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ARB Registration 050229D

THIS DESIGN & ACCESS STATEMENT IS FOR ONE BED-SIT AND 1 ONE BED FLAT ON THE REAR FIRST FLOOR OF 828 HIGH STREET N12 9RA

The first floor rear area to 828 High Road has been a banqueting suite for over 20 years its original function was tied in with the ground floor restaurant but as times changed in the sector it was used independently

The area is large over 110sqm.in total it is however narrow maximum 5.2m.not the ideal shape for a function room

The room has not been used for over 10 years the ground floor restaurant stopped using it for their functions over 15 years ago and the client failed to hire it out soon after that as a result the area is in need of extensive renovations at a very high cost.A non-occupation insurance form for this area dated April 2021 is included with this application.

Planning permission has been granted for a change of use office to residential to the three floors in the front of the property they share the same access staircase as the function room

As the function room has not been used for that length of time and is not likely to be used in the future a residential use is better solution especially given the change of use to the adjoining areas

The design of the flats gives adequate daylight the areas are in accordance with the minimum standards there will be sound testing to meet the current standards

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