

DESIGN & ACCESS STATEMENT Inc HERITAGE STATEMENT

TO ACCOMPANY PLANNING APPLICATION IN RESPECT OF

**1 – 7 QUEENS MANSIONS
QUEENS AVENUE
MUSWELL HILL
LONDON
N10 3PD**

**PROPOSED CONVERSION OF EXISTING PORTERS OFFICE TO 1
BEDROOM SELF CONTAINED BASEMENT FLAT**

DATED: JUNE 2023



Milroy House, Sayers Lane, Tenterden, Kent TN30 6BW

Tel: 01580 761 723 Fax: 01580 761 378 Email: mail@maylandsconsulting.co.uk

www.maylandsconsulting.co.uk



To be read in conjunction with attached drawings.

1.0 Introduction

1.01 This supporting Design & Access Statement has been developed following consultation with Freshwater Group of Companies, the current owners of the property. It accompanies a Planning application to convert the existing redundant porters accommodation to a 1 bed basement flat.

1.02 The site is identified on the location plan which forms part of this submission, drawing MC23038/003.

The property is located within any of the following special criteria areas:

Conservation Area

Locally Listed

2.0 Location & surrounding area

2.01 The application site is situated on a corner site on Queens Avenue (A504) and Fortis Green Road (A504).

2.02 The current property is a 5 storey (inc basement) semi-detached building offering residential flats to all floors. The property is finished with a slate roof, brickwork walls to the ground and 1st. floors with tile hanging to the 2nd floor with a slate mansard roof to the 3rd floor. Joinery is timber sliding sash and timber doors.

2.03 The site is flat.

2.04 No trees will be affected by the proposed scheme.

2.05 A desk top survey have been carried out and the property is located in Flood Zone 1, an area with low probability of flooding. Please see Flood map for planning.

3.0 Design & objectives

3.1 Amount & use of development

3.1.1 The proposed scheme seeks permission to convert the existing redundant porters office into a 1 bedroom basement flat consisting of, lounge, kitchen, shower room and 1 bedroom.

The flat will be accessed via the existing main entrance at ground floor and staircase which leads down to a new front door.

An alternative means of escape from the bedroom leads into the existing lightwell which has an existing metal staircase which leads to the ground level amenity area, this area is used by all of the flats.

All external openings are existing, no new windows or doors will be formed in this scheme.

Cycle storage is provided on site for use by the tenants.

3.1.2 The proposed scheme will bring a redundant area back into use, providing an additional dwelling.

3.2 Scale

3.2.1 The scale / mass of the property will not be affected by the proposals.

3.3 Appearance

3.4.1 The internal alterations will not impact the external appearance of the property.

3.5 Access

3.5.1 Vehicular and pedestrian access to the site will remain as it exists. No works are planned to these areas.

HERITAGE STATEMENT

1 – 7 Queens Mansions is an existing semi - detached mansion block consisting of 7 flats situated on Queens Avenue, which is within the conservation area designated by Haringey London. The property dates back to 1901 as stated on the plaque on the front elevation.

The property is surrounded by a mixture of residential properties and commercial premises.

The property is locally listed along with other building in the area which have been selected for their historical or architectural interest.

The building is a semi-detached, with a small frontage with steps leading up the main entrance.

A private garden is to the side which is accessed via a gate.

The building is arranged over 5 storeys, basement, ground, 1st, 2nd and 3rd floor.

4.0.1 Introduction

Queens mansions is an existing mansion block of residential flats, which Locally Listed by Haringey London.

The asset building property dates to 1901

The property is sited within the following:

Conservation area.

The property is arranged over 5 storeys. It has a slate roof, facing brickwork walls to the ground and 1st floors with tile hanging to the 2nd floor and slate mansard with timber sliding sash windows.

The surrounding area is mainly residential properties and commercial shops.

4.1 Need for proposed development

- 4.1.1 The property has a redundant porters office, which our client would like to convert to a 1 bedroom basement flat bring a redundant area back into use.

4.2 Effects of the proposal

- 4.2.1 The scheme has been sympathetically developed to minimise the impact on the asset building externally with minimal alterations internally. No new openings will be formed in the scheme, retaining all of the original elevations and features.

The internal works will be lightweight stud partitions to create the new layout, these can be seen on the attached drawings.