

# Design and Access Statement

74 Victoria Street, Irthlingborough, Northamptonshire, NN9 5RG

For [REDACTED]

**Prepared by :**

Plan My Property

5 Carlton Close  
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**This Design and Access Statement accompanies a planning application prepared by Plan My Property on behalf of Mr [REDACTED] for a planning application to extend the existing commercial units.**

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## 1.0 Introduction

This Design and Access Statement accompanies a planning application to extend the commercial premise at 74 Victoria Street in Irthlingborough.

The requirement for this Design and Access Statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities.

So to highlight, this proposal comprises:-

Use class to remain as existing, this is Class-E.

No increase to the building footprint (no extensions proposed).

Replace the corrugated roofing with a new floor, and flat roof above.

External changes to the materials.

## 2.0 Design & Planning Policies

The National Planning Policy Framework (2012) recognises that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development. In making decisions, local authorities should (i) approve development that accords with planning policy and (ii) where the development plan is absent, silent or relevant policies out-of-date, grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

In respect of the design of new development, the NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people (paragraph 56). Planning policies and decisions should aim to ensure that development optimises the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks (paragraph 58).

In addition the provisions of the JCS (Policy 29) and the NPPF in its core principles encourage the re-use of brown-field land such as this.

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### 3.0 Site and Surroundings

The application site is located on Victoria Street and is nestled between a mixture of residential and commercial properties.

The design of properties along this road varies between being Victorian and 1950's industrial.

### 4.0 The existing use of the building

The current property is split into 3 commercial properties as existing, and the use class is E.

### 5.0 Condition of the Existing Building

The condition of the units is very poor and it needs a full refurbishment to attract long term tenants.

There are clear signs of damp, structural issues and vermin which are going to cost the owner a considerable amount of capital to repair.

If there is no further investment into this property, it will continue to deteriorate and it will be no good for the owner or the local area.

### 6.0 Neighbouring Properties

Victoria Street is predominantly residential, with a number of commercial properties.

Refer to the plans which show how our scheme will have minimal impact to neighbouring properties

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## 7.0 Design of the Proposed Development

The main design considerations for this proposal consist of;

Removal of damaged corrugated pitched roofing.

No extensions proposed.

New floor above the ground floor with flat roof above.

Material proposed is a black corrugated cladding fixed to the wall. See image on the right.



## 8.0 Size and Design of the Units

As the plans show, the new space created is to increase the floor area of each unit below.

Sizes are shown on plan.

## 9.0 Access

Access into each unit is as existing, and the access to the floors above are through the internal staircases from within each existing unit.

## 10.0 Refuse

The location of the refuse bins is as existing, which is within the courtyard.

An external refuse agency is responsible to collect and dispose of the commercial waste, and there is no change to this arrangement.

The number of bins will stay the same but collections will be changed from bi-weekly, to weekly.

The bins are shared between the 3 existing commercial units.

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## 11.0 Landscaping

The front overgrown vegetation is being removed and low level planting will be installed.

## 12.0 Security

During the conversion, all the doors and windows will be replaced so they comply with current standards and regulations. This broadly consists of the following;

All access doors leading into the units will meet secure standards. These doors will also be designed to comply with part Q of the building regulations. Building control will also confirm this and inspect prior to signing off.

All glazing below 1.8m from the finished ground level will be toughened glass.

Low level lighting will also be installed within the rear courtyard to illuminate walkways.

## 13.0 Sound Protection

A sound engineer will be appointed to carry out the sound inspections in order to satisfy building control.

Sound protection to the new apartments will be constructed to ensure that there is more than adequate sound protection between floors and through walls. The separating floors and walls for the conversion need to achieve as a minimum 43dB DnTw+Ctr airborne noise insulation. In addition the separating floors need to achieve a maximum noise impact level of 64dB LnTw.

Building control will be provided a certificate before they issue a completion certificate.

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## 14.0 Car Parking

There is existing car parking on site which can accommodate 6 cars.

We are not proposing to increase or decrease the car parking on site.

## 15.0 Contamination, Ecological & Environmental Features

Environmental issues will be considered at the outset and measures will be taken during the construction process to ensure that waste disposal costs are minimised and the potential for recycling maximised.

Building materials will be locally sourced wherever possible and any timber will be from sustainably managed forests.

## 16.0 Sustainability

During the development of this property will be upgraded to ensure it will pass current regulations for energy efficiency. A 15% increase will be applied to the minimum requirements under building control, and this will be achieved by over insulating and using higher quality materials.

This will be achieved by;

Insulating the new and existing external walls.

All windows will be double glazed and A-Rated.

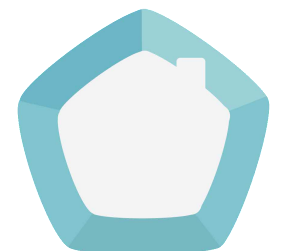
The uninsulated roof is being replaced with an insulated flat roof.

We are also proposing to install 129 x 250w solar panels (1000mm x 1600mm) to the flat roofing, which would be close to providing all the energy required for the units.

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## 17.0 Flood Risk

The Environmental Agency's flooding map shows that the site lies within Flood Risk Zone 1 where there is the lowest risk of flooding by river or sea.

## 18.0 Surface Water Management

No extensions proposed so no change to the surface water management system.

Surface water to connect into the existing surface water system.

## 19.0 Daylighting

The positioning of the new windows within the building will ensure that significant levels of daylighting will be achieved in the property in order to protect the health and wellbeing of its occupants, and thus reducing the need for artificial lighting.

The orientation and location of this building make use of passive solar gains by maximising natural daylight during both the summer and winter months.

## 20.0 Fire Safety

To ensure the fire department will pass the scheme when we submit for building control, we have implemented the following design specifications;

The dividing walls and ceilings will have a minimum of 60 minutes fire protection.  
Fire alarm system to comply with current regulations.

This will be further fine-tuned during the building regulations stage of the process and certification will be provided.

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## 21.0 Impact & Justification Statement

The current ground floor units are not attracting long term tenants because of the condition of the property.

The cost to bring the units back to current standards is excessively high so it is not commercially viable to go down this route. Especially when there are existing vacant spaces within the town centre.

By allowing this building to be developed, the whole site can be brought back to modern standards. This will attract good quality tenants and will provide a long-term solution to the owner and the local economy.

## 22.0 Heritage Statement

This proposed building is not within the conservation area, and it is not listed.

Our proposed works provide a modern and clean extension which will successfully blend into the surroundings.

## 23.0 Conclusion

The proposed development will provide an improvement to a run-down commercial building, whilst providing a great space for new business to occupy.

The proposed development achieves the objective of preserving or enhancing the character of the area by successfully integrating contemporary design solutions within the existing building.

As highlighted in the report above, the existing building is an ideal location for the plans we have submitted because it has no negative impact on any neighbouring properties..

So the best way forward in ensuring that the building is able to survive in this economic climate is to grant permission for this proposal.

With all the information provided we trust that planning permission can be granted for the proposed development.

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