



DESIGN AND ACCESS STATEMENT
26 RAVENSTONE ROAD, N8
CONVERSION OF PROPERTY
INTO 3 SELF-CONTAINED FLATS

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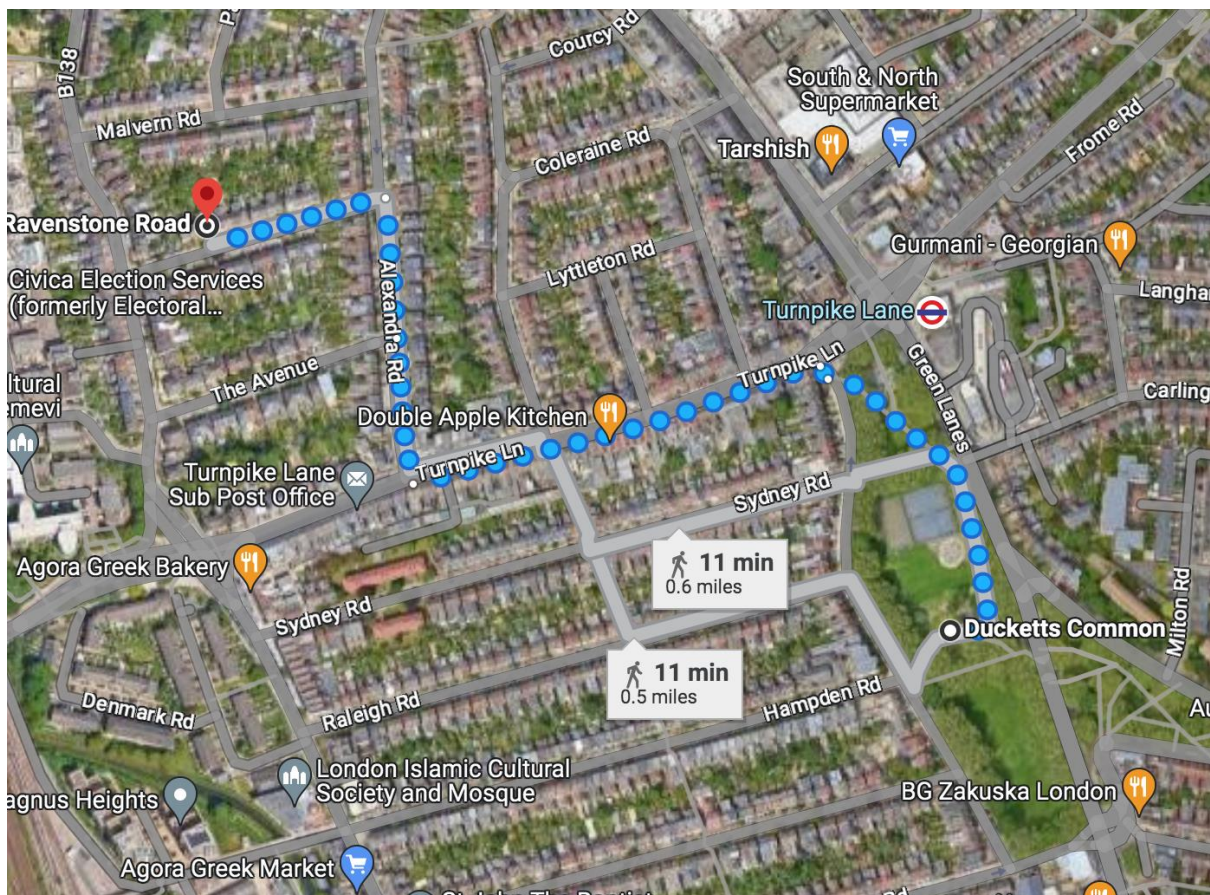
SITE AND SURROUND

26 Ravenstone Road is an end of terrace 4-5 bedroom house and located within Wood Green Town Centre and is 2 minutes walk to the shopping city. It thus benefits from vast array of amenities including shopping facilities, library, restaurants and cafes.

It is also within 11 minutes walk to Ducketts Common which offers open public space , outdoor gym, basketball court, café and other recreational facilities.

