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# Design & Access Statement

## 29 Perth Road, London N22 5PY



**Location:** **29 Perth Road, London N22 5PY**
**Proposal:** **Change of use from residential dwelling to 2no. self contained flats.**

**The Site**

The site is located on Perth Road, a residential thoroughfare and forms part of an established terrace of two storey, 3 bedroom dwelling houses.

The building is traditionally constructed with brick faced external walls and tiled pitched roof.

The site is at a location with high public transport accessibility level and a walking distance to Wood Green station which offer frequent connections to and from London. The site is also located in the Wood Green Inner CPZ.

**Existing Use**

C3 dwelling house.

**Existing Areas**

The site has a gross area of 0.0150 hectares.
The existing dwelling has a total gross internal area of 122.5m2.

**Proposed Development**

This application is for the conversion of the existing house to two self contained flats, 1x2Bed (3 persons) and 1x1Bed (2 persons).

The flat size complies with the London Plan and room sizes meet the standards set out in the Housing SPD.

Communal bin storage area is provided onsite for the storage of general waste bins and recycling bins to serve both flats.

A communal bike storage area is also provided onsite for 2no bikes which is adequate to serve both flats.

**Layout**

The proposed ground floor flat will have a living room with an area of 15m2, a separate kitchen with an area of 10m2, an above average sized bedroom with an area of 12.5m2 and a bathroom.

The proposed first floor flat will have a combined living room and kitchen with an area of 25m2, an above average sized master bedroom with an area of 12.5m2, a second bedroom with an area of 8.5m2 and a bathroom.

The flats are well proportioned and offer good standard of accommodation.

The layout of the ground floor flat has been designed such that the uses of the rooms are consistent with those of the first floor flat above and that way noise transmission is mitigated, i.e. living rooms above living rooms and bedrooms above bedrooms.

**Proposed Areas**

Ground Floor Flat 53m².
First Floor Flat 62m².

**Scale**

The proposed development does not require any extensions to the existing building envelope.

**Appearance**

The proposed development does not require any extensions to the existing building envelope and as such will cause no harm to the appearance of the property or the surrounding area.

**Access**

The development will comply with lifetime homes Standards as practically as possible. Any access limitations are due to the existing site levels and unfortunately these cannot be altered.

Door openings to comply with Approved Document M, contrasting colours to walls/doors and door furniture.

**Summary**

For the future residents of this proposed development it is our intention to create a sustainable scheme that provides a very attractive development that is both pleasing to the eye and practicable to modern day living.

The development proposal is considered to be of good design, appropriate for the location and complementing the character of the local area. The proposal is therefore considered to be appropriate for the location and is in keeping with the aims of policy UD3 ‘General Principles’, UD4 Quality Design, HSG1 New Housing Development, SPD Housing of the Haringey Unitary Development Plan and guidance set out in SPG1a which states that any proposals for development will be expected to be of high quality of design.

We consider that majority of prospective residents of this development would use sustainable travel modes for their journeys to and from the site and thus the proposed development would not have any significant impact on the existing highway network.

It is considered that the proposal does not detract from the appearance of the building or lead to over-development of the site.

The proposal will cause no harm to the appearance of the property or the surrounding area.

The proposal is consistent with other similar proposals which have been granted planning consent or have been accepted by the Planning Inspectorates on nearby locations.

NP – January 2015