



Taylor Freeman Kataria  
Chartered Surveyors

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSAL:**

Prior approval for change of use of shop (Use Class A1) to dwelling (Use Class C3) - to create 1 x 2 bed flat.

### **ADDRESS:**

397 Dersingham Avenue, London E12 6JX

### **SITE AND SURROUNDINGS:**

The property consists of late Victorian three storey building situated to the corner of Dersingham Avenue and Barrington Road, Manor Park, London.

The ground floor is of retail use and the first and second floors have been converted into flats. The surrounding properties are mainly residential houses built circa 1900. The rear of the property along Dersingham Avenue there are two storey recently built terrace houses with similar scale to the surrounding properties.

The ground floor shop has been trading as a grocery store and off-licence outlet, which opens until late night to sustain the business. This unfortunately has in the past caused nuisance to local residents.

To the side of the property along Barrington Road, there is a drop kerb, which allows for car parking spaces through a roller shutter, which also serves refuse collection.

The rear of the shop has a storage space on the ground floor and upper section at first floor level it has an unused storage/staff room, accessed through the common stairs. It is intended that this space will be incorporated in the new proposed conversion of the shop (A1) into a flat (C3).

### **DESIGN PRINCIPLE:**

In its current form the shop unit has an uncoordinated large glass façade, which is single glazed and does not meet the current EPC - Energy Performance Certificate – requirements, and substantial works have to be carried out to make it compliant, which would not be economically viable.

### **REFUSE:**

Refuse collection is proposed to be within the curtilage of the building along the existing boundary wall, which has an entrance through the side via a shutter doorway, leading





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onto the drop kerb to Barrington Road. The position and space will also allow recycle bins.

### **CYCLE STAND:**

Additional cycle stand will be provided to the inside of the rear garden area as shown on the plans, which are easily accessible.

### **CAR PARKING:**

Currently there is an exciting car parking facilities, which can be increased to provide additional vehicles; however, the rear of the land is mainly proposed for communal outdoor space. The communal garden space will be enlarged by the removal of the side dilapidated/make shift storage outbuilding.

### **PLANNING CONSIDERATIONS:**

Although not required in this prior approval, we have listed below the merits of the proposal in terms of meeting some of the main planning policy guidance;

**Size of the flat:** The total GIA conversion of the shop unit into residential measures 87SM which meets Local and London Plan spatial requirements.

**Transport and highways impacts of the development:** The National Planning Policy Framework indicates that development should proceed unless the cumulative residual impacts of the proposal would be severe. The proposal will not give rise to transportation impacts of a severe nature by virtue of the small scale of development.

The application site is not located on Article 2(3) land; is not of special scientific interest; is not a listed building nor is in a safety hazard area.

The application site also complies with Paragraph M.2. 1. There are no contamination issues with the application site. There has been no industrial process carried out on site and the end products have not been plant, ventilation or air conditioning. This complies with the requirements of M2(a) (b).

The cumulative floor space of the existing building changing use under Class M does not exceed 150 square metres.

The impact of the change of use of the shop unit proposed and the loss of provision of services of the sort that is provided by nature of its retail use would not be significant. The property is in close proximity of Local Main East Ham Town Centre; Manor Park Local Centre and nearby to Church Road where there is adequate supply of variety of consumer product outlets, which are within walking distance and ease of travel for local residents.





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**The design or external appearance of the building:** The shop windows are proposed to be blocked up using similar red bricks. The windows are proposed to the front and rear rooms of the proposed flat, which would match with the existing material and profile.

The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

The unused store room to the ground floor and first floor will be incorporated within the proposed flat conversion and bringing back into use.

### **CONCLUSION:**

The proposal to convert the retail shop (A1), - the trade which is no longer financially viable – into Class C3 under prior approval is appropriate and should be granted by virtue of Class 'M' of the Town and Country Planning (General Permitted Development) (England) Order 2015, which came into force on 15th April 2015. The Class 'M' encompasses Permitted Development of Retail shop to dwellings. The requirements of this order are satisfied.

The design or external appearance of the building: The shop windows are proposed to be blocked up using similar red bricks. The windows are proposed to the front and rear rooms of the proposed flat, which would match with the existing material and profile.

The unused store room to the ground floor and first floor will be incorporated within the proposed flat conversion and bringing back into use.

The sound insulation between flats in this development will meet or exceed the standards set out in approved Document E of the Building Regulations. The applicant is not minded to have a condition attached to the grant and referenced to the Council's Building Control Department or an approved Building Inspector.

Mr. M Kataria BSc, MSc, MRICS

**Dated:** 22<sup>nd</sup> of October 2021



**RICS**  
Regulated