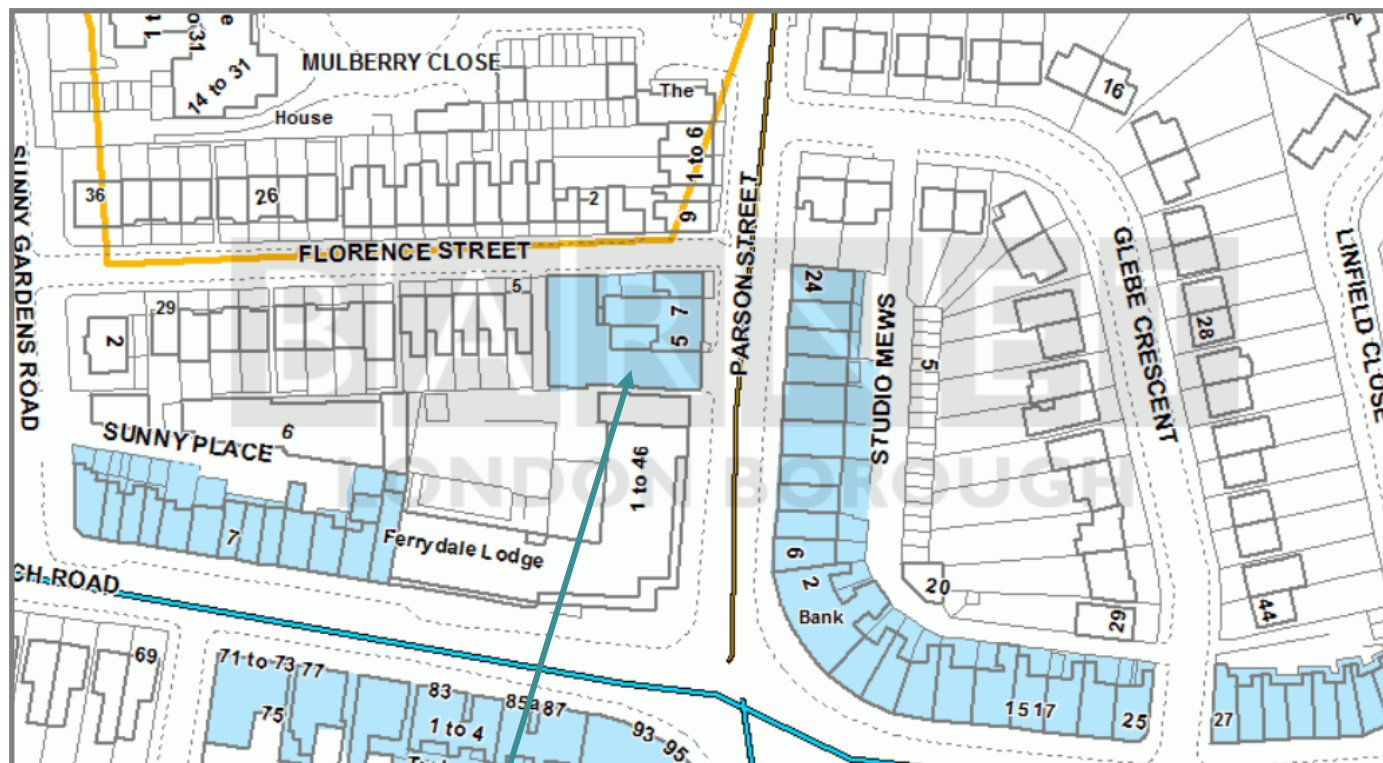
Residential Design Guidance SPD 2016

- 3.41 The SPD provides more detailed residential design guidance relating to local character, density, built form, car parking and amenity space standards connected with new build development.

Barnet Local Plan Review




- 3.42 The Council is currently undertaking a Local Plan review. Public consultation of the draft Local Plan (under Regulation 18) took place between January 2020 and March 2020 and it is understood that the next round consultation is anticipated to take place in winter 2020/21.

Proposals Map



Location of the
Application Site

Relevant Designations

-  Special Archaeological Significance
-  Secondary Retail Frontage
-  Road network - tier2
-  Road network - tier3



Extract from Barnet's Proposals Map which formed part of the adopted UDP (2006) and still remains as the Proposals Map for the Local Plan subject to amendments.

