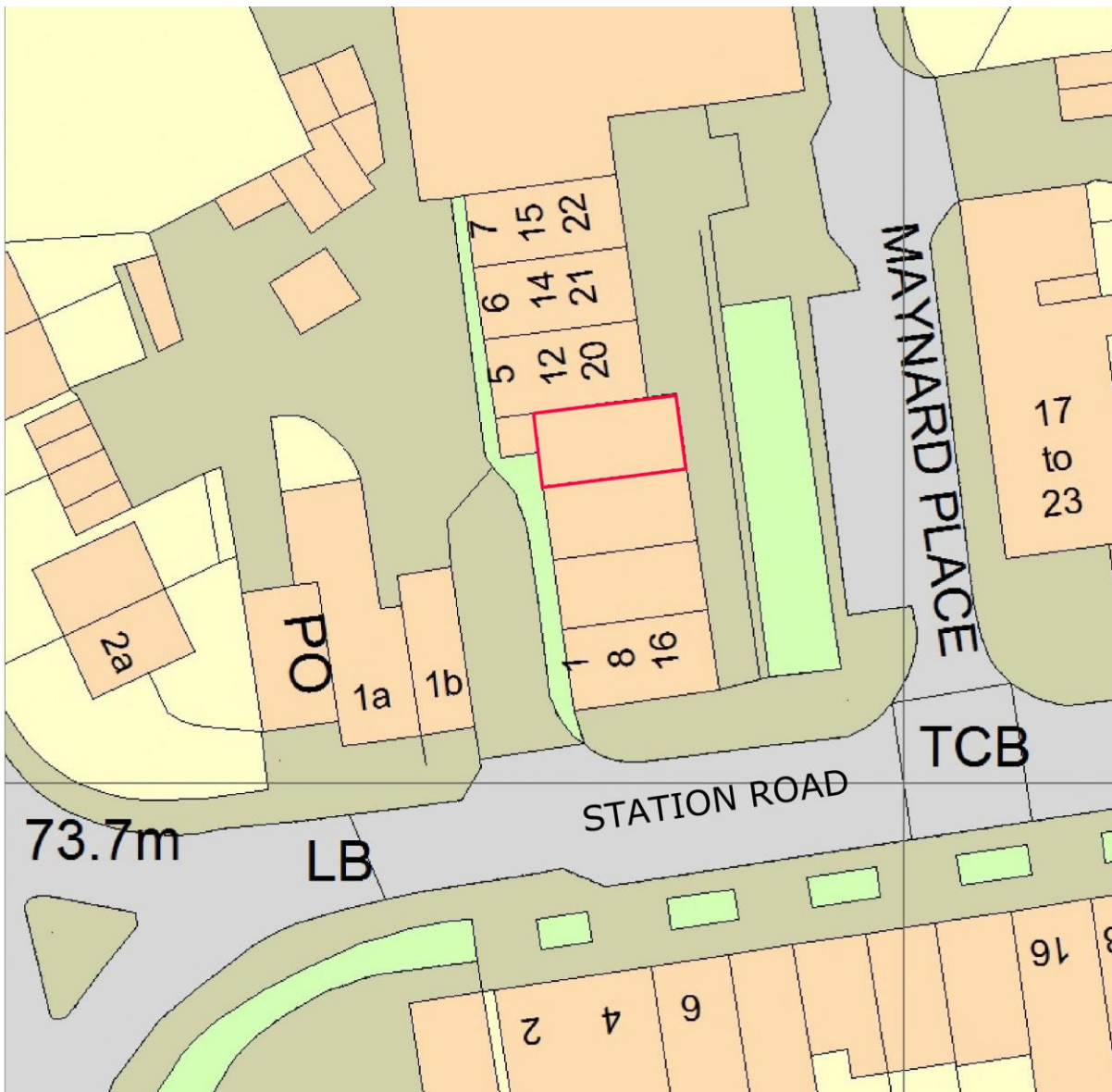


DESIGN AND ACCESS STATEMENT

4 Maynard Place, Cuffley EN6 4JA



CONTENTS

1.0 Introduction

1.1 Planning History

2.0 Site Context

2.1 Wider Site

2.2 Site

2.3 Flood Risk

2.4 Public Transport & Parking

3.0 Proposal

3.1 Amount/Layout

3.2 Landscape

3.3 Appearance

3.4 Access

3.5 Waste

3.6 Economic & Employment Benefits

4.0 Conclusion

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of Senhouse of nails limited planning application for the Change of use from A1(retail) to mix use class A1 and Sui Generis of 4 Maynard Place, Cuffley EN6 4JA.

