

# DESIGN AND ACCESS STATEMENT

4 Sunny Gardens Parade  
NW4 1JA  
London

## PROPOSAL

This design and access statement supports the application to create one residential unit of C3 Use.

- Flat A –1B2P –53.11m<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.

No changes to the front facade apart of the shutters to be removed, the rear shutter in the bedroom will be removed and replaced for a window and a door.

## EXISTING CONDITIONS

The existing building is currently vacant since April 2021. Previously, the building was always occupied by the owners ( also proprietors of 3 Sunny Gardens Parade) as a Popcorn And Candy Floss Equipment Retail Shop (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.

There is space for one off street car parking at the rear.

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.

One secured cycle space 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.

FLAT A	Useable Floor area m2	Windows area m2	Ceiling Height m	% of windows to floor area	45 degree rule	25 degree rule
BEDROOM	11.71	1.91	2.98	16%	Yes yes	Yes yes
LIVING ROOM/ KITCHEN	31.32	7.33	2.98	23.5%	Yes yes	Yes yes
STUDY	4.86	1.39	2.98	28%	yes	yes

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

ATTACHED TWO DOCUMENTS FROM NO.3 SUNNY GARDENS PARADE AND NO. 4 SUNNY GARDENS PARADE SHOWING THAT BOTH SHOPS WERE IN USE AS PER SAME OWNERS AND SHOP RETAIL.

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



**Invoice number** [REDACTED]  
**Bill date:** 5 Jan 2021  
**24 hour emergencies:**  
Electricity: call 105

802885 014480 0086 E 37500

[REDACTED]  
3 Sunny Gardens Parade  
London  
NW4 1JA



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

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 (3 November 2020 - 29 December 2020)	[REDACTED]
You paid us	£0.00
So you bring forward	[REDACTED]
Your charges for this period (including VAT)	[REDACTED]
<b>Your new account balance</b>	[REDACTED]

**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.

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# CASTLE WATER



4 SUNNY GARDENS PARADE  
LONDON  
NW4 1JA

Bill Number	
Bill Date / Tax Point	10 January 2022
Purchase Order Number	
Our VAT Number	319 4277 88

## Your bill is now available

A credit has been applied to your account.

Thanks for paying by Fixed Direct Debit. You do not need to take any action. We will automatically collect from your account on the 5th of each Month.

## Your statement

### Account Summary

Your previous balance	
Payments received	
Balance brought forward	£0.00
<b>Your charges</b>	
Sundry transaction(s)	
Total charge (excl. VAT)	
VAT (where applicable @20%)	£0.00
<b>Total charges</b>	

 **Your current balance is**

## Contact Us

Webchat:  
Visit [castlewater.co.uk](http://castlewater.co.uk) and chat with an advisor Monday to Friday, 8am to 6pm.

Email:

Call:

For a full explanation of your bill, visit: [castlewater.co.uk/billexplained](http://castlewater.co.uk/billexplained)

## Self Service

You can pay your bill, submit meter readings, update your details and much more at: [www.castlewater.co.uk](http://www.castlewater.co.uk)

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**Please pay promptly.** Failure to do so can result in you being reported as overdue with our credit reference agency and may affect your credit rating.

