

SIMPLE-BUILD

ARCHITECTURAL & ENGINEERING SERVICES

DESIGN AND ACCESS STATEMENT

CONVERSION OF EXISTING DWELLING TO 2 SELF CONTAINED UNITS

25 COLERAINE ROAD, N8 0QJ

09/01/2023

REV.1

Author: AO
Checker: MYA

Office: (+44)7946087389
Email: info@simple-build.co.uk

29 Hornbeam Close
London, IG1 2SR
United Kingdom

Website: www.simple-build.co.uk

EXECUTIVE SUMMARY

This Design and Access Statement has been prepared to accompany a planning application to convert the existing dwelling house in to two self contained units; 1 x 4 bedroom unit & 1 x 1 bedroom units at **25 Coleraine Road, N8 0QJ**.

The accompanying application, proposed drawings and this design and access statement seek to resolve the reasons for objection in the previous refused application (**No. HGY/2022/2224**) and improve the design, resulting in a scheme that is compliant with all relevant planning policies.

CONTENT OF SUBMISSION

This document presents the rationale behind the proposed development, showcasing the consideration given to the site's application history, heritage and built context.

This Design and Access Statement should be read in conjunction with the accompanying Planning Application drawings and all other documentation submitted in support of this application.

LOCATION AND SITE OVERVIEW

The site is located at 25 Coleraine Road, Wood green, within the London borough of Haringey. It sits between Wood Green high street and Turnpike Lane, both of which are largely populated areas.

The site is adjacent to many local amenities and nearby schools with good transport links. Stations near by include: Turnpike Lane (0.2 miles), Wood Green (0.5 miles) and Hornsey Rail (0.4 miles).

The area surrounding the site is predominantly characterised by terraced dwelling of similar style and shape.

East of the site when you exist Coleraine Road, you are faced with Turnpile Lane's busy High Road, mixed with local grocery stores, restaurants and Wood Green Mall.



Aerial View of 25 Coleraine Road and Immediate Context

TRANSPORT LINKS

25 Coleraine Road has access to several transport links; Turnpike Lane station is just a 4-minute walk.

The PTAL output for Base Year is 6a, which is only 1 rating under the best PTAL rating that can be given, meaning access to transport links is very good around the site.