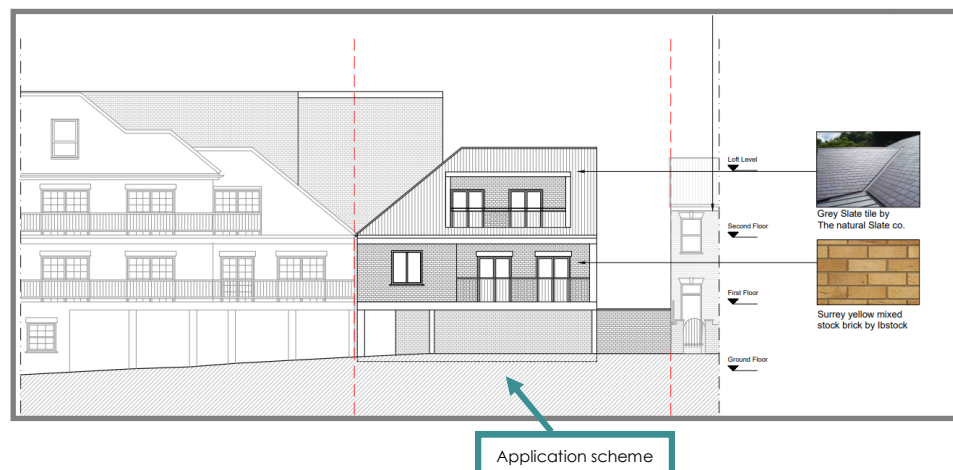
4.0 DESIGN



- 4.1 This planning application relates to the demolition of existing building (workshop/car repair garage and residential flat) and construction of part three/part four storey mixed use building comprising 9 residential units and 115.06 sqm of commercial office floorspace at ground floor level.
- 4.2 As shown on the photographs included on page 5 and 6 of this report, the existing building on the site is run-down, of poor quality and is no longer fit for purpose. The proposal under this application seek to re-use the site for a new mixed use development comprising housing and a new high quality office space on the ground floor.
- 4.3 The proposed residential units will provide a mix of dwelling sizes. 1 x 2 bedroom flat and 1 x 3 bedroom flat are proposed at ground floor level. On a first floor 2 x 1 bedroom flats and 1 x 2 bedroom flat are proposed. 1 x 1 bedroom flat, 1 x 2 bedroom flat and 1 x 3 bedroom flat will be accommodated on the second floor and on the third floor 1 x 3 bedroom flat is proposed.
- 4.4 The proposed 9 residential units will be of high quality design with spacious and practical layouts and will benefit from living/dining area, kitchen, toilets/bathrooms and sizable bedrooms. It is important to note that all of the proposed flats meet the minimum space standards set out in the adopted London Plan.
- 4.5 The majority of the proposed flats will benefit from generous private amenity space in a form of private gardens and balconies. It is only flat 1.03 and flat 2.02 that will not be provided with balconies due to the site being highly constrained by its surrounding context. However, 41.85 sqm of communal garden space is proposed on the site for the enjoyment of future residents. In addition, the site is located in close proximity to the existing local parks, including Hendon Park (0.6 miles distance from the site) and Sunny Hill Park (0.9 miles distance from the site). It should be noted that both parks benefit from children play facilities. In this regard, it is considered that the proposed amenity space is appropriate whilst providing good living conditions for future occupiers.
- 4.6 The proposal also comprises 115.06 square metres (GIA) and 113.49 square metres (NIA) office floorspace Class E(g)(i) (former Class B1a). The enclosed Economic Statement prepared by Drawing and Planning Ltd provides detailed justification for the loss of existing Class B2 floorspace and demonstrates that the proposed development is in line with the requirements of Policy DM14. In summary, it is considered that the proposal provides an opportunity to introduce a higher density employment use with up to 50% uplift in job creation on the site compared to the existing Class B2 use and it would also contribute to the viability and vitality of the town centre whilst generating increase in demand for local town centre uses and services from the future commercial occupiers/employees.
- 4.7 The access to the proposed residential units will be from Florence Street and the entrance to the proposed office unit will be from Parson Street.
- 4.8 As shown on the enclosed application plans, 4 x parking spaces are proposed off Florence Street and secure cycle store containing 15 x cycle spaces for the residential flats will also be accommodated. This application is supported by the enclosed Transport Statement which provides further details on the acceptability of the proposal.
- 4.9 A dedicated refuse area for the residential flats will be conveniently located close to the entrance area off Florence Street.
- 4.10 The current proposal has taken on board Council's pre-application advice feedback received in May 2020 (under ref. 20/0014/QCK) and as such the scheme has been re-designed whilst taking careful consideration of the surrounding immediate context, character and appearance of the local area.
- 4.11 It is important to note that the proposed development has taken an inspiration from the adjacent property at 5-7 Parson Street in terms of height, style, proportions and materials, including the use of Surrey yellow mixed stock brick and Brunswick orange brick. It should also be noted that the proposal follows the building line of 5-7 Parson Street.
- 4.12 An extract of the enclosed front elevation drawing facing Parson Street is included below.



