



SUPPORTING STATEMENT

PLANNING APPLICATION AT 67 GRAND PARADE, N4 1EB

RELOCATION OF FLATS ENTRANCE DOOR ALONG STANHOPE GARDENS

FEB 2023

The property is located at the junction of Green Lanes and Stanhope Gardens. It is set out on three floors and a mansard roof with additional habitable space. The ground and first floors were previously used by Barclays Bank for Offices on the ground floor and staff facilities on the first floor. The upper two floors are being self-contained flats.

The first floor was granted planning permission to be converted into two self-contained flats by decision notice dated 12/10/2022 and reference HGY/2022/2130. When the planning permission is implemented, there will be a total of five flats on the upper floors and a retail/commercial unit on the ground floor.

The current entrance to the flats is located at the rear of the building along Stanhope Gardens. There is a metal gate which provides access to a small yard with a staircase leading to the flat roof at the rear of the first floor. The doorway to the flats is at the other end of the flat roof.

The existing route is cumbersome, does not have a protective canopy and open to the elements, and there could be a feeling of vulnerability by the occupiers of the flats. There have been the occasional incidents of anti-social behaviour around the street entrance.

The proposal seeks to relocate the entrance away from the rear and it would be through a doorway formed via an existing window. The proposed location was previously a secondary entrance on the ground floor leading to ancillary and staff facilities many decades ago. It currently has a window with brickwork infill below and is discordant to the street scene. With the new doorway in place, the existing pedimented features above and pilaster surround are to be overhauled.

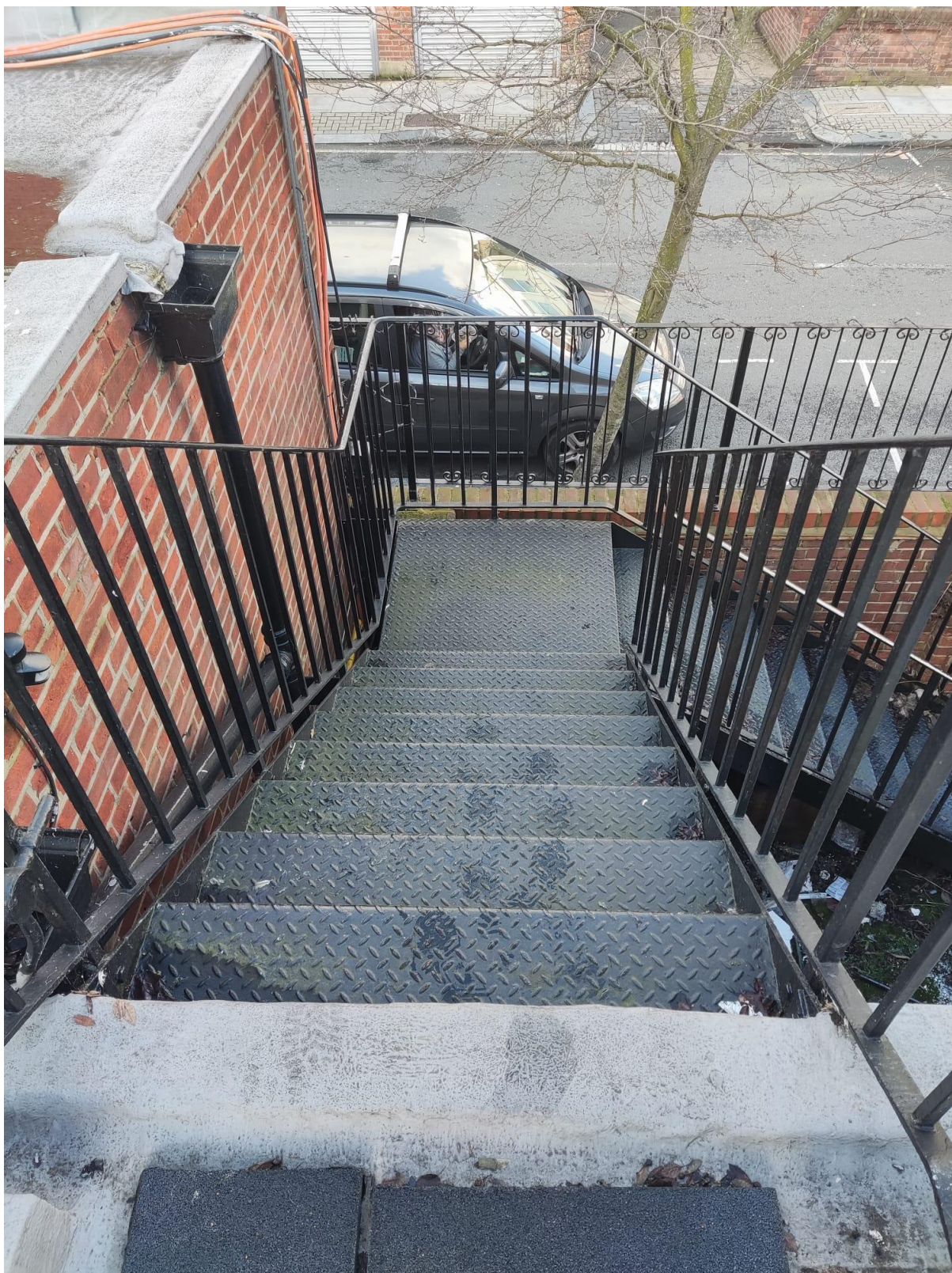
The new entrance hall would be generous and incorporates cycle racks for the occupants of the flats.



