

DESIGN STATEMENT

**IN SUPPORT OF PRIOR APPROVAL NOTIFICATION FOR THE
PROPOSED CHANGE OF FIRST FLOOR BUILDING FROM USE
CLASS E TO DWELLING HOUSE USE CLASS C3**

AT

7 BEECHES AVENUE,
SM5 3LB

KKR PLANNING & DESIGN LTD

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PROJECT No: KKR - 1533

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Project: 7 BEECHES AVENUE, SM5 3LB

1.0 Introduction and Background

This Planning, Design & Access Statement is prepared by KKR Planning & design on behalf the owner to support an application for Prior approval application for the change of use of the existing first floor office use with 1no. self-contained residential flat.

The Statement should be considered alongside the architectural drawings submitted with the scheme, produced by KKR Planning & Design.

The proposed scheme submitted to Sutton Council aims to improve upon the existing residential accommodation and provide additional housing within the borough. The proposal carefully considers the character of development in the area and the existing conditions on and surrounding the application site.

The proposals will provide much-needed additional housing in the borough and local area which makes better use of redundant office space within, which is a predominately residential area.

Introduction

The site comprises ground and first floors of offices (E class use) with two number of carparks and commercial bin storage at the front large driveway. There is a large garden at rear access from shared side access.

The property is not listed and it does not fall within a designated conservation area.

The building which is the subject of this application is not on Article 1(6A) land.

The application site is not in and nor does it form part of a safety hazard area.

The application site is not in and nor does it form part of a military explosives storage area.

The building is not a listed building or a scheduled monument.

The building currently uses as a Class B1 office use.

The application site does not fall within a flood risk area in accordance with the latest data and flood maps available from the Environment Agency. Flood Zone 1 therefore risk from flooding from river/sea is low.

The application site is not the subject of any contamination risks given its location and use together with the surrounding land uses.

The local area is predominantly residential in nature and character.

Most properties have some form of front parking area

The site has PTAL rating of 2.

2.0 The Site

The site is located at no.7 Beeches Avenue, within the London Borough of Sutton within close proximity to Carshalton Beeches Overground Station and Carshalton Park.

The property comprises of ground and first floor offices (old B1 use, new E class Use) with ancillary part basement storage. The building is currently vacant since 31st October 2021.

There are local shops which include a bakers, chemist and restaurants. The area is also well served by public transport with good quality pedestrian and cycle links.

The site is located in an area of mixed commercial and residential character, with a significant amount of residential properties within Beeches Avenue itself including large single family dwellings with and converted flats.

The area is characterised by a varied mixture of buildings which vary in terms of their scale and materials. There is also a range of architectural styles and periods including Georgian and Victorian through to more recent modern developments.

The area is highly accessible in terms of its access to public transport with bus stops along Beeches Avenue and within 1 minute walking distance from Carshalton Beeches over ground station



Figure 3: Views of the site from rear garden



Figure 3: Side Views of the building with no. 5 rear single storey and rear terrace.



Figure 3: View of shared drive between no. 7 & 9 Beeches Avenue.



Figure3: Front View with bins & parking

Existing & Proposed Areas:

- a) Existing site area – 319m²
- b) Existing ground floor area – 85m²
- c) Existing First floor area – 81m²
- d) Existing Basement area – 14.5m²
- e) Proposed first floor area – 81m² (same as existing)

4.1 Proposed Development

The proposal is for the conversion of the first floor offices into 1 no. 2 bedrooms self-contained flat with residential parking, cycle store and bin store at front.

The residential dwellings comply with the National Described Minimum Space Standards for both overall flat sizes and internal room sizes as well as showing accommodation for storage space within individual dwellings. The proposed conversion will not change the external character of the property and there are no other additions or changes which will alter the character of the property.

The internal layout is pragmatic and offers both a comfortable and a practicable accommodation for the future residents and modern day living. The proposal is to retain as

much of the existing building and internal features as possible to retain its distinctively, residential character.

The ground floor office remains as Office Use with additional carparking facilities at the rear of the site which will be accessed from the shared drive between properties no. 7 & 9.

In order to improve the clear width of the drive, the externally projecting chimney breast will be removed, and section of this wall will be made good as to match with existing render finish.

Existing windows to be retained at ground and first floor levels to provide natural light to each habitual room equivalent to min. 10% of floor area in accordance with Building Regulation requirements.

The existing rear garden of the site will be utilised for parking for retained ground floor office and access is via the shared drive from the side of the property. The commercial bin and cycle storage will be located at the rear garden.

The residential bin and cycle stores and 1 number parking space will be located at the front driveway. The front residential parking will be controlled by key operate bollards so this space will not be occupied by the ground floor Office users.

Access

The external arrangements remain the same to the front of the property with an area for off street parking and set back from the pavement.

The existing main entrance door is maintained to the frontage building and is proposed to provide a communal entrance and staircase to both the ground floor office and first floor flat within the main building.

Access to the site and the residential units within the building would be maintained in accordance with the existing arrangements and entrance points.

The existing main entrance door is maintained to the frontage building with minimal alteration and is proposed to provide a communal entrance for office and residential flat. The basement will provide storage for the ground floor Office and have internal access to the basement.

Amenity and Landscaping

The rear garden will offer 3no. parking spaces for the ground floor Offices and bin and cycle storage for the Office.

No external amenity area provided for the first floor flat.

Vehicle access & Parking

The existing site has a forecourt with existing parking which shall be maintained with provisions for 1no. off street parking. The current proposal utilises 1 no. parking space for residential.

The rear of the garden offers 3 nos. carparking spaces for Officer users.

The Title Land Registry and Title Plan states the rights to pass and repass with vehicles reversing onto the 'shared' drive used by No. 7 and No. 9 Beeches Avenue.

Cycle Parking

Cycle parking is provided in order to promote sustainable transport and is in line with Sutton's policies.

2 number cycle parking provided at the front forecourt for the residential flat

3 number cycle parking provided for the ground floor Office users at the rear

Cycle storage will be secure, covered and lockable as well as easy to access located within the front and rear gardens.

Refuse and recycling

Bin storage for the residential flat is provided in the front garden.

Bin storage for the commercial use is provided in the rear garden.

All bins storage is in a secure, lockable, covered and ventilated bin stores.

The location of the bin stores will be easily accessible which can be moved close to the main highway for easy collection from operatives. The site is on an existing collection route and is considered that the additional refuse collection would not be detrimental to the existing route.

Conclusion

It is considered that the proposed development would make efficient use of existing urban land without compromising the character and appearance of the property or area, and would not harm the amenities of neighbouring residents or existing parking or highway conditions in the area.

KKR PLANNING & DESIGN LTD

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