- 4.13 It is evident from the proposed front elevation drawing that the proposal corresponds well with the surrounding context and the street scene along Parson Street. It is also clear that the proposed openings will match the neighbouring property in terms of siting and proportions.
- 4.14 An extract of the side elevation drawing below illustrates the proposed building and its immediate context along Florence Street.



- 4.15 Following the pre-application feedback, the previously proposed side elevation was significantly redesigned. In particular, the building has been reduced in footprint and its proximity to the neighbouring property at 5 Florence Street has been set back to allow similar distance from the boundary line as per existing situation on the site. In addition, changes have been made to the previously proposed roof to ensure the satisfactory relationship with the adjacent property at 5-7 Parson Street. The currently proposed angled roof slope aligns with the neighbouring building and is fully proportionate and subservient to the immediate area and therefore is considered to be fully appropriate in this location.
- 4.16 Overall, the proposed development is considered to be of high design quality and appearance and it would evidently improve the existing situation on the site whilst replacing the existing dated and semi-derelict property. As such, it is clear that the proposed scheme would have a positive contribution to the character and appearance of the immediate area.
- 4.17 In terms of impact of the proposal on residential amenity of the neighbouring occupiers, it is considered that the proposed development would be appropriate in this regard.

- 4.18 Efforts have been made to improve the proposed scheme on the site in order to minimise any potential impact of the proposal on the neighbouring residential amenity. As mentioned previously, the scheme has been redesigned with its footprint reduced and spacing between buildings enlarged. The enclosed Daylight, Sunlight & Overshadowing Report (November 2020) was prepared by Syntegra Consulting Ltd in regards to the application proposal. The Daylight, Sunlight & Overshadowing Report assessed the daylight, sunlight and overshadowing effect of the proposed application scheme on the surrounding buildings. In this regard, the report confirms that the acceptability of the proposed development and states that:

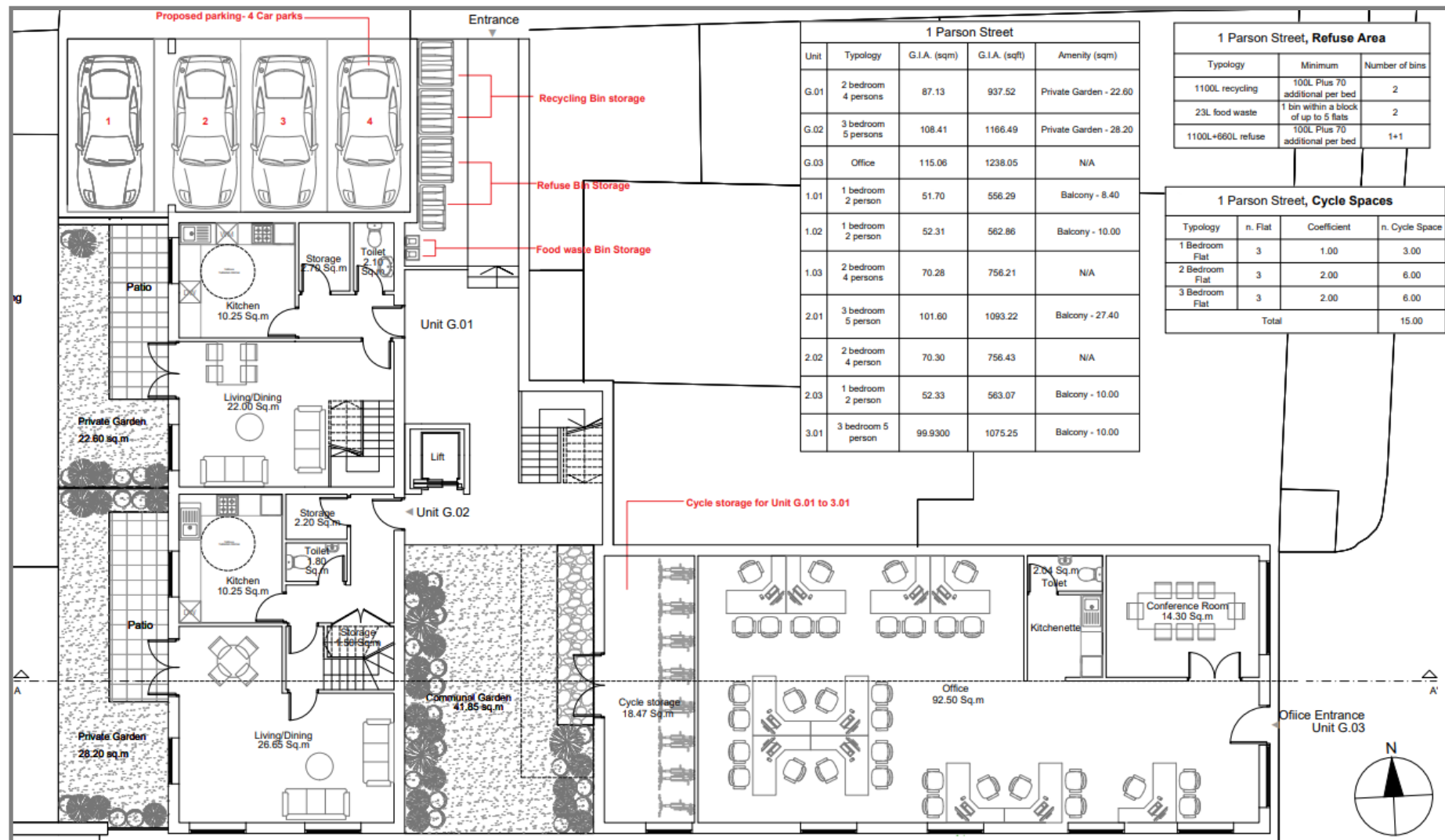
“On balance, it can be concluded that Ferrydale Lodge, 5-7 Parson Street, 16-20 Parson Street, 2-6 Florence Street and 5-7 Florence Street will not be adversely affected by the proposed development. Hence, the proposed scheme is acceptable.”