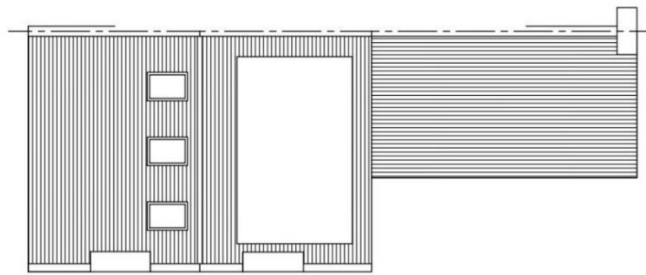
Turnpike Lane and Wood Green Underground stations, Turnpike Lane Bus Station, Wood Green Public Library are also within easy reach.

The site is thus located right within the hub of Haringey's commercial and retail centre, and with the existing infrastructure, a sensitive development would be sustainable.



THE HOUSE AS EXISTING

The original house has an area of 157m², prior to recently having a loft dormer built. As the original house is over 120m², it meets the criteria for conversion into flats.

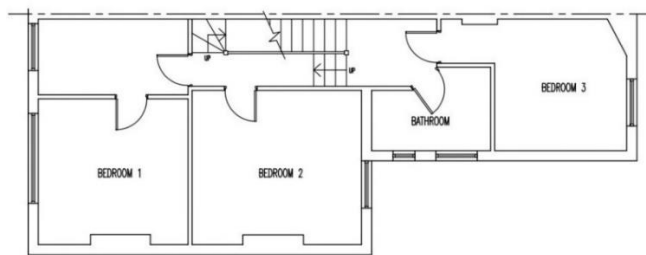


EXISTING ROOF (FOLLOWING CONVERSION)

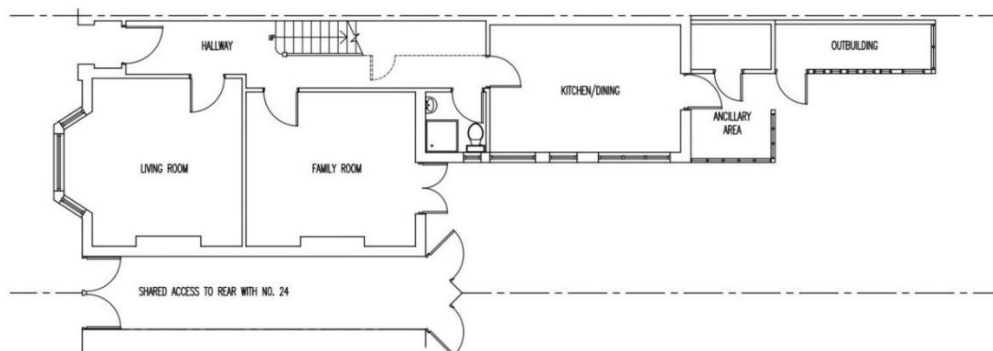


EXISTING LOFT (FOLLOWING CONVERSION)

THE ORIGINAL HOUSE (PRE 1948)
BENEFITED FROM A HABITABLE LOFT
ROOM. THE LOFT HAS NOW
INCORPORATED A REAR DORMER
UNDERTAKEN WITH A LAWFUL CERTIFICATE
REFERENCE HCY/2022/2609



EXISTING FIRST FLOOR PLAN

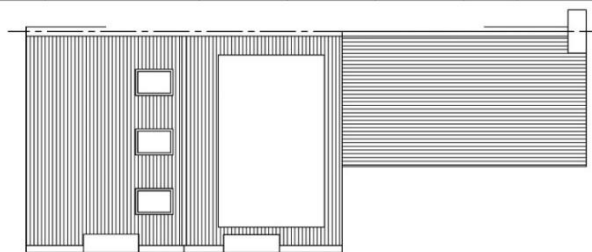


EXISTING GROUND FLOOR PLAN

PROPOSED LAYOUT

The proposal seeks planning permission to convert the house into 3 self-contained flats. Set out on three floors, the original house had a habitable room within the roof space. A rear dormer has recently been built under lawful certificate reference HGY/2022/2609.

