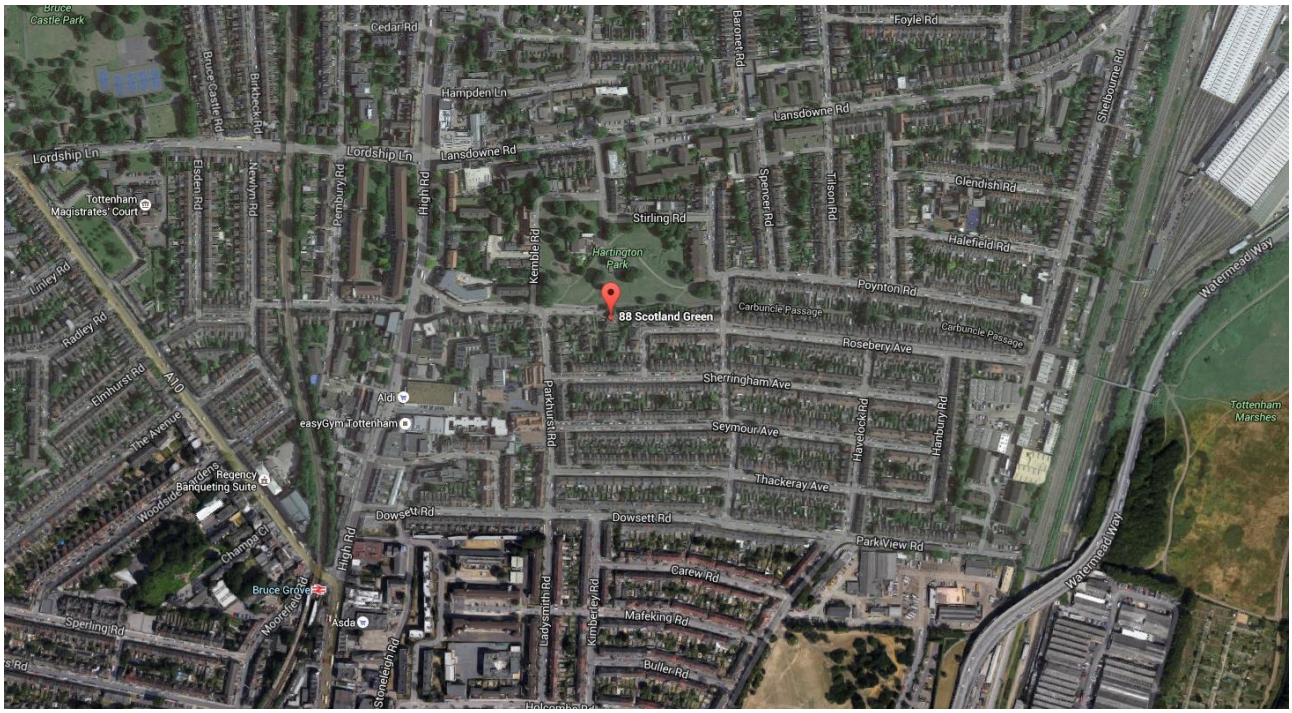
Design and Access Statement

Prepared by Arch Planning & Licensing on behalf of Mr. Wahid Issa



Planning application for: Loft Conversion
88 Scotland Green, London, N17 9TU

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1. DESIGN STATEMENT

a. Introduction:

This design and access statement document is intended as an aid for understanding the processes used in forming the design principles and final layouts for the accompanying planning application for “Loft Conversion” at 88 Scotland Green, London, N17 9TU.

b. Amount & Layout

	Existing	**Proposed**
Ground Floor:	28.85 sqm	28.85 sqm
First Floor:	28.85 sqm	28.85 sqm
Loft Floor:	-	24.20 sqm

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing adjacent buildings.