- 4.19 Furthermore, the Noise Exposure Assessment (October 2020) prepared by Clement Acoustics in support of the proposed development is enclosed under this application. The report presents the results of environmental noise surveys undertaken and concludes that:

“Outline mitigation measures, including a glazing specification and the use of appropriate ventilation have been recommended and should be sufficient to achieve recommended internal noise levels for the proposed development according to BS 8233: 2014, WHO and the requirements of the Local Authority.”

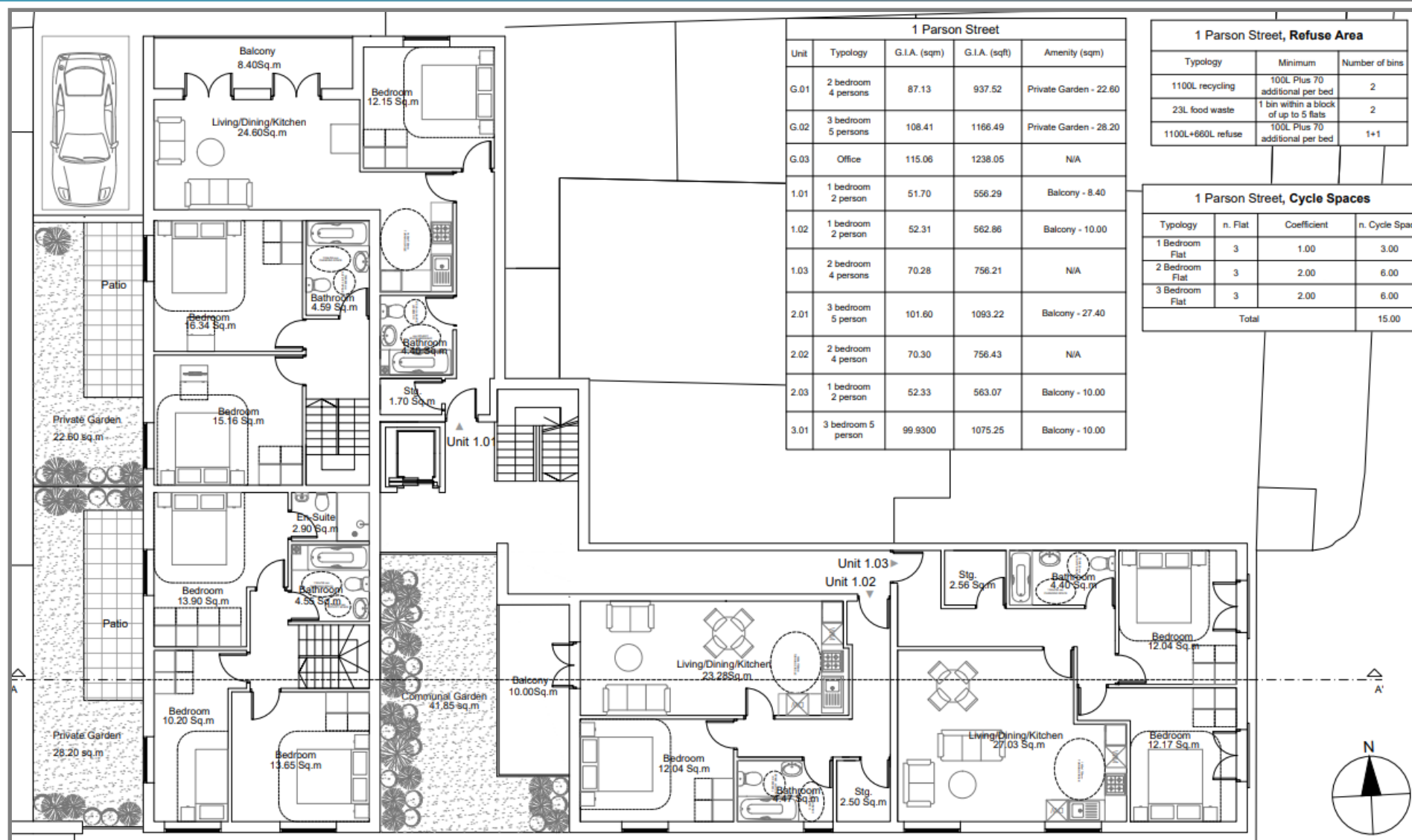
- 4.20 In summary, it is considered that the proposed development on the site is appropriate for this location and fully acceptable. The proposal will provide much needed housing and will make the most efficient use of the site in line with the national, regional and local planning policies. As evidenced in the enclosed Economic Statement, the proposed office unit is considered to be fully appropriate whilst generating a higher employment offer compared to the existing Class B2 use.
- 4.21 Overall, it is considered that the proposed scheme would add to the vitality and viability of the town centre by bringing new residents and employees to the area.
- 4.22 Finally, the application proposal presents an opportunity to redevelop this underused brownfield site whilst bringing forward a well-designed scheme that would positively contribute to the character and appearance of the local area.
- 4.23 Having regard to the above, the proposed scheme is considered to be in accordance with the NPPF, the London Plan and Barnet’s adopted Local Plan.

