

# **Design and Access Statement**

**Flat 1 and Flat 2, 1 Keats Place  
London, N11 2DT**

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## Introduction

This pack of information forms part of a planning application in respect of proposals for the extension of Flat 1 and Flat 2 at 1 Keats Place, London, N11 2DT to provide extra space to flat 1 and an additional bedroom to flat 2.

## The Site

The site is located at the rear of Embassy Court, 54-60 Bounds Green Road, a main thoroughfare. The building is sited on a rectangular plot with an approximate area of 0.14 hectares.

The existing block of flats is not located within a Conservation Area and is not a Statutory or Locally Listed Building. The site is not located within any specific designation within the Unitary Development Plan and Proposals Map.

The wider area is in mixed use, although the immediate area to the application is predominantly residential in nature. There is a mix of size and design of properties.

An existing vehicular access drive to the south-eastern boundary leads to the site.



## Existing Building

Block of 3 self-contained flats arranged over 3 storeys with parking area, refuse and bike stores.

Ground Floor: Flat 1 - 61m<sup>2</sup> 2b3p

First Floor: Flat 2 - 50m<sup>2</sup> 1b2p

Second Floor: Flat 3 - 50m<sup>2</sup> 1b2p

## Relevant Planning History

- CPS/0009/8042/ Flat 1 - 1 Keats place, bounds green, N11 2DT - Install a gas-fired boiler
- CPS/0009/8043/ Flat 3 – 1 Keats place, bounds green, N11 2DT - Install a gas-fired boiler
- CPS/0009/8044/ Flat 2 – 1 Keats place, bounds green, N11 2DT - Install a gas-fired boiler

## Proposed Development

The proposed development is for the extension of Flat 1 and Flat 2 to provide extra space to flat 1 and an additional bedroom to flat 2.

### Proposed Areas:

Ground Floor: Flat 1 - 68m<sup>2</sup> 2b3p

First Floor: Flat 2 - 65m<sup>2</sup> 2b3p

## Layout

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

All flats have open plan kitchen and living spaces and they benefit from balconies off the main living areas.

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

Overall, the development will comply with Lifetime Homes Standards.

## Scale, Character and Appearance

The scale and form of the proposed extensions match the style and design of the existing building.

The proposed extensions do not detract from the character of the site or the neighbouring properties and are in keeping with the character of the immediate area and of the existing building.

The proposed development will not have a significant visible impact when viewed from the street scene, being located behind Embassy Court. There will also only be limited views from the rear.

Therefore, it is considered that the proposed development is not harmful to the amenity of the character of the wider area.



## **Travel**

The proposed development has excellent transport links in terms of bus and underground.

The site is within a two-minute walk from Bounds Green Underground Station. A number of local buses also service Bounds Green Road and Brownlow Road / Durnsford Road.

The development benefits from a secured Bike store which was formed as part of a roof extension to Embassy Court. The Bike store is in line with Policy M10 and will help to improve the local environment and would encourage the ownership and use of bicycles contributing toward sustainability.

## **Access**

An existing vehicular and pedestrian access drive to the south-eastern boundary leads to the site.

Provisions will also be made for an entrance door to the flats which will be not less than 850mm wide, have a level threshold and with unobstructed space on the leading edge of the door of at least 300mm, contrasting colour between door and door furniture.

Internal doors and corridors will comply fully with Approved Document M, contrasting colours to walls/doors and door furniture. In general, the proposed development is to comply with the 'Lifetime Homes Standards' statement accompanying this application.

The development benefits from a lift accessible by wheelchair users.

## **Residential Amenity**

The proposed extensions provide adequate amenity space in the form of balcony. Both flats are provided with a minimum of 5m<sup>2</sup> private outdoor space for 1-2 person dwellings and an extra 1m<sup>2</sup> for each additional occupant.

Flat 1: 2b3p  
Balcony: 6m<sup>2</sup>

Flat 2: 2b3p  
Balcony: 6m<sup>2</sup>

## **Residential Environment for future occupiers**

The proposed scheme has been designed having regard to not just development plan policies but also the requirements of the London Housing Design Guide and Lifetime home requirements.

The room and flat sizes are in compliance with the requirements of this London Housing Design Guide and London Plan as we have discussed above. The proposed flats benefit from a satisfactory level of daylight/sunlight and outlook. The proposed scheme meets lifetime homes requirements.

Therefore, the proposed development is considered to provide a satisfactory living environment for future occupiers of the flats and therefore complies with the relevant national, regional and local planning policies.

## **Summary**

The proposed extensions are considered to be acceptable in terms of size, scale and design which would maintain the residential amenity of neighbouring sites without detracting from the character and appearance of the surrounding environment.

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 proposals are consistent with national, regional and local policies. It delivers environmental and socio-economic benefits to the area which is in line with government and council policy.

The nature of the use, as well as the scale, siting and orientation of the proposed buildings seeks to respect the amenity of neighbouring properties as well as those of existing and prospective residents. The development is considered to be at an appropriate distance from adjoining properties so not as to cause any harm in respect of loss of privacy and overlooking.

In summary we believe that the proposal fully accords with the relevant development plan policies and the objectives of the NPPF and we would respectfully request that the Council support the proposed development and approve the submitted application.

December 2022