

DESIGN AND ACCESS STATEMENT

348 Regents Park Road

East Finchley, N3 2LJ



1. INTRODUCTION

This statement is prepared in connection with planning application submitted for the conversion of the upper floors and the conversion of the rear part of the shop at ground floor level into 5 studio flats.

The upper parts of the building currently consists of a 3 bedroom family sized flat set over 2 floors. The ground floor unit has an A2 use and is used as an Estate Agency.

2. THE PROPOSAL

The proposal would remove the 3 bedroom family unit and replace this with the more appropriate with the development of 5 studio flats, more suited to the local housing market. The existing ground floor A2 Use would be maintained in a more compact form retaining the front area of the shop. This would be refurbished and incorporate a new shop front (the subject of a separate application).

3. PARKING

No parking currently exists on site for either the A2 Use or the 3 bedroom flat. The proposal does not include for any parking provision. Our client is willing to enter into an agreement to have a 0 parking scheme for the proposed flats restricting future residents from applying for parking permits so as not to increase demand on on-street parking.

Due to the restricted nature of the site there is insufficient space to provide cycle storage. However the units are very small single person units and the site is very close to the tube station at Finchley Central being only 0.1 mile away (3min).

4. BIN STORAGE

The proposal includes for 5 No 240l wheelie bins to be stored on site in an external bin storage area. There is however insufficient space to allow for recycling. This will therefore need to be stored internally and put out on bin collection day.

5. CONCLUSION

The proposal provides for 5 small studios which are considered more appropriate than the existing 3bed family unit. The family unit has no amenity space or parking so overall the small studios would be an improvement on the existing situation providing much needed single person accommodation which would be more accessible at market rents than the overlarge family sized unit.