

E.R.K Structural & Design Consultancy

DESIGN ACCESS STATEMENT

Project: 124 MUSWELL HILL BROADWAY – N10-3RU

PROPOSED WORK: CONVERSION OF EXISTING THREE BED TOP FLOOR FLAT TO 5BED HMO FOR 8 PEOPLE.

The Site

124 MUSWELL HILL BROADWAY N10-3RU



Picture:1

Design & Access:

The application site is two storey detached building with loft room facility by dormer windows. The setback top floor, is in residential unit with access door from side.

The ground of 124 Muswell Hill Broadway comprised of a redundant retail unit at the front.

The top floor flat has entrance door from front and compromise, two rooms at ground level behind the front shop and, first floor with two rooms one kitchen and loft floor with one room.

SITE AND SURROUNDING

The top floor family flat is on the busy shopping area, the rear of ground floor is in use of Crocodile Café London as shown picture below. The access to the café is from side narrow gap between 124A Muswellhill Broadway and Crocodile Gift Shop, the access road is also in use of open garden area of Crocodile café.



Top floor flat of number 124 A Muswelhill Broadway

2. THE PROPOSAL

It is proposed to take out the top floor flat from family use and convert to HMO for 8 people .

The flat split into three levels, ground first and second floor. The ground floor is at the rear of the front shop and at the front of Crocodile Café .

The top floor flats has large window opening looking to the Crocodile Café Garden area.

Currently this flat under constant noise disturbance particularly from the café. There is no garden space for children.

The layout of the flat also is very unusual, to keep the family on one level, it is really not convenient as a family living accommodation.

It is proposed to convert this large split level flat to HMO, for 3 double beds for two people and two single beds for one person with separate shower and WC facilities.

Location of flat and the surrounding is very convenient to be rented to working adults who use the room after work.

The use of class from C3 to C4 will not affect the external view of the property and there is no harm to the conservation area character.



TOP VIEW OF FLAT 121A MUSWELLHILL BROADWAY WITH SURROUNDING
AND REAR COFFE SHOP CONNECTION