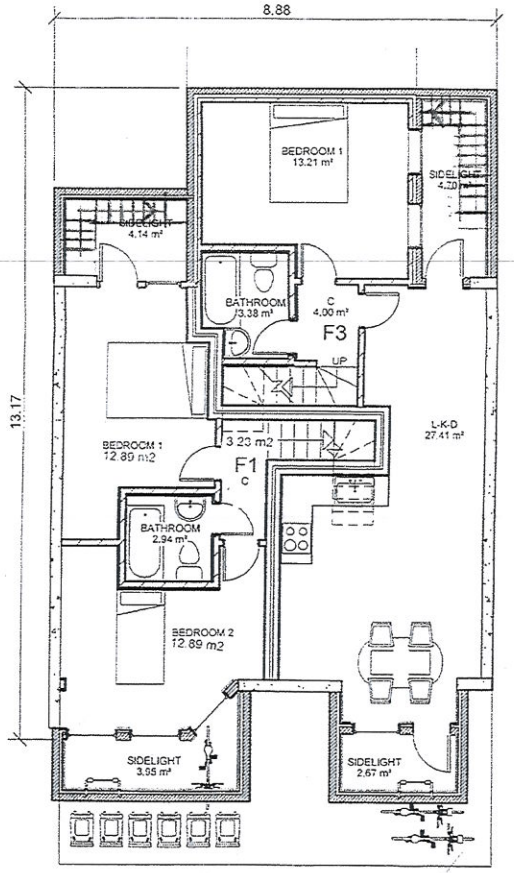
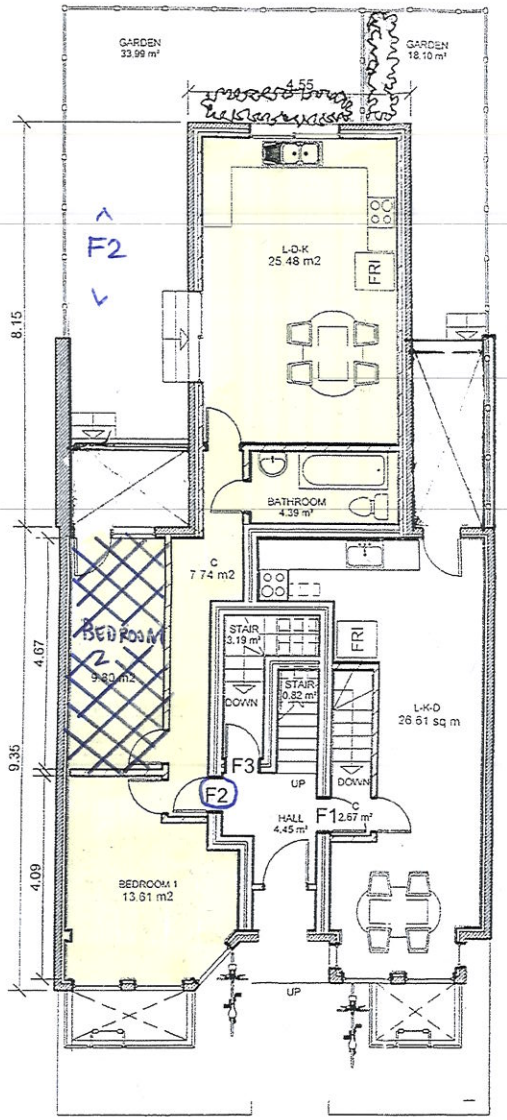


2 A - Basement
S01 1 : 100

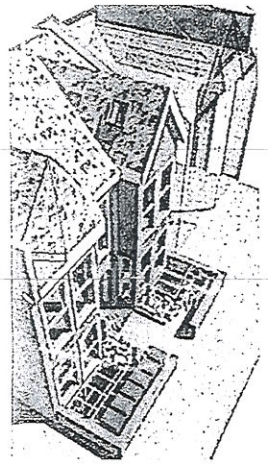


1 A - Ground floor
S01 1 : 100

F1 area		
Level	Room	Area
Basement	BEDROOM 1	12.89 m2
Basement	BEDROOM 2	12.89 m2
Basement	BATHROOM	2.94 m²
Basement	C	4.90 m2
Ground floor	L-K-D	26.61 m2
		61.23 m2

F2 area		
Level	Room	Area
Ground floor	L-D-K	25.48 m2
Ground floor	BEDROOM 1	13.61 m2
Ground floor	UTILITY	9.80 m2
Ground floor	BATHROOM	4.39 m²
Ground floor	C	7.74 m2
		61.00 m2

F3 area		
Level	Room	Area
Basement	L-K-D	27.41 m²
Basement	BEDROOM 1	13.21 m²
Basement	BATHROOM	3.38 m²
Basement	C	4.00 m²
Ground floor	STAIR	3.19 m²
		51.20 m²



PROJECT
47 WESTBURY AVE.
N22 6BS LONDON

PROPOSED

PROMOTER:
MPS.LTD

AUTHOR POJECT:
Autorizador

PLAN:
ARRENGEMENT
BASEMENT
GROUND FLOOR

REF:	DATE:	SCALA	N. PLAN:
LU-1420	FEB-14	1 : 100	S01

London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.

Proposed Unit	London Plan	Proposed
Flat 1 Split level 2-bed 3-person unit	61 sqm	61 sqm
TWO BEDROOM→ Flat 2 1-bed unit	50 sqm	61 sqm
Flat 3 1-bed unit	50 sqm	51 sqm
Flat 4 Split level 2-bed 3-person unit	61 sqm	73 sqm
Flat 5 Split level1-bed unit	50 sqm	50 sqm

All the flats would accord with the minimum unit size requirements.

Ample on site amenity space is provided for the 3 ground floor and basement units.

Overall, the proposal is considered to provide housing with acceptable outlook, internal and external amenity space that is, on balance, considered to be acceptable in providing adequate living conditions for future occupiers. The proposal accords with London Plan 2011 Policies 3.3, 3.4, 3.5, 3.8; Local Plan 2013 Policy SP2; Saved UDP 2006 Policy UD3; and the London Housing Design Guide.

6.6 Parking and highway safety

The application site falls within an area that has a high public transport accessibility level of 6 and is within easy walking distance of Turnpike Lane underground station. It is therefore likely that the majority of the prospective residents of this development would use sustainable transport for journeys to and from the site.

The site is located within the Wood Green (outer) controlled parking zone, which operates from Monday to Saturday 8:00am – 6:30pm and has a good level of on-street parking control. Although the proposal does not include any off-street parking provision, prospective residents are likely to be discouraged from owning private vehicles due to the lack of opportunity to park on Westbury Avenue, which either has double yellow lines or is subject to parking restrictions on Mondays to Saturdays between 8:00am-6:30pm. Furthermore, the site does not fall within an area that has been identified within the Haringey Council adopted Unitary Development Plan (saved policies 2013) as that suffering from high on-street parking pressure.

The application is unlikely to result in any significant increase in traffic generation or parking demand. Therefore, the highway and transportation authority do not wish to raise any objections.

6.7 Waste

The LBH Waste Management Team has not objected to the proposed development. There is sufficient forecourt space to accommodate waste bins to avoid them being stored on the adjacent public highway. A condition is proposed requiring details of a bin enclosure to be