1.1 PLANNING HISTORY

The current use class of the site is A1 use at 4 Maynard Place, Cuffley EN6 4JA. Below is the available site planning history:

S6/2007/0868/FP

Location:

LUSH, 4 MAYNARD PLACE, CUFFLEY, POTTERS BAR, HERTFORDSHIRE, EN6 4JA

Proposal:

CHANGE OF USE FROM CLASS D2 TO CLASS A2

Decision:

Granted

Decision Date:

03/08/2007

2.0 SITE CONTEXT



2.1 WIDER SITE

The application site is located in 4 Maynard Place, Cuffley EN6 4JA. The site has been vacant for 15 months. The area consists of commercial units on the ground floor and residential on the upper floors. The surrounding area is predominantly residential. The area includes a library, florist, dress maker, charity shop, coffee shop, building supplies, betting shop, barber shop, estate agents, insurance, bakery shop, Chinese & Bangladeshi restaurant, fish & chips, post office, dry cleaners, bank, hair dresser, newsagent, Tesco & Co-operative.

The area also offers health sectors such as a medical centre, veterinary, dentist and pharmacy. A variety of things could be found so that you will not have to travel far for your daily needs.

2.2 THE SITE

The site itself is located on the west side of Maynard Place and comprises of a single mid terrace shop unit forming part of a parade of shops. The building is three stories with the ground floor used for retail purposes and the upper two storeys appear to be occupied as flats. A number of parking bays exist to the front of the site.

2.3 FLOOD RISK

The site is not within any flood risk zone, with reference to environment agency.

2.4 PUBLIC TRANSPORT & PARKING

As the site is in a small town, not much public transport runs through there, although Cuffley Station is 0.21 km away to 4 Maynard Place which is a 6 minute walk and it expands out to areas such as Edmonton Green, North Finchley, Wood Green, Chingford Mount and Salisbury. A number of parking bays exist to the front of the site and around the site.

Bus services include 242, 308 and 380 which reaches out to Waltham Cross, Potters Bar and Hertford.

3.0 PROPOSAL

The design proposal is for the change of use from retail shop to mix use class A1 and Sui Generis, to be designed to a high quality of urban design. A1 part which will be located at the front part of the site, will be selling beauty products & Sui generis which will be at the rear part of the site will be for beauty, waxing and nails. The mixed use class will be 50/50% for A1 and Sui generis.

The entrance of the shop will be classified as A1 where beauty products will be sold including a reception, towards the rear the seats will include beauty, waxing and nail areas. A monitor room, WC and kitchen are also available. At the rear of the building there is an emergency fire exit door.

The operate hours for 4 Maynard Place, Cuffley EN6 4JA are:

Monday	9am	19pm
Tuesday	9am	19pm
Wednesday	9am	19pm
Thursday	9am	19pm
Friday	9am	19pm
Saturday	9am	19pm
Sunday	Closed	

3.1 AMOUNT/LAYOUT

No additional extensions are being proposed in so there isn't any change in the amount of footprint the buildings will occupy. There are also no changes to the existing layout at 4 Maynard Place. The proposal is to change the current use of the shop to a mix use.

3.2 LANDSCAPE

A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape.

3.3 APPEARANCE

The character of the area is of utmost importance to the design process thus great measure has been taken not to disrupt the external appearance of this building. In so there are no changes made to the exterior.

3.4 ACCESS

The access to the site will remain in the same location as it is currently, at the front.

3.5 WASTE

The bin will be placed at the rear of the shop.

3.6 ECONOMIC & EMPLOYMENT BENEFITS

There are expected to be a number of positive impacts of the development on the locality. With the new use at 4 Maynard Place, Cuffley EN6 4JA will need to hire 6 full time and 2 part time employed staff.

4.0 CONCLUSION

The proposed change of use from retail shop to mixed use A1 and Sui Generis. To sell products and use the shop as a beauty salon. There will be no internal and external changes to the shop, but the orientation at the inside will change due to its use. It is easily accessible from the front of the shop, also car parking spaces are available at the front. In terms of location it is fairly based in a good area as there are many shops around, which means the area will be busy during the day and the only part in Cuffley that operates.