View of the property at the corner of Grand Parade and Stanhope Garden



Views from Stanhope Gardens with the current entrance at the rear



The external staircase leading to flats from the rear of Stanhope Gardens



The access walkway over the flat roof leading to the flats



The doorway at the end of the access walkway leading to the communal staircase to the flats



Access to the staircase from the street



Street view

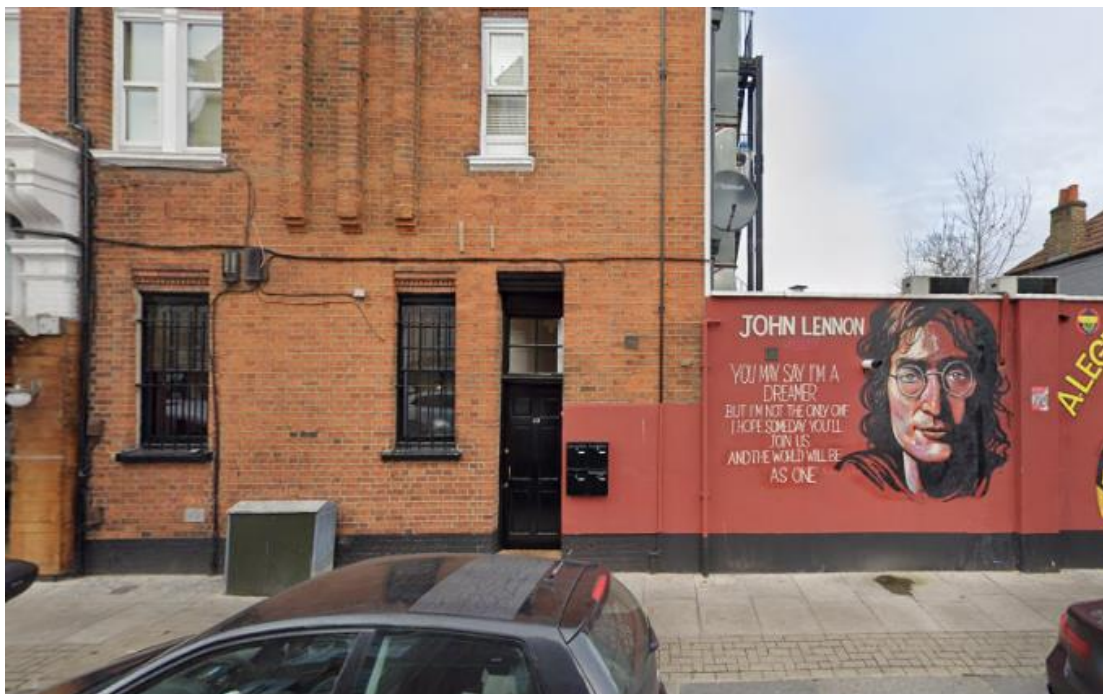


The proposed entrance. The window and infill brickwork below it is to be removed in order to accommodate the new doorway to the flats.

The principle of access through the main building to the upper floor residential accommodation is the prevalent.



