



Design and access statement for the rear extension at ground floor level to incorporate a partial change of use from a shop to a self-contained residential unit

At

78 Myddleton Road, London, N22 8NQ

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Contents

1.0 Introduction

- 1.1 The purpose of this document
- 1.2 Corresponding reports and drawings

2.0 Context and background

- 2.1 Access and local facilities
- 2.2 Existing building

3.0 Design

- 3.1 Scale and massing
- 3.2 Use and mix
- 3.3 Overlooking
- 3.4 Materials
- 3.5 Amenity
 - 3.5.1 Boundary conditions
 - 3.5.2 Refuse

4.0 Access statement

1.0 Introduction

1.1 The purpose of this document

This Design and Access statement has been prepared by Jamie Sleep on behalf of Costantinos Ioannou. It forms part of the application for the redevelopment of the property at 78 Myddleton Road, N22 8NQ. This proposal is for the conversion of the current building which is to be replaced by dual purpose residential & commercial property.

1.2 Corresponding reports and drawings

The following report should be read in conjunction with the following reports and assessments:

- Planning drawings: 157-01-01, 157-03-01
- Supporting document: 78 Myddleton Road (Commercial shop)

2.0 Context and background

This chapter will introduce the site and investigate the constraints and opportunities that developing it provides.

2.1 Access and local facilities

The site has excellent access to public transport, with Bounds Green underground station located 0.4 miles to the West, and Bowes Park mainline station located 0.2 miles also to the West. The latter provides regular services to Highbury & Islington and Moorgate.

A number of bus routes operate along Wood Green High Road, including direct routes to Edgware, East Finchley, Brent Cross, and Walthamstow, which additionally extend to night bus routes.

2.2 Existing building

The site in question is currently occupied with a commercial property which has not been leased for a while. See letter by Alex Crown Letting and Estate Agents for more details.

While the existing building may have served its purpose, the proposed development represents a significant improvement in terms of functionality. As such, it is necessary to convert the current building into a self-contained residential unit which is much-needed in the local community.

4.0 Design

4.1 Scale and massing

The designed scheme now contains a self-contained residential unit which is designed to sleep 2 people. It follows the London Design minimum requirements, which is 50m² for a 1 bed, 2-person property. The flat has 1 bathroom, a kitchen and a separate living/dining space. The massing has been designed to match the existing property and extends into the rear by 7.7m.

4.2 Use and mix

The property will still have a commercial unit to the front, which has reduced in size by about 20m² from what is currently there. The proposal includes adding in some kitchen areas, more toilets and changing areas to make the commercial property more appealing to potential clients.

4.3 Overlooking

Efforts have been made to ensure that no windows or balconies from this proposal overlook neighbouring properties.

4.4 Materials

The materials chosen will reflect the material palette in the local area so that the rear extension does not look out of place.

4.5 Amenity

4.5.1 Boundary conditions

The existing boundary has a wooden fence around the perimeter of the site. As part of the proposal, this wooden fence will be reinstated where it is in poor condition.

4.5.2 Refuse

The refuse for the residential unit will be taken from site via the access at the rear to be collected from the street on collection days.

5.0 Access statement

The site benefits from excellent public transport links, with Bounds Green underground station located within a 7-minute walk. The site is also well-served by several bus stops that connect it to both West & East London. The site has a PTAL rating of 4, which is considered high due to the abundance of bus stops and the proximity to the underground station.

The proposed building will be easily accessed by car, thanks to its close proximity to the A109. There is adequate street parking in the local area.

There are no rights of way or any other required access to consider.

6.0 Conclusion

To conclude, this design and access statement presents a detailed plan for the extension and conversion of a commercial property into a self-contained residential unit at the rear and a commercial property at the front. The conversion will provide high-quality residential accommodation in a prime location, while also enhancing the character and appeal of the surrounding area. Overall, the proposed development represents a thoughtful and innovative approach to converting a commercial property into a residential building that meets the needs of residents and the local community.