

# DESIGN AND ACCESS STATEMENT

3 Sunny Gardens Parade  
NW4 1JA  
London

## PROPOSAL

This design and access statement supports the application to create two residential units of C3 uses.

- Flat A –1B2P –55.67m<sup>2</sup>
- Flat B –1B2P - 54.05m<sup>2</sup>

The Nationally Described Space Standard requires a minimum gross internal floor area of 50 sqm for a 1 storey dwelling 1 bedroom 2 people.

The minimum floor to ceiling height must be 2.5m for at least 75% of the gross internal area.

100% of the gross internal area has a floor to ceiling height greater than 2.5m.

There are existing large windows that will provide good daylight to the habitable rooms.

The existing shop front window will be removed and replaced by two windows and a door. The Shop sign will be removed retaining the existing brickwork at the back which is to be repaired and made good.

## EXISTING CONDITIONS

The existing building is currently vacant since April 2021. Previously, the whole building was always occupied by the owners (proprietors of 3 and 3A Sunny Gardens Parade Units) as offices at the first floor and a Popcorn And Candy Floss Equipment Retail Shop at the ground floor (popcornandcandyfloss.com), these are of Class E Use, they moved their business last year to Hemel Hempstead, since then the building is vacant. The building is located within a small parade located away from the Town Center and which has become redundant, currently has two points of access on the ground floor. The majority of the shops in the parade are no longer in a retail or commercial use, most of the shops have already been converted into residential units.

## **FLOOD RISK ASSESSMENT**

The site is within flood zone 01. Therefore, the likelihood of flooding is minimal and there is no need to undertake further investigation as to the risk of flooding.

## **TRANSPORT & SITE ACCESS**

Access to the site is from the Great North Circular Road and from the passageway at the rear leading into Sunny Gardens Road.

The current car parking arrangements were that one vehicle usually was parked off street to the rear of the property, but there is space for 2 off street parking at the rear, currently there is a metal/plastic shed at the rear occupying the car parking space, it will be removed to give one more off street car parking.

Sunny Gardens Road of which Sunny Gardens Parade forms a part has a controlled parking zone in operation but only on Saracens Rugby event days (March-October on Sundays every two-three weeks) with restrictions to permit holders only between the hours of 1.00pm and 6.00pm.

Two secured cycle spaces will be provided at the rear of the property.

## **REFUSE AND RECYCLING**

Currently the refuse and recycling are located at the rear of the property and will remain, access to the site is from the right of way over the passageway at the rear leading into Sunny Gardens Road.

## PROVISION OF ADEQUATE NATURAL LIGHT TO HABITABLE ROOMS

Daylight and Sunlight tests normally used by Local Authorities when considering planning applications are set out in the Building Research Establishment document Site Planning for Daylight and Sunlight: A guide to good practice 92011. The BRE guide gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required: the 45 degree rule and the 25 degree rule.

In the table below it can be seen that for each room the 25 degree and 45 degree are met.

<b>FLAT A</b>	Useable Floor area m2	Windows area m2	Ceiling Height m	% of windows to floor area	45 degree rule	25 degree rule
BEDROOM	14.22	0.97 1.34	2.98	16%	Yes yes	Yes yes
LIVING ROOM/ KITCHEN	25.18	W1 1.82 W2 1.82	3.11	14.5%	Yes yes	Yes yes
<b>FLAT B</b>						
BEDROOM	11.85	3.11	2.52	26%	yes	yes
LIVING ROOM	19.46	3.11	2.52	16%	yes	yes
KITCHEN	7.24	1.54	2.52	21%	yes	yes

In each case the habitable rooms are served by unobstructed windows having a ratio of glass to floor area greater than 10%.

[Redacted]

Invoice number [Redacted]

Bill date: 5 Jan 2021

24 hour emergencies:  
Electricity: call 105

Access your energy account  
securely 24/7 via MyAccount  
[edfenergy.com/247](https://edfenergy.com/247)

Contact a Live Chat adviser  
24/7 via our website



Mr Lawrence Breindel, Personal Assistant  
Administration, A1 Equipment Limited  
3 Sunny Gardens Parade  
London  
NW4 1JA

Supply Address:  
Sunny Gardens Parade, 3 Sunny Gardens  
Road, Hendon, NW4 1JA

80886 014460 0086 E: 37500



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Dear Business Customer,

### Your business electricity bill

We'll collect [Redacted] on or immediately after 21 Jan 2021

This is based on an estimate

30 December 2020 - 05 January 2021 (7 days)

Last time you owed [Redacted]  
(3 November 2020 - 29 December 2020)

You paid us [Redacted] £0.00

So you bring forward [Redacted]

Your charges for this period (including VAT) [Redacted]

**Your new account balance** [Redacted]  
in debit

#### About your payments

This bill is based on estimated readings. Our estimates are shown on the next page. We recommend that you check them against your meter, if it is safe and practical to do so, to make sure you're paying the right amount for your energy.

# BARNET

LONDON BOROUGH

## INVOICE

www.barnet.gov.uk  
 VAT Reg Number : GB 229 2360 70  
 Originating Dept : STRE / CW

P.C.S.  
 3 SUNNY GARDENS  
 GREAT NORTH WAY  
 LONDON  
 NW4 1JA

Invoice Date : 8 March 2022  
**PAYMENT OF THIS INVOICE SHOULD BE MADE WITHIN 14 DAYS**

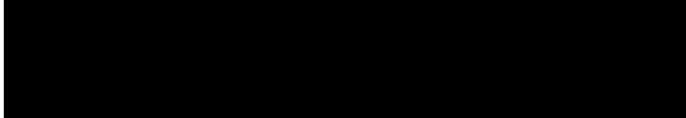
**Customer Ref No: 401000597220289489**  
 Please quote this reference number on correspondence

Contract No: 1000039858

*was 401000597220001630*

Invoice Details	VAT %	Net
Cancellation of Trade Waste Notified on 24.02.2022 90 days notice + £25 admin fee applied as per terms and conditions 1 x 660L Refuse Bin	0.00	

For methods of payment please see the reverse of this document.



NET	
VAT	0.00
TOTAL	

DATE \_\_\_\_\_



63383910005972202894895

- Notes £50
- Notes £20
- Notes £10
- Notes £5
- Coins £2
- £1
- 50p
- 20p


Total CASH  
 CHEQUE, PO's

£

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