

Plans designed

by

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7 Cullen Way, Park Royal - job no. 3961.

DESIGN & ACCESS STATEMENT.

Design Principles -

This existing building currently has a First Floor which is a well presented Office Suite. It comprises of approx. 1473 sq ft and is mainly arranged as open plan workspace. It is self contained with its own Ground Floor Entrance. As my Existing Plans [MB / 3961 / 2] show, there are existing Kitchen, heating and WC facilities. These Offices have recently been decorated. The existing building is solidly built.

The Existing Offices are vacant and a waste, for the owner and locality. As my Proposed Plans [MB / 3961 / 3] show, these current not used / utilised Offices can be converted into 2 no. equally split two Bedroom Flats. Both will have floor areas in excess of `The London Plan` standard of 70m² ; with built-in storage of at least 2m².

The Proposed Layout retains existing features and services, for example, Kitchen and WC ; and makes full use of all existing windows for daylight. Any existing windows with views not desirable will have obscure patterned film applied.

The Existing First Floor will be upgraded, to in excess of Building Regulations standards. The existing concrete floor will be raised to include sound proofing. The existing walls will be upgraded with thermal insulation.

Access -

Number 7 Cullen Way is located in the heart of Park Royal ; within easy reach of the A40 / M40, A406 North Circular Road and the M1 Motorway. This building is located on the corner of Cullen Way and Sunbeam Road, and is amongst a mixed range of uses. It is situated within a vibrant part of West London where shops and businesses are close at hand.

This Site benefits from up to 5 no. allocated car parking spaces. As mentioned on the Planning Application Form, there will normally be more parking spaces available outside office hours 9am-5pm, and on weekends. It is intended that the proposed tenants` will be at work during these times generally.

So it is intended that tenants` will be able to drive to 7 Cullen Way, park safely in their allocated space ; and go via their own ground floor entrance, up to their own First Floor Flat.

Internally, there is a joint Flat Lobby, Fire Door, Communal staircase leading up to separate Flat entrance doors.

25.11.21.