INCLUSIVE ACCESS

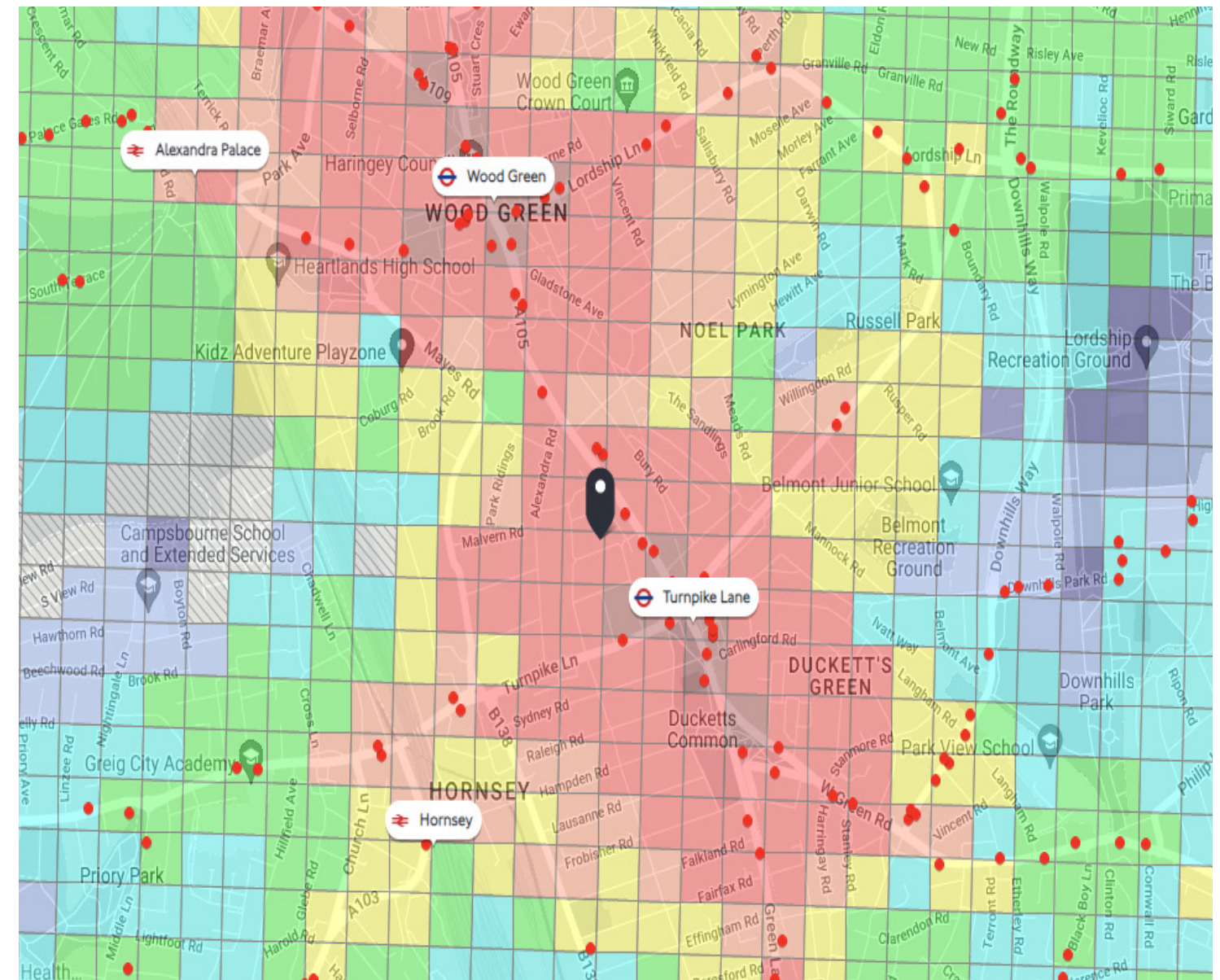
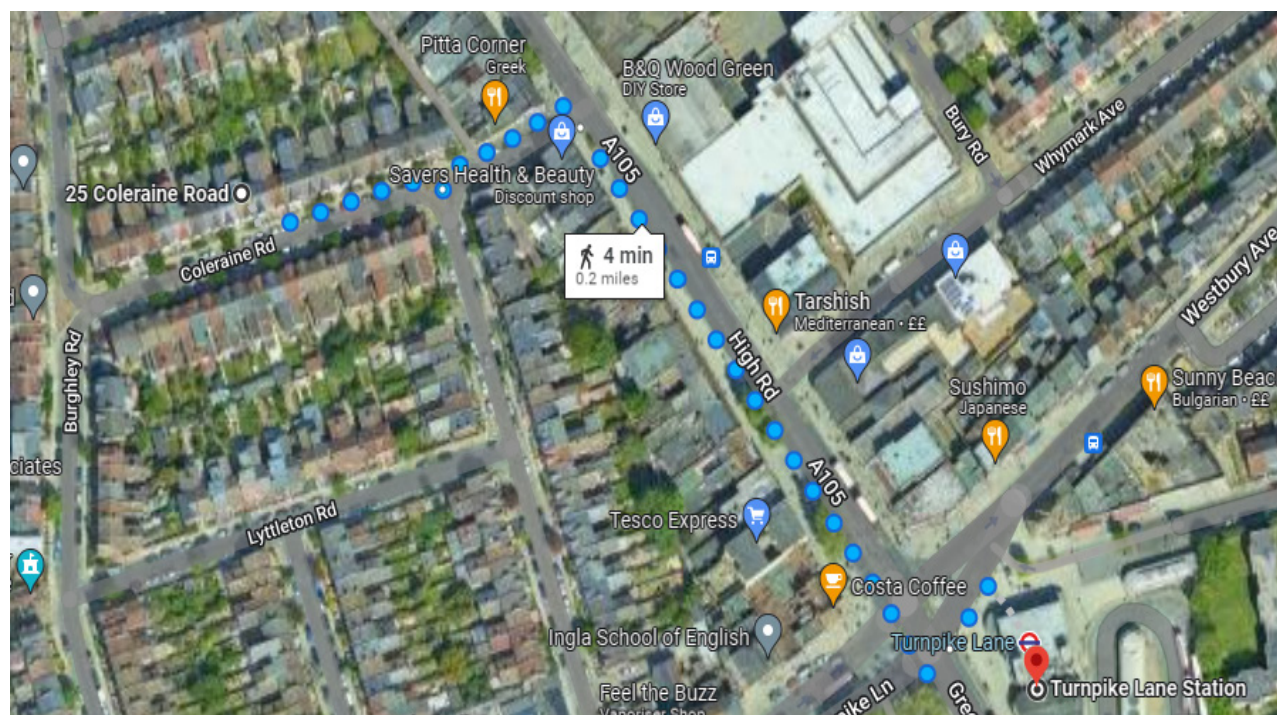
Due to the proximity of the train station, an active lifestyle is encouraged through the implementation of design elements such as;

