



ARTHURELL + KIRKLAND LLP

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DESIGN AND ACCESS STATEMENT FOR Reinstating flat 4A Dashwood Road and 4B Dashwood Road as a single dwelling

**4 Dashwood Road
London
N8 9AD**



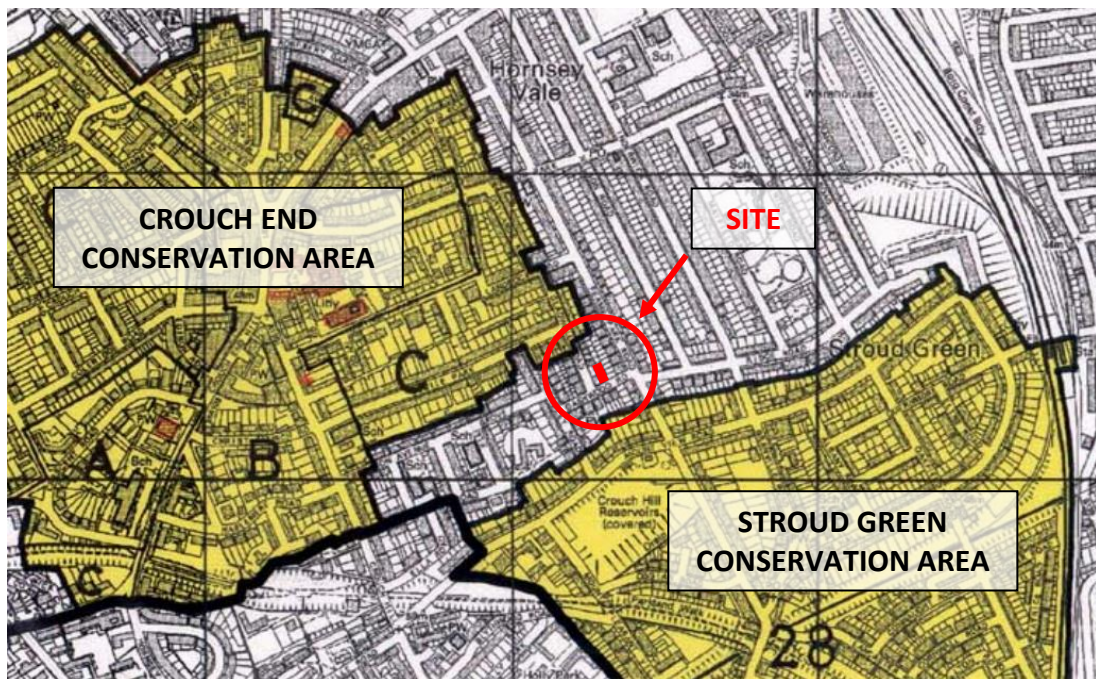
Arthurell + Kirkland November 2022

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1. Introduction

Dashwood Road is not within a conservation area, it is located between Crouch End and Stroud Green conservation areas, towards the south of Haringey. The map below indicates the site location and the 2 nearby conservation areas.



2. Proposal

The property was converted into 2 flats in the 1980s and our clients purchased the ground floor flat in 2011. This was followed by the purchase of the upper flat more recently.

Mr & Mrs Williamson now have twins, and with a growing family and visiting relatives, the purchase of the upper flat gives them room to expand and provides the ideal family house for the future.

Very little work needs doing, at present they will keep the bathroom on the ground floor and eventually convert this to a ground WC and utility.

The first and second floors will stay exactly as it is, so the only modification is to remove the internal front door to the upper flat and open up the balustrade, hopefully the handrail and spindles will be there.

The external elevations will remain exactly as they are, no alterations are required to the windows or anything else.

The house has a good sized garden for a city house being 180sqm.

Stationers Park and the Parkland Walk are within easy walking distance and a W3 will take you to all amenities in Crouch End and Stroud Green, with onward link to Finsbury Park Station.

An initial enquiry was made on 19th October 2021 concerning this proposal. Please see the email exchange with Laurence Ackrill on the following page.

Whilst we are aware that this is a planning officer's comments, it is I think you would agree, a positive response.

Hopefully therefore, this application can move forward to an approval.

From: Steve <Steve@arthurellandkirkland.co.uk>
Sent: 19 October 2021 12:00
To: Ackrill Laurence <Laurence.Ackrill@haringey.gov.uk>
Cc: 'Maja Kurantowicz' <maja@arthurellandkirkland.co.uk>
Subject: 2 flats back into original house.

Dear Laurence,
Apologies for emailing you but I don't seem to be able to get through to anyone. Its hopefully a quick question which hopefully you can help with as I cannot find any policy covering it.
Does Haringey allow conversion of 2 flats back to the original house.
Would much appreciate your comments or please the relevant Policy that covers it.
Thanks Steve.

Stephen Arthurell



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From: Ackrill Laurence <Laurence.Ackrill@haringey.gov.uk>
Sent: 19 October 2021 12:12
To: 'Steve' <Steve@arthurellandkirkland.co.uk>
Cc: 'Maja Kurantowicz' <maja@arthurellandkirkland.co.uk>
Subject: RE: 2 flats back into original house.

