

Design and Access Statement

Address: 54c High Street, London HA6 1BL.

1. Introduction and Proposal

This Design and Access Statement has been prepared to support a planning application for the internal conversion of an existing one-bedroom flat into a two-bedroom flat at 54c High Street, London HA6 1BL. The proposal aims to optimize the use of existing space, providing an additional bedroom to meet changing accommodation needs, while maintaining the character and amenity of the property and its surroundings. This statement outlines the design principles and access considerations integral to the proposed development.

Please note that due to the status of the property as a flat, no permitted development is accorded, otherwise were this to be a single-family dwelling, internal alterations such as this would not have required planning permission.

2. Site Description

The property is located at the rear of 54 High Street, London HA6 1BL, on the ground floor level. The flat currently comprises a single bedroom, living/kitchen area, storage, an office space and 2 WCs. **Please note that the office space shown in the existing plan is part of the residential dwelling use granted prior approval in July 2022. The space is not in use at the moment and the proposal would make good use of it.**

The surrounding area is a mixed-use street with a blend of residential and commercial properties, typical of a High Street location in London.

3. Planning History

70476/APP/2022/1640: Prior approval for the change of use of offices (Use Class E) to a one-bedroom dwelling (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) – **granted on 13th July 2022**

4. Design Principles

The design approach for this conversion prioritizes the following key principles:

Maximising Space Efficiency: Reconfiguring internal layouts to create a functional second bedroom without compromising the overall living space, natural light, or ventilation of other rooms.

Maintaining Building Character: Ensuring that the internal alterations respect the original architectural integrity and overall character of the building. No external alterations are proposed.

Functional Layout: Creating a practical, comfortable, and safe living environment for future occupants, ensuring logical flow and privacy.

Compliance: Adhering to all relevant building regulations, fire safety standards, and local planning policies.

5. Access Statement

This conversion focuses exclusively on internal reconfigurations. The proposal does not involve any changes to the external appearance, structure, or access points of the building. Access to the property will remain via the existing main entrance to the building and the current entrance door to the flat. Internal circulation within the flat will be maintained, ensuring ease of movement between rooms. The design will ensure that the new layout facilitates comfortable internal access for the intended occupants, considering standard accessibility requirements within the constraints of an existing residential unit.

6. Layout and Internal Alterations

The primary alteration involves the removal of one WC space to create a new, adequately sized second bedroom. The proposed layout will ensure that both bedrooms and the living area receive sufficient natural light and ventilation, meeting minimum standards required. The kitchen and bathroom facilities will be retained in their current locations except for one WC space that will be offered to create another one bedroom with minimal alteration. Consideration will be given to the placement of internal doors and partition walls to optimize space, privacy, and acoustic performance.

7. Materials

The internal materials used for new partitions, finishes, and fittings will be standard, high-quality construction materials. All materials will be selected for their durability, safety, and aesthetic compatibility with the existing interior finishes of the flat, aiming for a cohesive and modern appearance.

8. Sustainability

The conversion will aim to enhance the building's efficiency where practical within the scope of an internal refurbishment. This may include ensuring new partition walls have adequate insulation to improve thermal performance. Waste reduction will be a key consideration during the construction phase, with an emphasis on recycling and responsible disposal of any materials removed or generated. The use of durable materials will contribute to the long-term sustainability of the improved dwelling.

9. Conclusion

The proposed conversion of the one-bedroom flat to a two-bedroom flat at 54c High Street, London HA6 1BL, represents a sensitive and practical enhancement of the existing residential accommodation. The design prioritizes efficient use of space, maintains the amenity of the property and its neighbours, and complies with all relevant standards. The proposal will create a more functional, versatile, and desirable living space, making a positive contribution to the housing stock.