

# **G. Nicastro LL.B.**

60 Southbury Road Enfield Middx EN1 1YB.



**RE: Studios 1A, 2A, 3A and Flat 4 at  
10-12 Lind Road Sutton SM1 4PJ  
("the Property")**

## ***Design and Access Statement***

**Proposal: The retention of four self contained flats at the Property**

**Applicant: KPD Properties Ltd**

## ***Application Site and Context***

The application site is located at 10-12 Lind Road Sutton SM1 4PJ. The part of the building that houses Studios 1A, 2A, 3A and part of Flat 4 at the Property was previously permitted under planning application reference DM2018/01616.

The building has since been further altered by self containment of the four units falling within Use Class C3

The surrounding area is residential in nature comprising a mixture of terraced housing and flatted developments. The building itself is an end of terrace property, formerly of a commercial use but lately converted to residential use following permissions granted to that end

### ***Proposed Development:***

This application seeks planning permission to retain the use of the four self contained residential units situate at the Property. The proposal will provide the following unit mix:

Studio 1A - ground floor

Studio 2A - first floor

Studio 3A - second floor

1 bed flat – an addition space loft space to the attic flat at 10-12 Lind Road known as Flat 4.

The proposed development will provide much needed housing in the borough in a sustainable location, making efficient use of an existing building. It aligns with all relevant policies as set out in the Planning Statement that accompanies this application and optimises housing delivery.

The proposed retention of four self-contained flats is consistent with the existing configuration of the approved building under application ref DM2018/01616 which has been successfully adapted to accommodate multiple residential units.

The design rationale focuses on preserving the character and integrity of the original building while meeting the housing needs of the community.

***Access and Parking:***

Access to the flats will be via the existing entrance. Storage for cycles will be provided to .....

This will be a car free development, the proposal accords with council policies and the applicant is happy to enter into a Section 106 agreement with the council to ensure that this will remain so.

The site has a PTAL rating of 6A so providing excellent links to public transport with bus routes in close proximity. The train station is within walking distance.

***External Changes:***

There will be no external changes or extensions as part of this proposal, thus maintaining the appearance of the property. The plans submitted with the application reflect both the existing and the proposed design and layout of the Property

***Consultation:***

This application is a re-submission of application ref DM2021/01764 when the council conducted its consultation exercise which did not give rise to any representations from adjoining owners.

***Heritage and Conservation:***

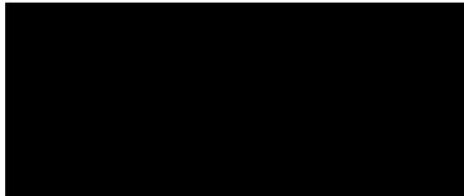
The building retains its approved architectural features and contributes to the heritage value of the area. The proposed retention of four self-contained flats preserves the historic and permitted fabric of the building while ensuring its continued use for residential purposes.

***Sustainability and Energy Efficiency:***

While the focus of this application is on land use and residential accommodation, efforts have been made to incorporate sustainable design principles where feasible. This includes the use of energy-efficient appliances, insulation, and materials to minimize environmental impact and promote energy efficiency.

**Conclusion**

For the reasons stated throughout this application, it is submitted that the proposal fully addresses the refusal reasons set out in the decision notice to app ref DM2021/01764. It is policy compliant and falls to be approved for the reasons stated herein. To which end, the Appellants look forward to hearing from the council with its decision on the application, subject to any conditions that the council wishes to specify.



Signed.....

Dated..01-03-24.....

Agent for the Applicant