The existing building comprises of a semi-detached two storey residential unit with forecourt at the front and a small garden at the rear of the property.
The layout of the **ground floor level** comprises of an access hall with a stair for accessing the first floor, a small storage underneath the stair, a living area and a kitchen. The rear garden is accessible through the kitchen or directly from the courtyard at the front.
On the **first floor level** there are a small hall, a bathroom and two bedrooms.

The total area of the dwelling is around 57.70 sqm, but the family living in the house comprises a total of 5 persons. Thus, the existing number of habitable rooms and the total floor area is not suitable for such number of persons, making their life quite hard. The proposal is trying to improve the quality of living for the family and to create adequate living spaces.

At the ground floor level no interventions will be made.

The layout of the first floor level will be changed in order to provide the access stair for the loft. Thus, the proposed interventions will create a smaller bedroom instead of the existing one towards the front elevation, in order to create the necessary hall and new stair for the loft. The new stair will be correctly dimensioned according to building regulations requirements in terms of steps’ rise/going and 2.00 meters minimum head height for easy access to the new spaces created in the loft. At the first floor level no other interventions will be proposed and there will be maintained the second bedroom and the bathroom.

At the loft floor level there will be created two new bedrooms, accessible from the staircase area. Three new skylights will be proposed towards the front elevation, one for the staircase and the other two for one of the bedrooms. The skylights will not exceed more than 150 mm from the existing exterior roof line.
All new created spaces will have proper floor areas, according to planning policies and London Housing Guide.

In terms of total volume of the proposed roof conversion with hip to gable end and rear dormer, this will be of 41.45 m^3, which means less than 50.00 m^3 – loft conversion permitted development requirements for semi-detached houses.

The main access to the residential unit will be as existing, from Scotland Green's sidewalk.

All the materials for the proposed works will match with the existing ones in order to preserve the character and the appearance of the residential area.

c. Scale

The application proposes a loft conversion with hip to gable end and rear dormer.

Scale of the premises:

Approximate longest length	8.665 m
Approximate longest width	8.910 m
Approximate longest height	2.455 m
Approximate shortest height	2.000 m (loft floor level)

d. Site and surroundings:

The site is located within the confines of the Haringey Council.
The area is mainly a residential area with quite new buildings within a standard of architectural style.

e. Waste

The proposal of this application will bring no negative impact in the area in terms of waste management. At the same time the storage and collection of the waste on site will be the same as existing.

f. Conclusion

We believe that the proposed interventions are a good opportunity of creating a dwelling house with higher quality living conditions, more suitable for bigger families and more confortable to live in. Also, the development would not add any additional disturbance for local residents. Therefore, we believe this application should be granted.

2. ACCESS STATEMENT

a. Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.
The application site is well served by multiple bus routes with stations at about 5 minutes away from the site.

3. APPENDICES (PHOTOGRAPHS)





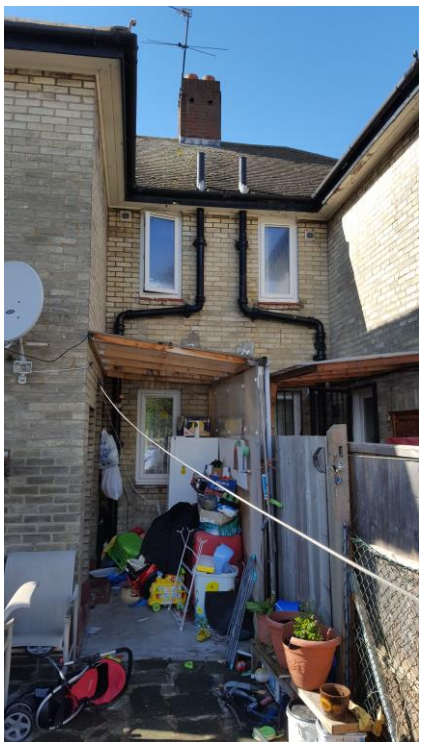
Front and Side Elevations – towards Scotland Green



Rear Picture - Neighbouring Property



Rear Elevation



Rear Elevation