

DESIGN AND ACCESS STATEMENT

First Floor Flat, 164 Weston Park, London N8 9PN

To Accompany Planning Application for Planning Permission



This Design and Access Statement is intended to explain the design of the access stair from the First Floor Flat at 164 Weston Park to their Private Garden. The Design Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Site

First Floor Flat, 164 Weston Park is a split (First and Second Floor) three bedroom flat with no garden. This flat is part of a two storey terrace house configuration dated circa 1900's. The owners of this flat also own 166 Weston Park, which is a house. Both properties are in the borough of Haringey.

Listing and Conservation

166 Weston Park and the First Floor Flat at 164 Weston Park are not in a Conservation Area and are not listed buildings or near any Listed Buildings.

The Use

The First Floor Flat at 164 Weston Park is a self-contained flat occupied by a single family and falls under class C3. 166 Weston Park is a family home occupied by a single family and falls under class C3.

Layout, Amount, Scale and Access

The massing and design of the access stair is in keeping with other access stairs in the area. Many Examples of this can be seen in Uplands Road just a few meters away.

The amenity space of the First Floor Flat at 164 Weston Park consists of a small roof terrace accessed through a bedroom. The external access stair proposed would allow direct access to a private garden for the sole use of the flat. This would be hugely beneficial for a flat this size. The internal layout of the flat will remain unchanged. Access to the property from the road will not be altered. With the new proposals there will be no change to the house frontage. The new garden would become the main external amenity space of the property. This would reduce the use of the existing second floor terrace and therefore reduce opportunities for overlooking into 162 and reduce any potential noise from gatherings.

Landscaping

The property is part of a residential street with similar properties. The properties are set back from the road.

Materials

We propose a traditional access Black Metal stair to suit this period property.

Evolution of the Scheme**The Proposal**

The First Floor Flat at 164 Weston Park is a large flat. It would really benefit from having its own private garden. There is high demand from families for large properties in the area. To allow 164 to have a garden the current owners are dividing the existing large garden of 166.

Policy

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: London Plan 2021: Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design. Haringey Local Plan: SP11 Design; DMP 2017 DM1: Delivering High Quality Design and Policy DM12: Housing Design and Quality.

We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents. There is a terrace in place at higher level, and the access stair is narrow so it is not a meeting / amenity space. Its function is similar to an escape stair. Furthermore, providing a garden for this property will move the main external amenity space away from the main building at 162. It is for this reason that we believe the existing degree of overlooking will remain.

Recent Planning History:

HGY/2014/3485 -164 Weston Park N8 9PN - Formation of loft conversion and rear dormer extension

HGY/2003/1059 - 164-166 Weston Park N8 9PN - Erection of single storey rear conservatory

Similar Recent Application to the one we propose:

HGY/2022/1041 - Flat B, 15 Langham Road- Erection of rear balcony at first floor level and external staircase to garden level.

Site photos:



Rear Elevation

Photo taken 21.03.2023



Rear Elevation

Photo taken 21.03.2023



View of flat roof where access stair would be located

Photo taken 21.03.2023



View of flat roof and garden

Photo taken 21.03.2023



Existing Garden

Photo taken 21.03.2023



View of Juliette Balcony from inside



Access stairs to private gardens nearby. Photo taken from 166 Balcony.

Photo taken 21.03.2023



Properties with Access stairs to private gardens

Aerial photos:

166 / 164