Cycle storage, allowing residents the option to cycle.

Parks are located around the site for residence to enjoy, such as Ducketts Common and Alexandra Park & Palace.

SUMMARY

In conclusion, 25 Coleraine Road is located in a widely connected area of Wood Green. Due to its proximity to London train lines and other amenities in its surrounding, it easily supports the use of public transport and cycling as a consistent means of travel, which promotes the idea of the dwelling to be car-free.



PTAL output for Base Year
6a

N8 0QJ

Coleraine Rd, London N8 0QJ, UK

Easting: 531285, Northing: 189773

PROPOSED WORKS

The proposal has been designed in order to make no destructive impact to the street-scape of the traditional Victorian houses on Coleraine Road.

The proposed development consists of 2 units;

Flat 01: 1 bedroom 1 person

Flat 02: 4 bedroom 6 person

Overall these 2 units all comply and surpass London Standards and provide a quality living space and amenity for its residents.

LANDSCAPING

The existing site has a small amounts of vegetation within the front garden, and to the rear there are various vegetative features including trees. The proposal will involve the implementation of new and quality vegetation to both the front and rear of the property in aim to enhance the biodiversity and improve the visual amenity at the site.

APPEARANCE

The core concept of the scheme is to create high quality interior spaces for future residents at 25 Coleraine Road. The front elevation and facade of the building will bare no changes, while the rear proposes a single storey 3.5M rear wraparound extension.



SIMILAR PROPOSALS ON COLERAINE ROAD



PLANNING HISTORY

A planning application was previously submitted on 16th November 2016 for a conversion from a single family dwelling to 2no. self contained flats.

Reference number	Application type
HGY/2016/3789	FULL PLANNING PERMISSION
Site location	Proposed development
25 Coleraine Road London N8 0QJ	Conversion from 3 storey mid-terrace single family dwelling house to 2no self-contained flats (1x 2 bed, 1x 3bed)
Show location on map (opens in new window)	
Ward	
Noel Park	
Received as valid date	Consultation end date
16/11/2016	07/12/2016
Application status	Decision date
Refused	11/01/2017
Decision level	Temp. permission expiry date
Delegated	

The application was refused for the following reason;

The proposal, by reason of its failure to satisfy the relevant minimum gross internal area space standard for the three bedroom ground and first floor flat, would fail to provide for a sufficiently high quality family sized unit of accommodation, resulting in the loss of needed family sized accommodation within the borough, contrary to emerging Policy DM16 of the emerging Development Management Development Plan Document (2016) and The London Plan (2016).

PLANNING HISTORY

In the previously submitted application (No. HGY/2022/2224) the reasons for refusals were as follows:

Refusal Reasons: (2)

1 The site is located within a Family Housing Protection Zone, the principle of conversion is not considered acceptable due to the lack of provision of a threebedroom dwelling, resulting in the loss of family sized accommodation, for which there is an identified need, contrary to policy DM16 of the Haringey Development Management DPD 2017

2 The proposed conversion, by virtue of the proposed one-bedroom unit failing to meet minimum London Plan floor space standards and an insufficient provision of private amenity space, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policy D6 of the London Plan 2021, policy SP2 of the Haringey Local Plan 2017 and policies DM12 and DM16 of the Haringey Development Management DPD 2017.

We have addressed refusal reason number 1 by implementing a 4 bed unit which accommodates for a 6 person occupation, the 4 bed unit will feature a spacious 74 square meter garden for the future occupants, thus adhering to **policy DM16 of the Haringey Development Management DPD 2017.**

The proposed 1 bedroom unit comprises of a total of 38 square meters and an additional 6.1 of amenity space thus adhering to **the minimum London Plan floor space standards and policy D6 of the London Plan 2021, policy SP2 of the Haringey Local Plan 2017 and policies DM12 and DM16 of the Haringey Development Management DPD 2017.**

PROPOSED SITE DESCRIPTION AND DEVELOPMENT



Similar proposals surrounding 25 Coleraine Road.

