

## **Design and access statement**

**Location: 66 Cobden Road, South Croydon, London, SE25 5NX**

**Application Number: 21/01344/FUL**

### **Introduction:**

Proposed conversion to 3 flats (3x 1bed units), provision of associated refuse storage and cycle storage and external side elevation stairs.



### **Site description:**

The property is in Cobden Road, very close to the local shopping facilities in a location that is highly accessible by public transport, walking and cycling, served by numerous bus routes towards Croydon. A Google map indicates that Norwood Junction is only a 16-minute walk away from the property. This provides a journey of 15 minutes to London Bridge and London Victoria. This is in accordance with the Governments desire to guide development to sustainable locations.

## **Proposals:**

Our client of the above property, Alex Adeyemo, seeks planning consent from the London Borough of Croydon for the Conversion to form 3 flats (3x 1 bed units), Internal Alterations, and Cycle & Refuse Storage and external metal stairs on side elevations at 66 Cobden Road.

The existing property is a two-storey end of terrace house.  
The Site has a side access and is not covered by a Conservation Area or area of special residential character as identified in the Croydon Local Plan Proposal Map.

The proposals have been designed in accordance with The National Space Standards of the London Plan. The proposed flat areas will be:

Unit 1 – 1B1P – Net Internal – 37.60 sq.  
Unit 2 – 1B1P – Net Internal - 47.25 sq. (Garden is only for flat 2 usages)  
Unit 3 – 1B1P – Net Internal - 48.96 sq.

They would all exceed the minimum floor space requirement in the National Space Standards.  
All 3 units will have separate entrance as per drawings.

All three flats will have following:

- Open plan lounge/ kitchen
- Separate bedroom with bathroom (shower)
- Min 1sqm storage space

No provision has been made for parking on-site but there is designated on-street parking on Cobden Road which would provide adequate parking for the future occupiers.  
Provisions have been made for refuse & cycle storage.

## **Planning history:**

- Non material amendment to planning permission 20/04357/HSE - awaiting decision
- Ref. No: 20/04357/HSE - Alterations including the erection of single-storey rear/side extension – GRANTED
- Ref. No: 20/03169/LP - Erection of loft conversion with dormer in rear roof slope and roof lights in the front roof slope. – GRANTED
- Ref. No: 20/03171/HSE - Erection of single storey rear/side extension– GRANTED

## **Conclusion:**

The proposed conversion complies with all the relevant standards and with its excellent location and nearby facilities it would make the new units an attractive rental for young professionals.  
We would ask the council to support and grant planning permission for the proposed conversion.

The proposed development would represent a sustainable development in terms of the aims of the NPPF. The development would provide housing in a sustainable location, whilst respecting the existing built and natural environment. As such, this is the kind of development which should be looked upon favourably to meet the identified housing need within the London Borough of Croydon.