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Planning statement

Date: 29/08/2023

Site Address: 6 Ferme Park Road, London, N4 4ED

Planning reference number: HGY/2023/2253

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Introduction:

This statement supports an application for the change of use of part of ground floor unused storage into a 2-bedroom self-contained flat (C3 use) - 51 SQM

SAM Planning is the acting agent on behalf of the site's owner.

Site and surrounding

The building is a mid-terrace 4 storey property facing to roads both from front and rear. It consists of ground floor A1 shop to the front, unused storage to the rear and residential above. It has two entrance, front and rear. Shop is accessed from front and residential is accessed from rear road.

Location

The site is located on a busy high street on a shopping parade. There are numerous bus routes operating which connect the site to commercial centers at Hornsey and Finsbury Park.

Local Transport

- Finsbury Park Underground & Rail Stations
- Crouch Hill Rail Station
- Haringey Rail Station
- Finsbury Park Bus Garage

Proposal:

The proposal does not involve any changes to the front façade of the property. To the rear alterations will be made to form a rear garden. A small infill rear extension will also be erected. Matching brickwork will be used. Proposed new flat will be a 1 bed 2 person flat of 51 sqm.

The proposed self-contained flat at ground level aims to create an attractive 1-bedroom 2person flat, which meets the current standards for living space as set out by the Councils requirement. The layout is pragmatic and comfortable offering ample space. The flat will also incorporate a small garden area accessible via the living area or the hallway.

Statement:

The flat will be constructed to meet both thermal/carbon efficiency and soundproofing performance. The ground floor, walls and roof will all be upgraded to perform to current building regulation standards. Where new walls are to be constructed, they will comply with current Building Regulations.

Water usage will also be designed to limit consumption to 105litres per person/day and the heating and hot water supply will be provided by a system boiler and unvented hot water cylinder capable of 85% efficiency.

New compartment walls will be created during the conversion and these will be designed to provide the necessary fire resistance and also sound resistance to ensure that the occupants are able to co-exist without the concern of effect to their neighbours. This would mean providing sound insulating construction to a higher standard to the Building Regulations, the aim to achieve a minimum of -35dB for impact and 45dB for airborne sound.

Access

The entrance to the existing storage will be used to access to the new ground floor flat. The new dwelling will be designed as a minimum for ambulant disabled users. As such doors will have ease to use handles and thumb turn locks suitable for disabled use. Door widths have also been considered and will be minimum of 850mm clear opening will be formed.

On the ground floor facilities have been provided for ambulant disable users and to accommodate Part M of the Building Regulations. Storage space has also been allocated.

Bicycle and refuse storage has also been provided as shown on drawings.

Conclusion:

For the future residents of this proposed development, it is our intention to create a sustainable scheme that provides a very attractive development that is both please to the eye and practicable to modern day living. Due regard has been given to all the relevant policies and the scheme complies with these policies, The scale and appearance of the proposal fully respects and matches the other properties forming part of this parade.

In assessing this proposal following factors must be considered:

1. The setting of the building is preserved and indeed enhanced by the proposal.
2. The proposed development will enhance the character of the building as well as the surrounding area. Also exactly matching materials have been used in the proposal.
3. The economic viability of the building is improved by providing a high quality residential flat. High standard matching materials will avoid any damp and wind effecting the property's main structure and special features, which will provide long-term maintenance of the building.
4. The proposal will bring benefits to the community including economic benefits and enhancement of the environment.
5. The proposal does not have any adverse effect on the Area.

For reasons identified in this statement and as shown on the plans, it is considered that the application proposal represents appropriate development and enhances the setting and character of the building and the area. It is considered therefore that the application proposal represents appropriate development and as such planning permission should be granted.