

Design and Access Statement

5 Grove Road, Rushden, Northamptonshire, NN10 0JX

For: Mr. Abazi

Prepared by :

Plan My Property

5 Carlton Close
Newport Pagnell
Buckinghamshire
MK16 9AX

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This Design and Access Statement accompanies a planning application prepared by [Plan My Property](#) on behalf of Mr. Abazi for a conversion project.

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1.0 ACCESS

Occupants

Flat A – From the existing front door off Grove Street.

Flat B – From a new side door which can be accessed from the side passage.

Refuse

The bins are stored at the rear of the site within the rear garden, refer to the proposed site plan for exact locations.

Each flat will have the following bins;

- 1x 240ltr general waste bin.
- 1x 240ltr recyclable waste bin.
- 1x 240ltr garden waste bin.

Amenities

The site location suites our proposed residential use because occupants will have access to everything they need, walking distances away.

Rushden shopping centre is 5 minute's walk away, so residents have access to a host of shops and services.

There is a bus stop across the road which has links to other parts of Rushden, and neighbouring towns.

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2.0 LAYOUT

The attached plans clearly show that the proposed scheme is the most practical way forward on this site without over developing and being overbearing.

Each unit proposed provides more than adequate facilities for the occupants within.

The existing staircase has been kept and utilized, which is completely for the primary use of flat B.

3.0 SCALE

There is a small single storey extension proposed at the rear of the site, this has been designed to match the neighbouring property as close as possible.

4.0 APPEARANCE

The majority of the works are internal and the only external change is the rear extension.

As explained within section 3, this extension size has been designed to match the neighbouring property.

5.0 LANDSCAPING

Please refer to the floor plans for the landscape plan.

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6.0 PLANNING CONSIDERATIONS

Additional points which the planners may consider are the following:

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.

Contamination Risk

The existing use of the site is residential, so it is highly unlikely that contamination is present on site.

Transport and Highway Impact

Parking is not provided for this scheme, however this site is in a highly sustainable location as public transport, entertainment, shops, leisure etc are all walking distances away.

Cycle storage can also be provided within a secure and sheltered location within the rear courtyard. This will aid sustainable and healthy living.

There are bus stops across the road which has links to other parts of Rushden, and neighbouring towns.

The existing property consists of 3 double bedrooms, and our proposed scheme has 2 bedrooms. So in theory, we have reduced the impact of parking.

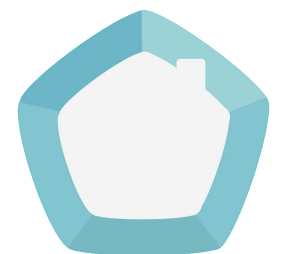
This scheme would also be better for parking in this area in comparison to a home in multiple occupation.

Natural Daylight

Every room has more than ample natural daylight from the large windows and high ceilings.

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Impacts of Noise

The property has the benefit of high ceilings so sound protection between floors can be comfortably achieved.

A sound engineer will be appointed during the building control stage to provide a sound specification prior to commencement of works, and a certificate at the end of the project to satisfy noise levels within the new apartments (between floors and walls).

7.0 IMPACT AND JUSTIFICATION

As the plans, report and form clearly demonstrates, our proposal is the best way forward on this site.

The majority of the works are internal, and the extension is a modest extension which will simply enhance the ground floor apartment. Even without the extension, the ground floor area is still large enough to provide one apartment and comply with national space standards.

The demand for apartments is extremely high in this part of town because it provides an affordable option for a single occupant to have their own space instead of a room within a shared house.

It would be very easy to convert this property into a 6 person home in multiple occupation which would include loft conversions and rear extensions. However we would rather create 2 high quality apartments which would be far better for the local area.

8.0 CONCLUSION

In its current state the lack of investment is clearly shown as the existing site is run down and needs a high level of investment to bring it back to a useable condition.

The proposed conversion will provide a complete improvement to an existing brownfield site within a desirable part of Rushden. The local area demands high quality, and our proposal certainly does this.

This building has been left to deteriorate for many years now, so it is in the council's best interest to allow this application to proceed.

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

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