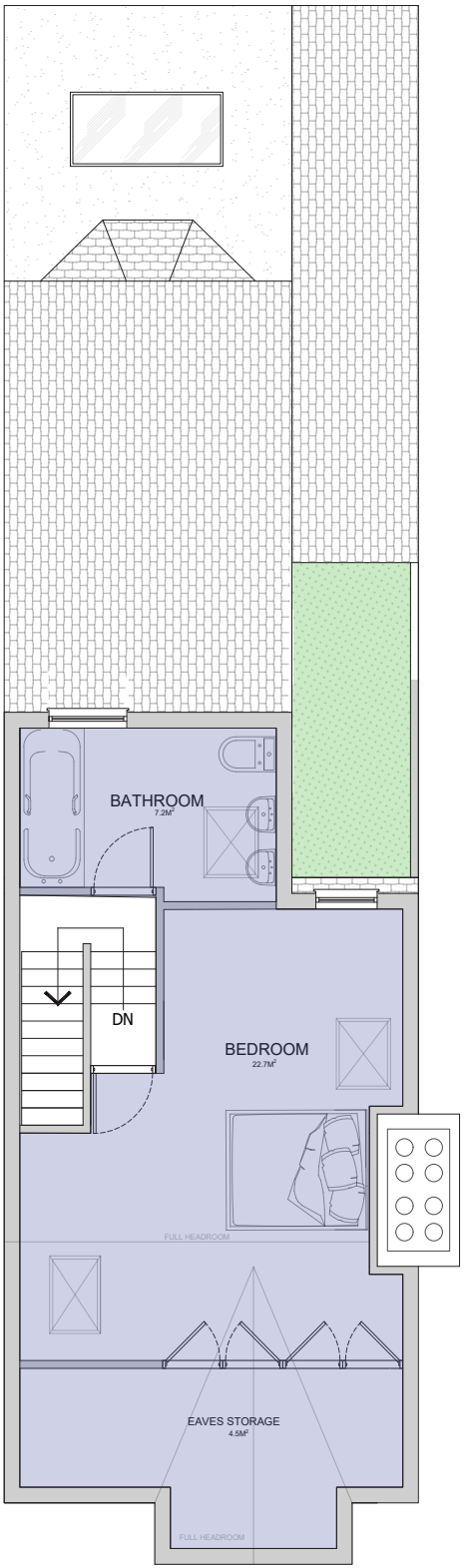
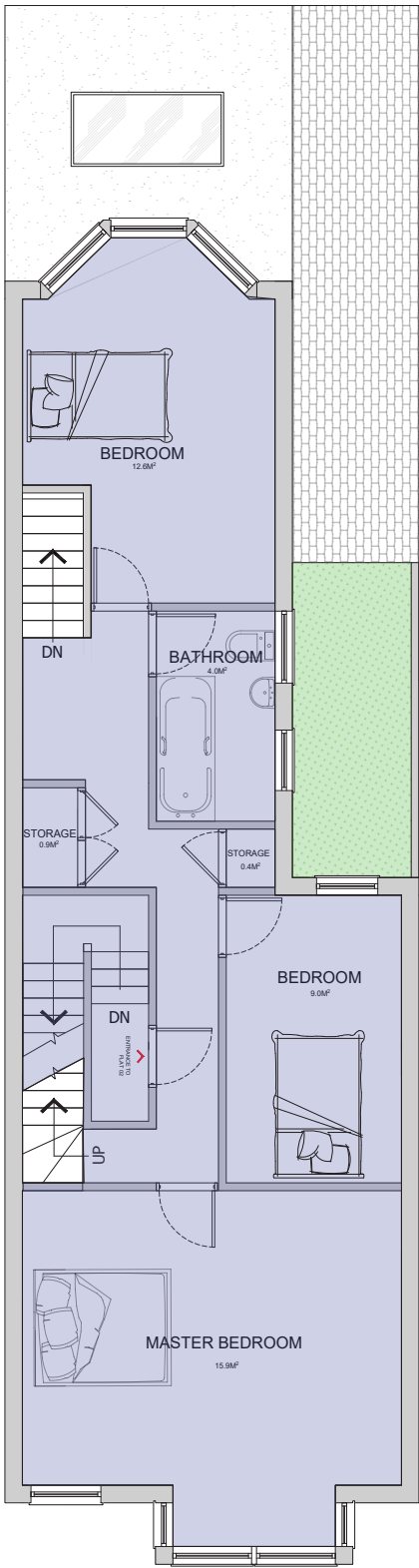
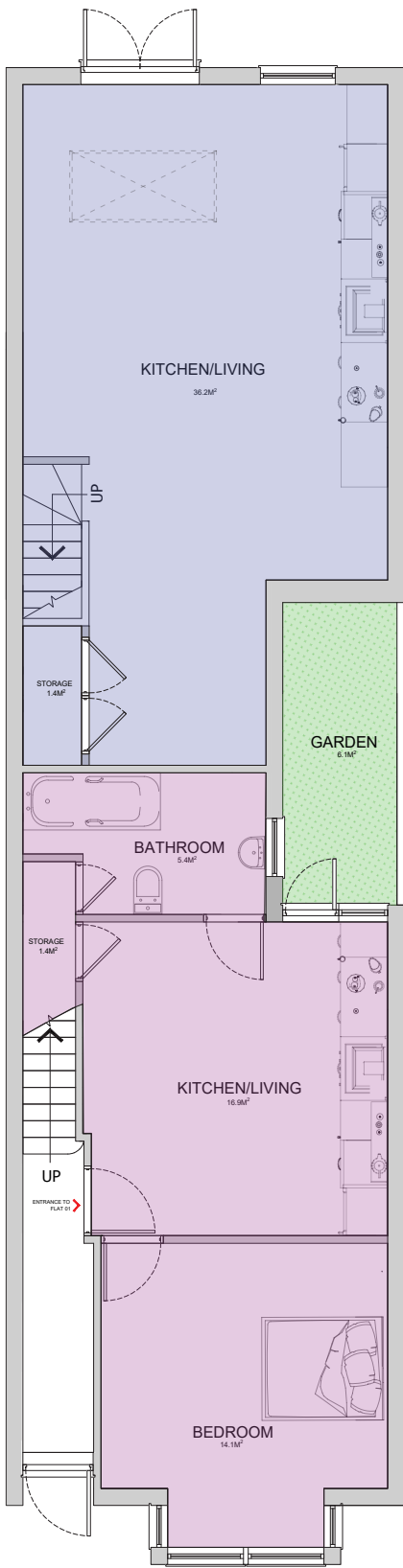
We have proposed a single storey wrap around rear extension to the ground floor in order to increase the habitable footprint for the 4 bedroom unit.