	LIVING/DINING/KITCHEN	BEDROOM 1	BEDROOM 2	BEDROOM 3	STUDY	TOTAL AREA	GARDEN
FLAT 1	32M ²	15M ²	12M ²	8M ²		88M ²	52M ²
FLAT 2	23M ²	12M ²			6M ²	50M ²	26M ²
FLAT 3						38M ²	23M ²

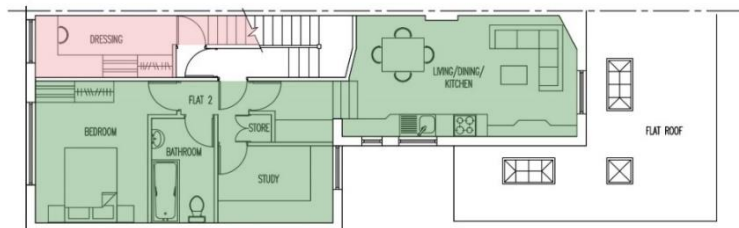


PROPOSED ROOF PLAN

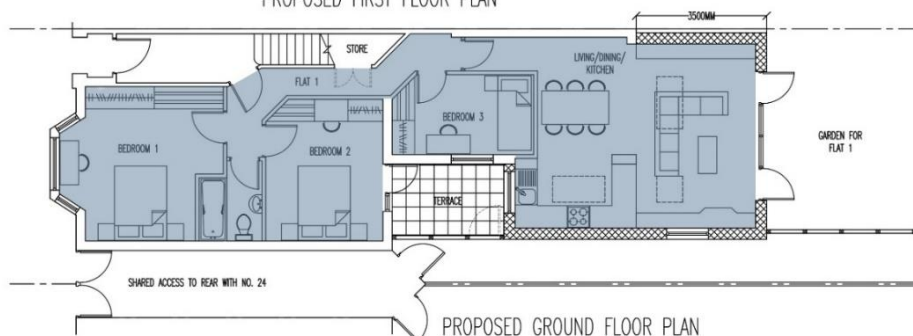


PROPOSED LOFT PLAN

- Flat 1
- Flat 2
- Flat 3



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

ANALYSIS OF THE PROPOSAL

The property is end of terrace house, with a distance of 1800mm between it and the adjacent house (no 24). The gap between the two houses provides access from the street to the rear gardens of each house. This has provided the opportunity for the proposed flats on the upper floors to have individual garden spaces.

A single storey rear/side extension is proposed which will not be visible from the street, the proposal would have no material impact on the street scene.

The proposal will have no impact on the residents of the adjoining properties as illustrated in drawing number HM/26/PP06. The distance between the flank wall of the proposed extension and the adjacent number 24 is over 4,000mm. With the height of the side extension being 3000mm maximum, there will be no adverse impact on the occupiers of no 24, that is regarding any loss of daylight, sunlight, or outlook. There are no windows proposed along the flank wall, and therefore the privacy to the occupiers of no 24 is respected.

The extension is also not considered to have any adverse impact on the occupiers of the adjoining property that is no 28. The existing outbuildings along the boundary between the two properties have a depth of 6,040mm, and these are to be demolished. The new proposed extension would have a depth of 3,500mm, and therefore, its rearward projection would be significantly less than the existing outbuildings.

All 3 flats have dual aspect orientation, and the internal daylight factor would be good. The bedrooms are located to the front with similar stacking, and the living dining areas are to the rear, within the existing outrigger.

The interior of the flats have been designed to create a congenial space orientated towards the needs of the end user.

The ground floor 3-bedroom flat has a large open plan living/dining/kitchen area with wide windows and doors to the rear wall which would provide continuous view towards the large garden of over 50 sq metres. This would create a family-friendly accommodation.

Whilst the first-floor flat is a 1-bed 2-person flat, it offers a study which would be ideal as a home/office or for the occasional overnight guest. Research shows that studies are now becoming more desirable due to post-covid era of more people working from home.

The studio flat is primarily located within the roof space, and with the sloping roof to the front section, and dormer to the rear section, this would be very much a 3-dimensional space, with the stairs open plan within it. There is a small dressing area/study on the lower floor offering a more flexible use to the occupier.

