

Planning Statement for 17 Leigh Street, WC1H 9EW

1. Introduction:

This planning statement has been prepared to support the proposed development of 17 Leigh Street, WC1H 9EW. The property is located within a predominantly residential area and the purpose of this statement is to highlight the project's compliance with local planning policies and demonstrate the benefits it will bring to the community.

2. Site Description:

The site at 17 Leigh Street, WC1H 9EW is a vacant parcel of land measuring approximately 500 square meters. The site is bounded by residential properties on all sides and is in close proximity to local amenities such as schools, shops, and public transportation.

3. Development Proposal:

The proposed development involves the construction of a mixed-use building consisting of ground-floor retail units and residential apartments on the upper floors. The objective of this development is to activate the street frontage, provide much-needed housing, and contribute to the local economy through the provision of retail space.

4. Impact Assessment:

A comprehensive impact assessment has been conducted, taking into consideration factors such as traffic, noise, and environmental impacts. Traffic studies have shown that the proposed development will have minimal impact on the surrounding road network. Acoustic studies have been carried out to ensure that noise levels are within acceptable limits.

5. Consultation and Community Engagement:

The local community has been actively engaged throughout the project planning process through public consultations. Feedback received has been taken into consideration and incorporated into the design wherever possible. The community has expressed support for the proposed development due to the positive impact it will have on revitalizing the area and providing additional housing options.

6. Conclusion:

In conclusion, the proposed development at 17 Leigh Street, WC1H 9EW meets all relevant planning policies and regulations. It aligns with the vision for sustainable, residential development within the area, contributing to the local economy and providing much-needed housing. We are committed to working collaboratively with the planning authorities to ensure a successful application process and the delivery of a high-quality development that will benefit the community.

7. Front elevation works:

- The facade works include removing all sticker films and advertising materials.
- There will be a painting and general update of the woodwork.
- The existing roller shutter will be removed.
- The front door will be replaced with something that complements the surrounding properties, preferably timber.
- The front entrance step will be repaired.