

Design and Access Statement

Development of Four Two-Bedroom Apartments at 63-65 High Road Wood Green N22

Introduction

This Design and Access Statement presents the proposed development of four two-bedroom apartments on the first and second floors above the shop premises located at 63-65 High Road, Wood Green N22. The property, currently utilized as a shop with ancillary and storage spaces, is situated within the London Borough of Haringey, Wood Green ward. The development aims to revitalise the vacant upper floors, enhancing the overall urban fabric while adhering to conservation area regulations and delivering much-needed housing in a central location.

Site Context

The property enjoys a prime location, fronting the bustling High Road, designated as a town centre and vibrant commercial hub. The rear of the property faces Lilac Mews, a peaceful residential cul-de-sac. The site is within the Wood Green Cultural Quarter Conservation Area, which encompasses the historically significant Grade II listed building at No. 63 Coburg Road. Its prominent position and accessibility from Wood Green Underground Station and various bus routes make it well-connected to public transportation.

Proposed Development

The primary objective of this proposal is to restore the currently underutilized upper floors for residential use. The vacant space will be thoughtfully converted into four self-contained two-bedroom apartments. These apartments will provide a desirable living environment while complementing the character of the surrounding area. Additionally, a dormer extension will be introduced at the roof level, accommodating two additional studio apartments.

Apartment Details

- Apartment A: 2 bedrooms, 3 persons, 68 sq. m
- Apartment B: 2 bedrooms, 3 persons, 66 sq. m
- Apartment C: 2 bedrooms, 3 persons, 66 sq. m
- Apartment D: 2 bedrooms, 3 persons, 65 sq. m
- Apartment E: Studio, 45 sq. m (with under eaves storage)
- Apartment F: Studio, 45 sq. m (with under eaves storage)

Design and Access Statement

Each apartment's design emphasizes spatial efficiency, comfort, and contemporary living standards. Ample storage solutions have been integrated to optimize functionality.

Retail and Residential Integration

While the upper floors will be converted into residential units, a portion of the first floor will be redesigned to provide essential staff facilities for the ground-floor retail space, including toilets and changing rooms. This approach promotes effective coexistence between the commercial and residential elements.

Sustainable Measures

The proposed development acknowledges the importance of sustainability. Secure cycle storage will be incorporated at a first-floor terrace, complemented by dedicated cycle hangers within each apartment. To facilitate waste management, refuse storage will be conveniently positioned on Lilac Mews, near the entrance.

Conclusion

The proposed development at 63-65 High Road, Wood Green N22, aims to enhance the existing property's value and contribute positively to the urban fabric of the area. By repurposing the vacant upper floors into high-quality residential units and implementing sustainable measures, the project aligns with the broader goals of providing quality housing within a historically rich and vibrant locale.