BINS AND RECYCLING

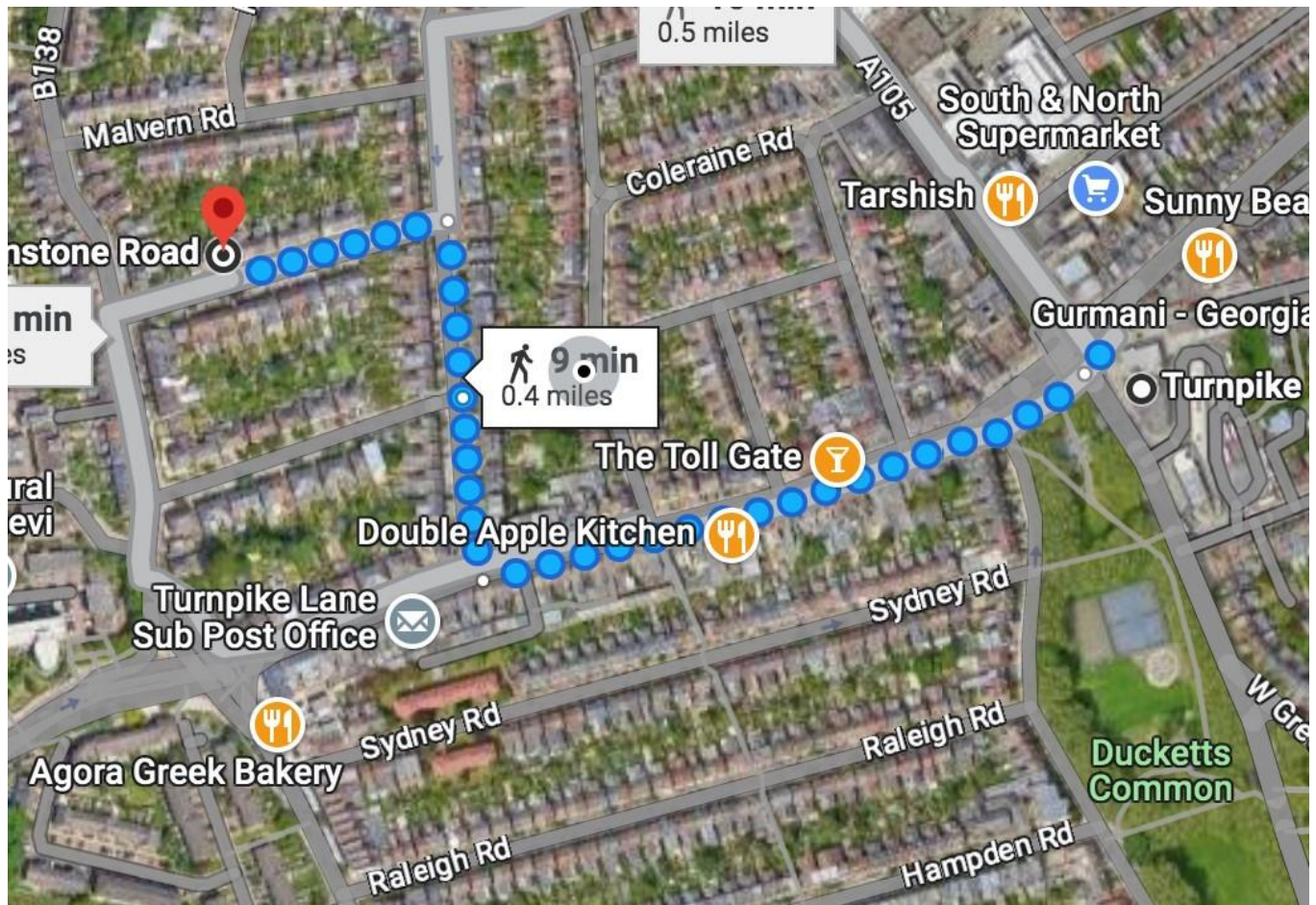
These are located to the front within housing, and easy to wheel bins to the pavement on days of refuse collection. Refer to drawings HM/26/PP09 and PP10 for details.

CYCLES

There is provision for 6 cycle spaces, located withing a secured area at the rear. Refer to drawings HM/26/PP07 and PP10 for details.

PARKING

The site is within 10 minutes to Turnpike Lane Station with PTAL of 6A, indicating it has excellent access to public transport.



There is an existing parking for one car in the forecourt, which is to be used by the ground floor flat A parking. Stress survey has not been considered necessary due to the high PTAL and as the site is located within a CPZ. It is not considered that the development would lead to any parking stress on availability of existing spaces.

CONCLUSION

It is considered that the principle of the development is acceptable in providing two additional dwellings in an urban area with established amenities.

The proposed extension meets the necessary threshold of good design and contains all the elements of proportionate scale, size, position and appearance.

There will be no impact on the street scene and the public realm, therefore the character of the area will not be impacted.

There will be no adverse impact caused to neighbouring residential occupiers. The proposal seeks to maximises the potentials within the location, optimising the land use in a town centre site with established amenities and with existing infrastructure. This is a sustainable proposal.

PHOTOGRAPHS

Refer to adjoining pages



Rear view prior to construction of loft.



Rear view with loft dormer constructed



Rear and front views





The rear outriggers are well set back from the site boundary





Aerial views

