

DESIGN & ACCESS STATEMENT



Creation of 1no. Residential flat within the roof space, inclusion of additional rooflights, replacement dormer, and window replacements. Works in addition to Prior Approval Ref 21/01597/PAC.

**Apex House, Main Road,
Edenbrige, East Sussex TN8 6HZ**

INTRODUCTION

This application follows application ref 21/01597/PAC for Prior notification for a change of use from Office (Class B1 (a)) use to Dwelling House (Class C3). This application was made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015. Sevenoaks District Council as the local planning authority had determined that prior approval was required and is granted.

The application was to fit out the ground and first floors to provide 6 no. 1 bedroom flats (2no 2 person flats, 4 no 1 person flats) which are compliant with the national space standards. This work is underway and due for imminent completion.

This application is for an additional flat within the loft space of the roof. This would be a 1 bedroom 1 person flat, compliant with national space standards. To improve light and ventilation to this flat, the existing roof dormer is to be enlarged, and additional roof windows added, including 2no. roof windows which can open up to form a small roof balcony. These are sited in a manner as to not cause overlooking issues. One overlooks the Pub across the road, the other overlooks the car park area of this site, and the car park area of the adjoining block of flats. They do not overlook private gardens nor into any windows of adjoining properties.

The refuse area, bicycle storage and car park provision have been increased to allow for the additional flat.

1.0 THE PROPERTY - USE

Following prior approval, the building is being fitted out for use as 6 flats. This work is nearing completion and for the purposes of this application is shown as "existing".

2.0 AMOUNT

The proposal does not include for any additional area or volume to the existing property.

The new flat is within the existing roof space and provides a gross internal area of 59.0m² measured at a minimum of 1.5m head height. The sloping roof reaches a maximum height of 2.7m within the flat.

3.0 LAYOUT

There are minor amendments to the prior approved layouts proposed. There is a requirement to provide a fire lobby to Flat 2 to meet Building Regulation compliance. Other changes are to external windows to improve outlook and privacy. On the first floor the stair becomes an internalised access stair to the new flat.

4.0 SCALE

No changes to the external envelope is proposed apart from slight widening of the existing dormer.

5.0 LANDSCAPING

There is no associated soft landscaping works for this site.

The car park shows 7 car parking spaces (one per flat).

There is provision for up to 8 bicycle storage spaces (with room for more if required).

There is a dedicated bin storage area for both general and recycled waste. The bins are within the minimum travel distance to the street frontage.

6.0 APPEARANCE

Apart from the additional roof windows and enlarged dormer the appearance of the building is unchanged. The provision of low level boundary railings delineates the property and enhances privacy to the flats behind.

7.0 ACCESS

The flats will be designed in accordance with Part M Building Regulations.

There is adequate parking provision in the existing car park.

Edenbridge railway station, on the London to Hastings line, is only a 4 minute walk (0.2mile) from the site.