All external finishes for the proposed extension will match those of the original dwelling to consider the character of the area although it will not be visible from the street front.

The proposed wraparound extension is a maximum height of 3M and extended to the rear of the outrigger by 3.5 meters. The proposed design, appearance, and scale of the development reflect the design of the existing house, a mono pitch roof has been implemented for the side infill to match the slope of the outrigger roof.

Regarding the impact on neighbouring amenity, the adjoining properties enjoy direct sunlight throughout most of the day. Given the orientation of the properties, it is not possible that the proposal should lead to loss of sunlight, therefore there will be little impact on the neighbour's amenity.

PROPOSED DRAWINGS



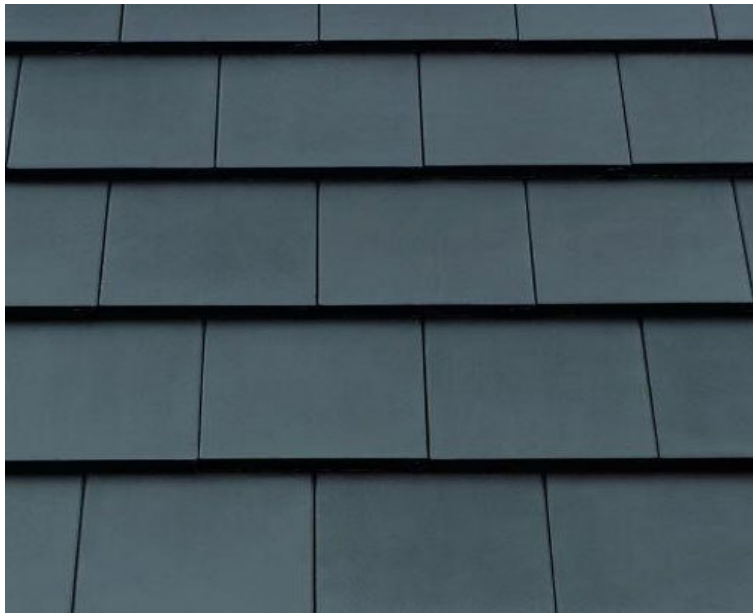
NOT TO SCALE

MATERIAL PALETTE

While the existing character of 25 Coleraine Road will stay consistent with the street-scape. Quality materials will be implemented to match the existing materials on the rear facade of the property.



1. London Stock brick with blue coloured finish.



2. Dark grey roof tiles.



3. White framed windows and doors.

PROPOSED CYCLE AND BIN STORAGE



3no. 770L bins will be implemented to the front garden in order to regulate waste and reduce the risk of overfilling.

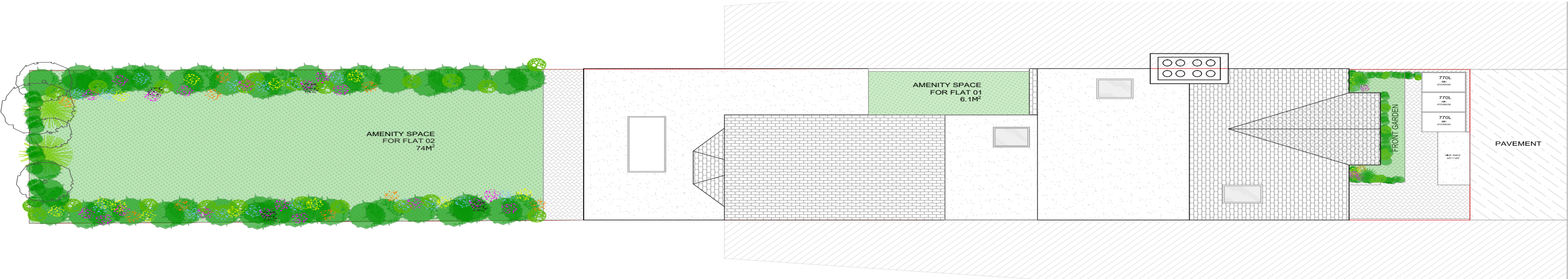
The waste materials are stored in separate bins, consisting of perishable waste, non-perishable waste, recyclables, reusable waste.



A bike shed will be proposed to encourage the use of public transport for the occupants. The shed will be approximately 1.8 meters in width and 0.9 meters in height, and will hold a maximum of 4 bikes at one time adhering to ***policy 3.4.1 of the London Housing Design Guide Standards.***

LANDSCAPING STRATEGY

Landscaping has been inspired by ecological London references such as The Green infrastructure Audit and Ecological Management & Maintenance Plan. The plants proposed require little maintenance and are a mixture of flowering and evergreen plants which grow in various shapes and heights in order to create deprth and texture within the landscaping. The use of these plants allows for the garden to be sheltered and form a natural buffer from neighbouring properties for the seating and more intimate areas of the garden. Most plants are native species which will increase the biodiversity of the existing site.



KEY	
	BOUNDARY
	PAVEMENT
	BLOCK PAVING
	NATURAL LAWN
	BOXWOOD SHRUB
	LOTE TREE
	PLANTAIN LILY
	CAMELLIA DEBBIE (VARIOUS COLOURS)
	ABELIA GRANDIFLORA
	ANDROMEDA
	RUBY BUTTERFLY BUSH
	LADY'S MANTLE

NOT TO SCALE

CONCLUSION

The proposal at 25 Coleraine Road creates 2 new units within the property and develops the interior layout to better facilitate a better standard of living for all occupants improving the current quality of light, quality of space and general layout of the scheme.

The design of the proposed residential space has been formulated with the objectives of the applicant in mind but also to keep within the guidance and policies outlined in Haringey's local planning policy.

On the basis of the details submitted we feel the proposals are appropriate for this site and therefore put them forward for consideration.

SITE PHOTOS







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Office: (+44)7946087389
Email: info@simple-build.co.uk

29 Hornbeam Close
London, IG1 2SR
United Kingdom

Website: www.simple-build.co.uk