Hi Steve,

Thank you for your email.

It depends on the case circumstances, but generally speaking this is supported, as long as the proposal does not result in a loss of residential floor space. (Policy DM10 of the Council's Development Management DPD).

If the application site is located within the Family Housing Protection Zone, as designated by Policy DM16 of the Council's Development Management DPD, and would result in an increase in the number of family units (i.e. a minimum 3 bedroom unit) then this would also be supported by the aforementioned policy.

I trust this information is of assistance.

Kind regards

Laurence Ackrill
Principal Planning Officer - Development Management

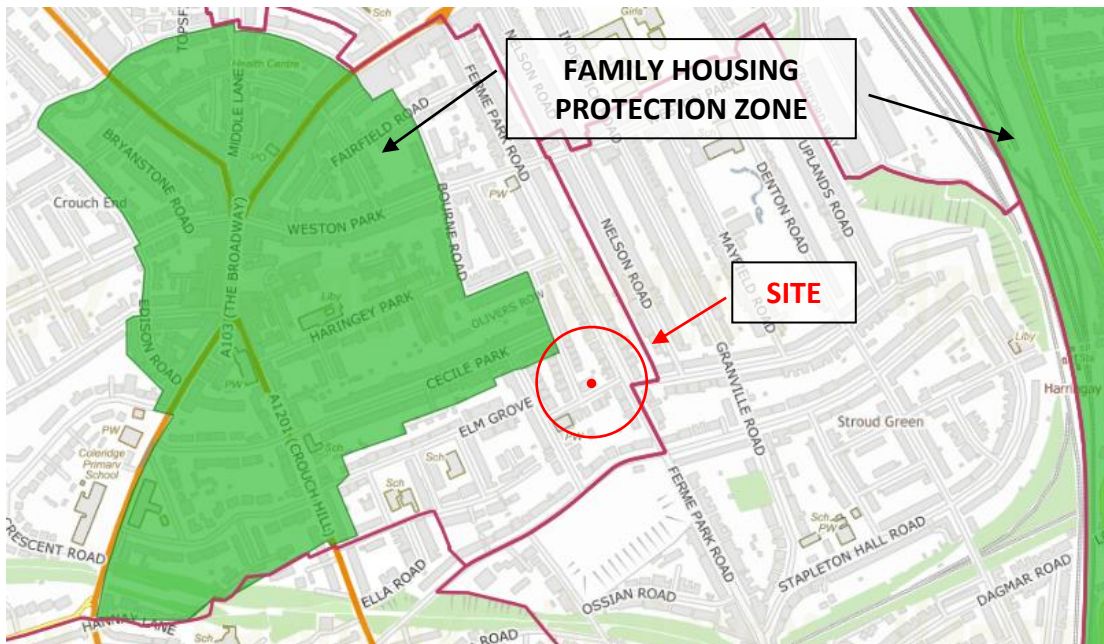
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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures



The map above indicates the Family housing protection zone as designated by Policy DM16 of the Council's Development Management DPD.

The application site is located close to the Family Housing Protection Zone, and would result in an increase in the number of family units and would therefore fall in line with this policy.

With reference to policy DM10: Housing Supply (see excerpt on the right), under section 3.3, you will note that Haringey seek to ensure that existing family housing is maintained.

Also under DM10: C, it states that the council will resist the loss of existing housing unless the housing is replaced with at least equivalent new residential floor space.

We can confirm there is no loss of floor space. This was a point brought up by Lawrence Ackrill in his attached email.

POLICY DM10: HOUSING SUPPLY

- A The Council will support proposals for new housing on sites allocated for residential development, including mixed-use residential development, within the Site Allocations DPD and Area Action Plans.
- B The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit.
- C The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.
- D Windfall development will be considered acceptable where this complies with the relevant policies of this Plan.

3.3 The following housing policies give effect to Haringey's Strategic Policies. In particular, they seek to ensure that:

- The optimum housing capacity is achieved on individual sites;
- New housing developments, including mixed use schemes, help to secure communities that are inclusive to everyone and are appropriately mixed in terms of demographics, household types and tenure;
- Individual sites maximise their contribution towards the delivery of affordable housing, and collectively, to meeting Haringey's identified housing needs and the strategic Borough target of 40%;
- Housing estates are renewed and the quality of the existing housing stock is significantly improved;
- Specialist forms of housing are encouraged to meet identified local needs;
- Existing family housing is maintained; and
- Conversions, basement extensions, Private Rented Sector housing, and Houses in Multiple Occupation are appropriately managed.

3. Conclusion

Our initial email exchange with Haringey resulted in confirmation that this conversion back to a single house is generally supported as long as the proposal does not result in a loss of residential floor space.

It is also adjacent to the Crouch End Family Housing Protection Zone and will therefore add to this specific local protected zone use.

We can confirm also that the new house will have in excess of 3 bedrooms.

Based on the above, we herewith submit for approval of this application.