- PROPOSED GROUND FLOOR PLAN -



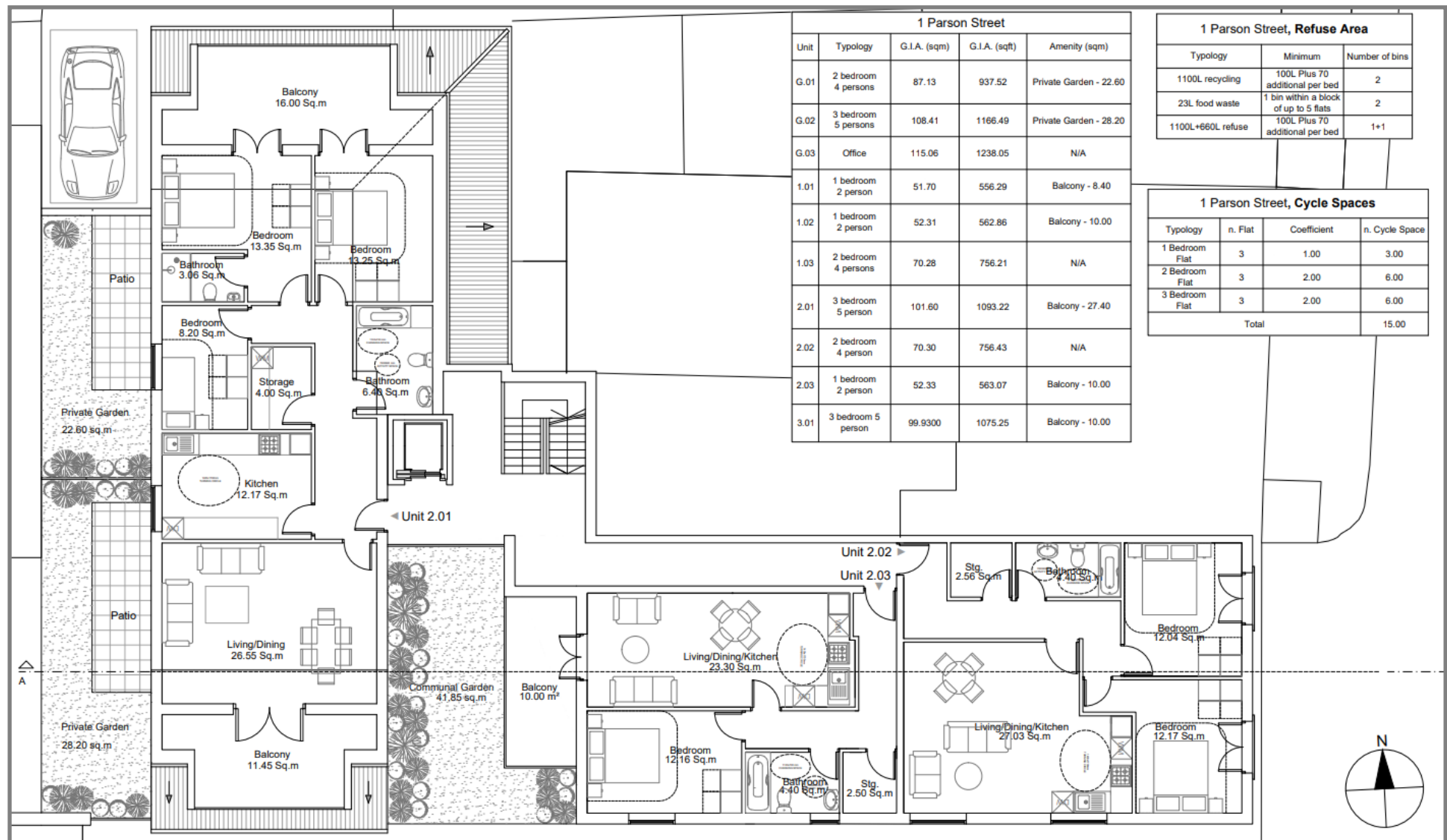
4.24 The extract of the proposed ground floor plan illustrates the internal and external layouts for the proposed development. It also provides schedule for the proposed