



HB Planning Services

37 Whitehorse Lane Croydon SE25 6RD

**Design and Access
Statement**



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Introduction:

The property is located on White Horse Lane comprising of ground floor shop first floor flat and second floor (Loft). Most of the properties are terraces on white horse lane comprising commercial units at the GF level and C3 dwelling flats at the 1st-floor level. In accordance with the Croydon Borough Council, the application is accompanied by plans, the necessary documentation, and the fee. The proposed additional self-contained flats would provide standard accommodation to future occupiers.

PROPOSAL

1. Extension the ground floor to accommodate a self-contained 1-bedroom flat and a shop unit to the front.
2. Conversion of first floor into 1 bedroom self-contained flat.
3. Conversion of second floor (Loft) into a self-contained studio.

Design

The proposed enlarged rear extension will be very similar in terms of design and appearance to that of the existing ground floor rear elevation. it will extend 2.0m into the rear garden. The enlarged single storey rear extension will have a flat roof and will be residential in appearance. Its scale and design would still be in keeping with the host property and would not appear incongruous or dominant. All materials proposed will match the existing property using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades.

ACCESS

The property is currently accessed via White Horse Lane, the proposed works will not alter the existing access to the property

The proposed Flat 1 located on the ground floor will be accessed via side alleyway.

The proposed Flat 2 and 3 will be accessed via existing internal staircase.

Parking:

There is on street parking available however, the property is located at a walking distance from Thornton Heath High Street and Thornton heath train station.

Conclusion:

The proposed addition of flats is indented to keep the existing use of building as commercial and residential.