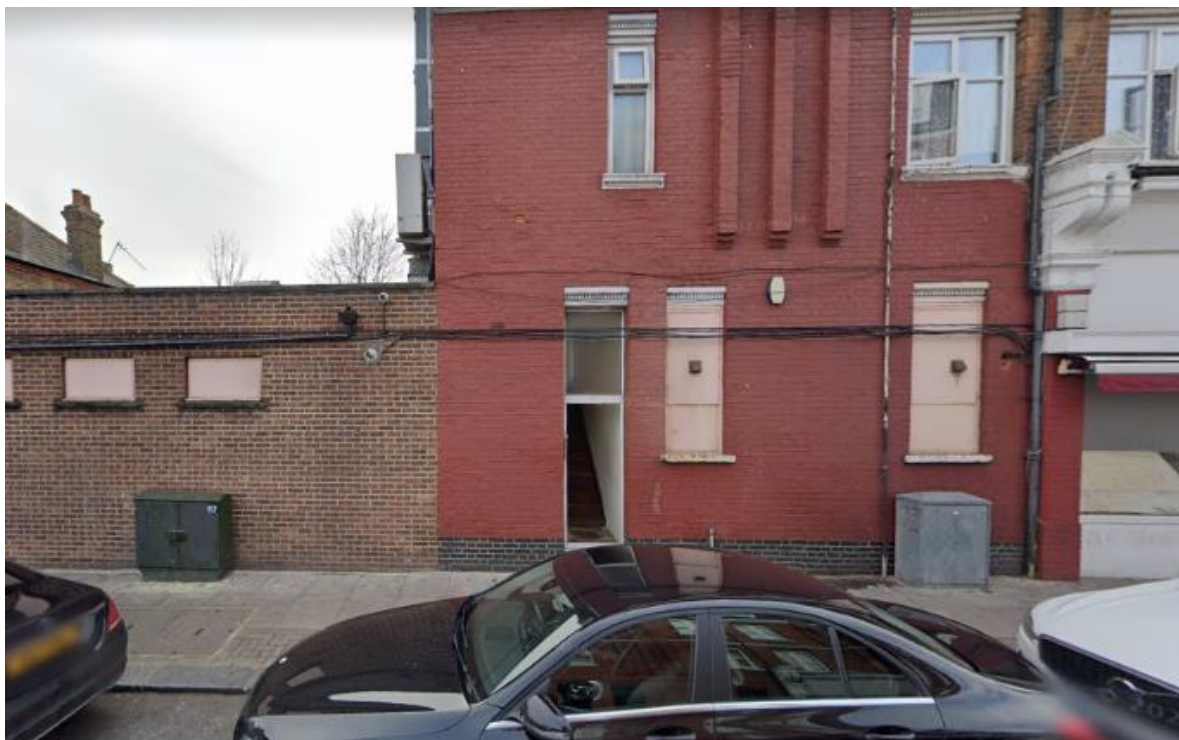
CHESTERFIRLD GARDENS



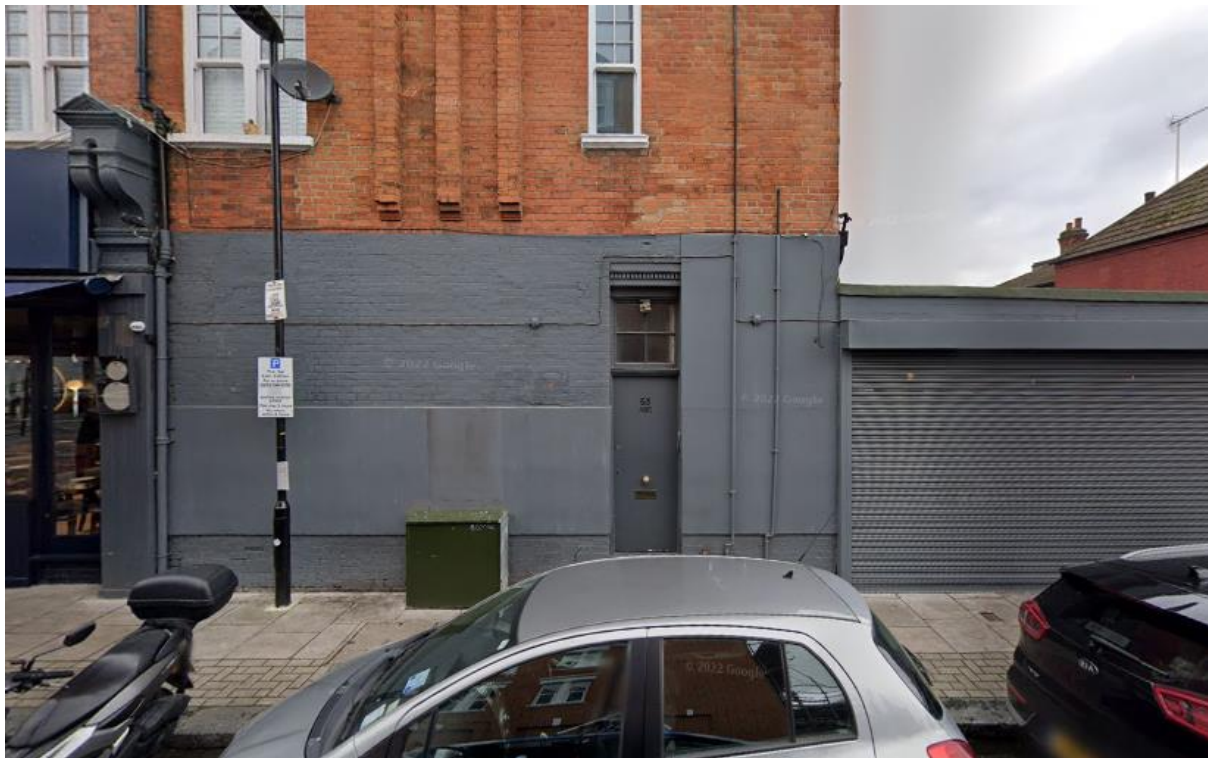
ROSEBERRY GARDENS



RUTLANDS GARDENS



ROSEBERRY GARDENS



RUTLAND GARDENS



SALSBURY GARDENS