floorspace, the refuse area and the cycle store.

- PROPOSED FIRST FLOOR PLAN -



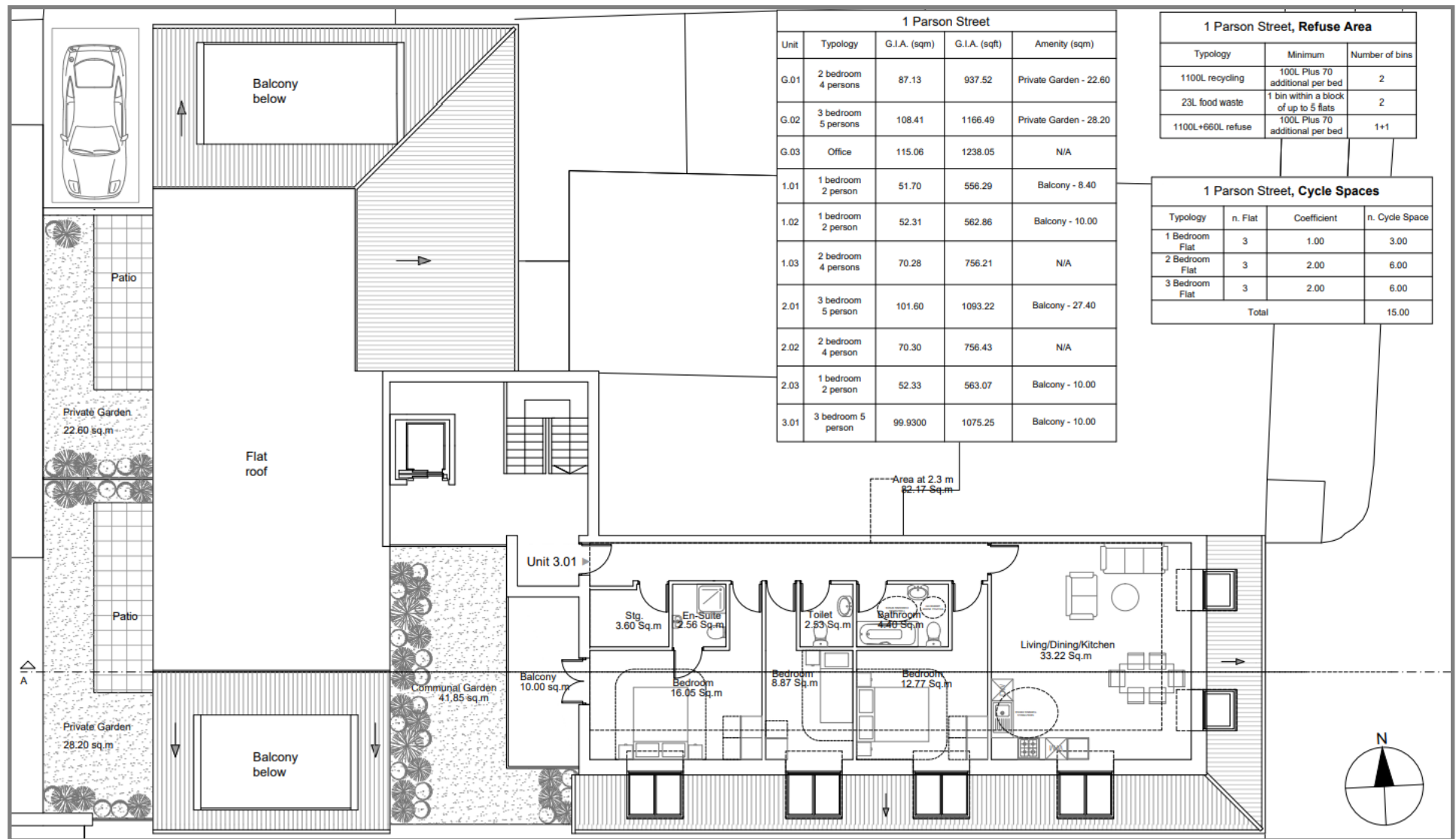
4.25 The extract of the proposed first floor plan illustrates the internal layouts for the proposed first floor residential units.

