

Design and Access Statement

Site Address: 125 Castlehaven Road NW1 8SJ

Proposal: Full Planning Application to convert the Use Class E, (Mini Cab Office) into a Residential unit with proposing to add first floor to provide a 1-bedroom house

Date: 20th November 2023

LPA Ref: 2023/4546



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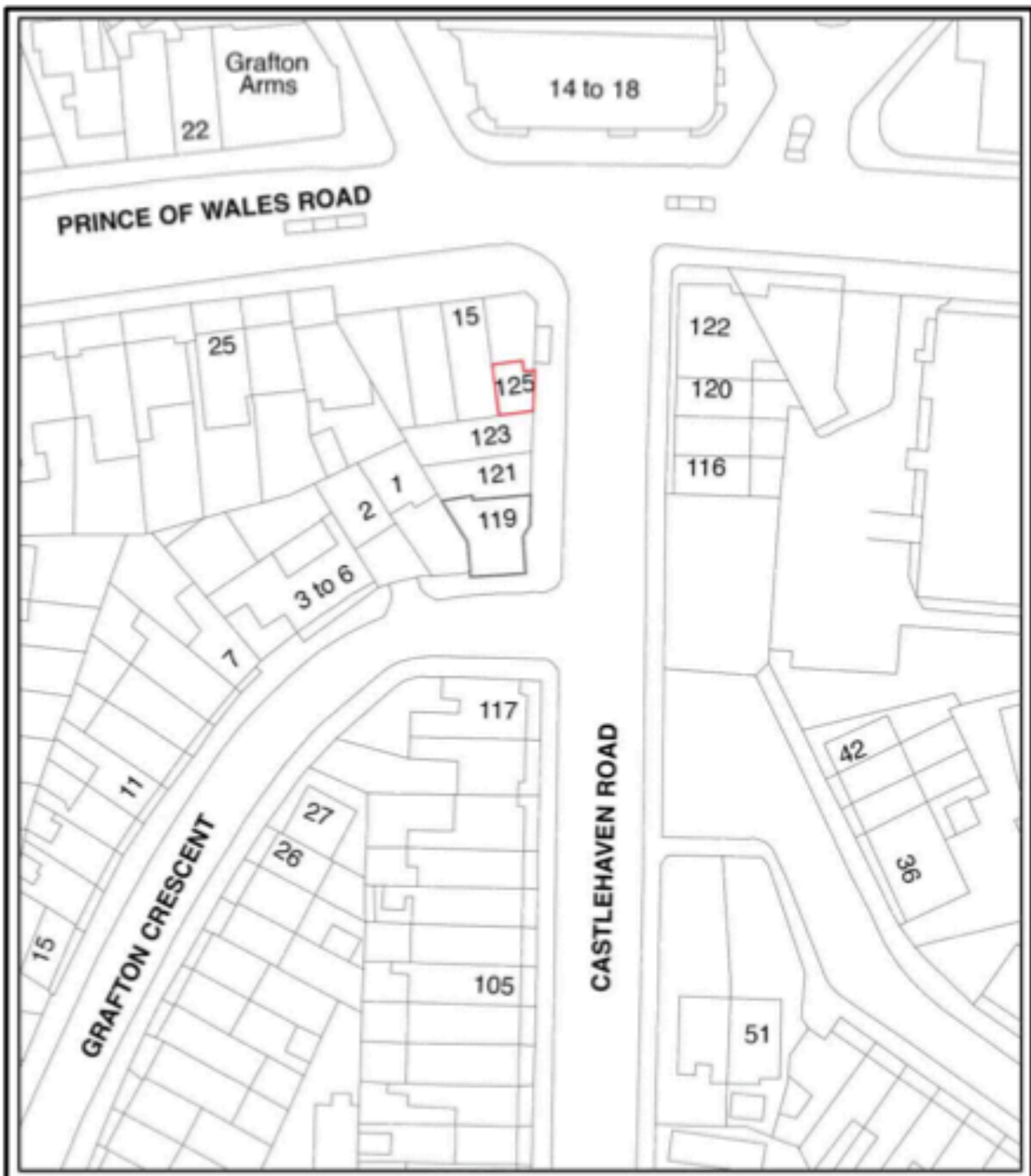
Existing Site and Locality

The application site is located on the western terrace of Castlehaven Road adjacent to the rear of number 15 Prince of Wales Road; currently this is single storey building, being used as a 24 hours mini cab office.

The property is a single storey building is constructed with bricks; most of the front façade is covered with timber shop front window frames, door and signage. The site has a flat roof finished with dark grey felt.

Immediate neighbours of the site are building of mixed use where there is retail units on ground floor and residential properties on upper floors. Overall this section of Castlehaven road is mainly residential.

Site Location Diagram



Proposal

The proposal is to convert the property into a residential unit by adding another floor above. The proposed design includes the restoration of brickwork on the existing walls and using closely matching bricks for the proposed additional storey. The flat roof of the proposed first floor will provide a green roof and will be accessible by the users to enjoy the private amenity space, secured with 1.2m stainless steel railings. The flat roof above the existing building will also provide a green roof, however this is purely to enhance the visual outlook and this area will not be accessible; the only access will be from outside for maintenance purposes only.

Construction and Logistics Plan

The construction of the proposed development will be divided into four phases. The first phase will be the demolition of the materials including the flat roof, signage, timber cladding on the front façade; internal fittings and partition walls. The second phase will be to install the services such as the new private waste pipe and armor cables for electrical installation in accordance to the M&E Plans. The third phase will include the structural installation including the steel beams, walls, roof, insulation and fire protection, drainage of green roof, making it air and water tight, installation of external doors and windows. The final phase will be to install internal stud partitions, fittings, staircase, fire regulated materials, electrical and plumbing components and decoration.

The site will be completely vacated therefore can be used to store all the materials that will be needed for the construction, this means that there will only be one delivery of materials, the project is considered a minor when spoken with reputable contractors, which means that no major plant will be required and all of the work can be done with small hand held power tools.

No work will be done outside of 8:00am to 6:00pm Monday to Friday, and 9:00am to 1:00pm on Saturday, no work will be done on site during Sundays and bank holidays.

All the tools will be safely locked and left on site, therefore all workmen will be using public transport to get to and from the site.

The project is estimated to be completed within 28 days from the start of construction until made ready for use.

Technical Housing Standards

The Technical Housing standards require a 1b1p to provide a minimum of 37 Square meters of internal space. The proposed unit is providing 50 square meters of internal space. Other requirements such as the width of the bedroom, and the fitted storage for a 1b1p has been taken into consideration and applied to the design, the bedroom is required to provide a minimum of 11.5 square meters, the proposed bedroom is providing 12 square meters of net internal floor space.

Justification in terms of feasibility

The owner has been struggling to make ends meet with this business, the high end competitors such as Uber and other mobile applications operating private hire vehicle services have left no chance for a small business like this, there is no reason why a minicab drive would pay rent to this office and expect to receive sufficient jobs, with all of this; it has been decided that the most favorable plan would be to change it to a residential unit as there is high demand in the housing market for this area.