- PROPOSED SECOND FLOOR PLAN -



4.26 The extract of the proposed second floor plan illustrates the internal layouts for the proposed second floor flats.

- PROPOSED THIRD FLOOR PLAN -



4.27 The extract of the proposed third floor plan illustrates the internal layouts for the proposed third floor 3-bedroom residential unit.

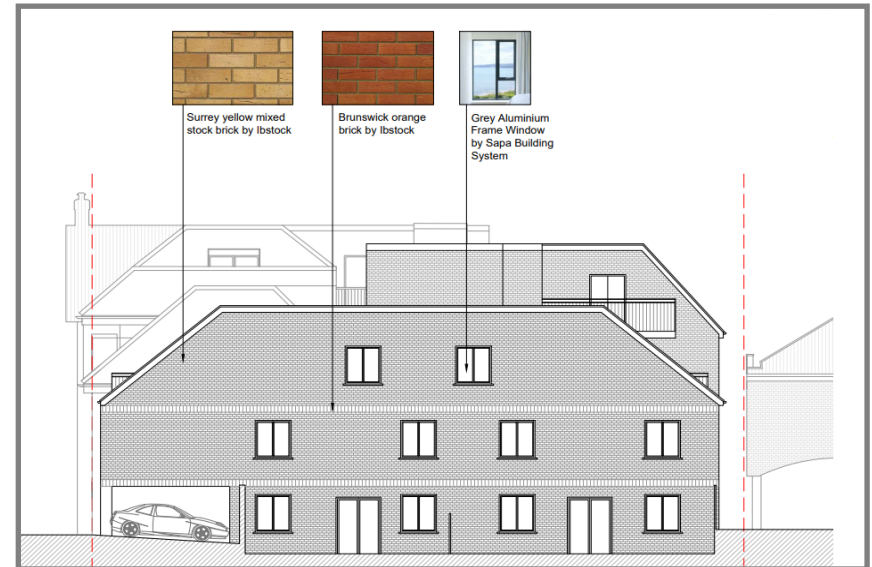
- PROPOSED ROOF PLAN -



- PROPOSED ELEVATIONS -



Proposed Front Elevation



Proposed Rear Elevation

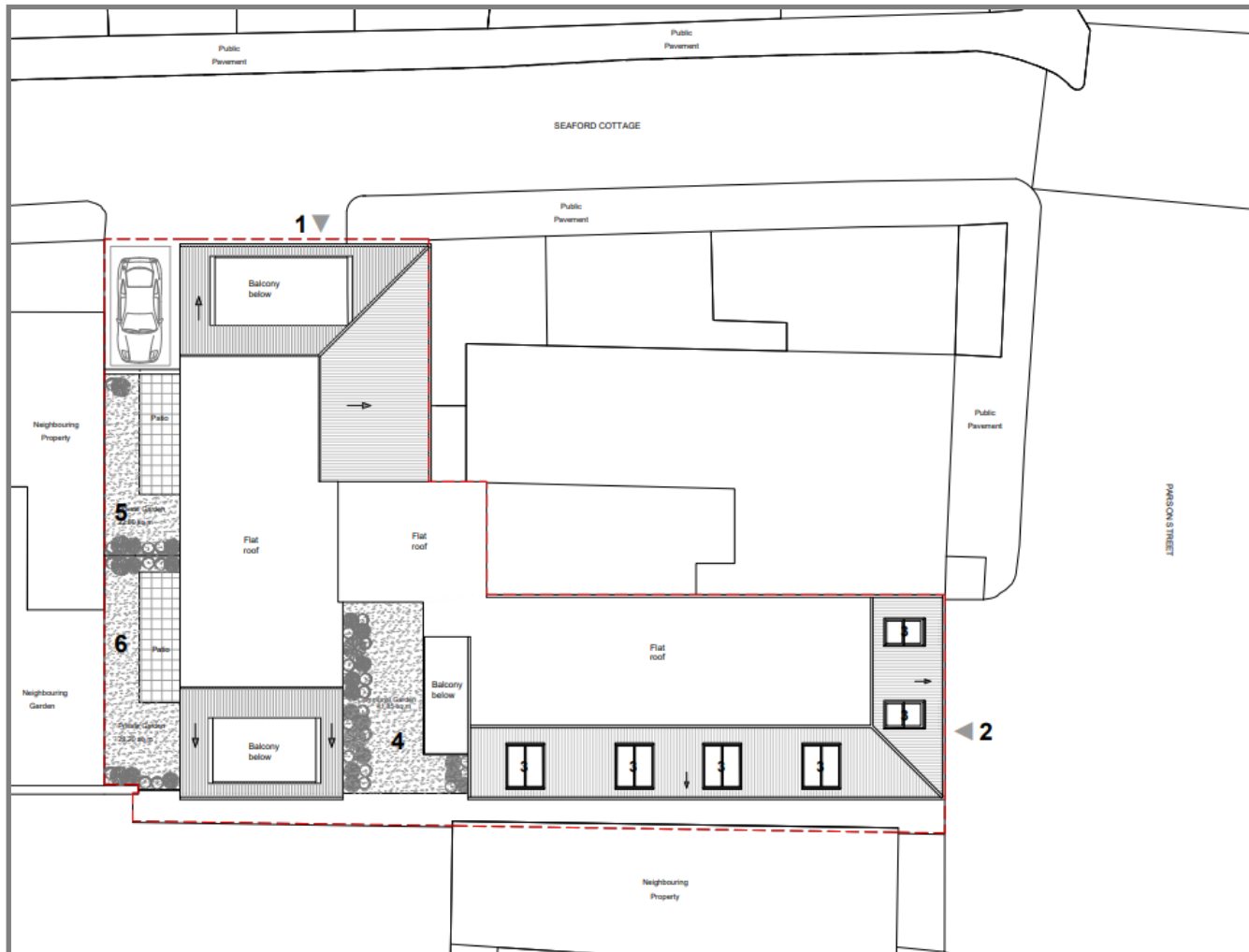


Proposed Side Elevation (north)



Proposed Side Elevation (south)

5.0 ACCESS



5.1 As shown on the extract of the site plan, the residential entrance will be from Florence Street and the entrance to the office unit will be from Parson Street.

5.2 The car parking spaces will be accessed via Florence Street.

KEY

1 Residential Entrance


2 Office Entrance

3 Roof Light

4 Courtyard

5 Private garden to unit G.01

6 Private garden to unit G.02

 Property Boundary

6.0 CONCLUSION



- 6.1 This application is for the demolition of existing building (workshop/car repair garage and residential flat) and construction of part three/part four storey mixed use building comprising 9 residential units and 115.06 sqm of commercial (Class E(g)(i)) office floorspace at ground floor level.
- 6.2 The proposed development will replace the existing run-down building with a high quality design that would have a positive contribution to the character and appearance of the local area. The proposal creates an opportunity to re-use the existing underused brownfield site for much needed housing and a new office space. It is considered that the proposal would not have an adverse impact on the residential amenity of the neighbouring properties.
- 6.3 For the reasons outlined within this statement, it is considered that the proposal under this application is in accordance with the NPPF and the relevant regional and local policies and guidance. As such, it is requested that the Council look upon the scheme favourably and look to approve the application.

