



DESIGN AND ACCESS STATEMENT

PLANNING STATEMENT

SITE PHOTOGRAPHES

APPLICATION:

CONVERSION OF EXISTING CORNER PROPERTY, CURRENTLY LAID OUT AS TWO SELF CONTAINED FLATS.

PROPOSAL IS TO DEMOLISH THE EXISTING GARAGE.

CONSTRUCTION OF TWO STOREY SIDE EXTENSION TO THE FRONT, SINGLE STOREY SIDE AND REAR EXTENSIONS.

INTERNAL RECONFIGURATION TO FORM 3-SELF CONTAINED FLATS.

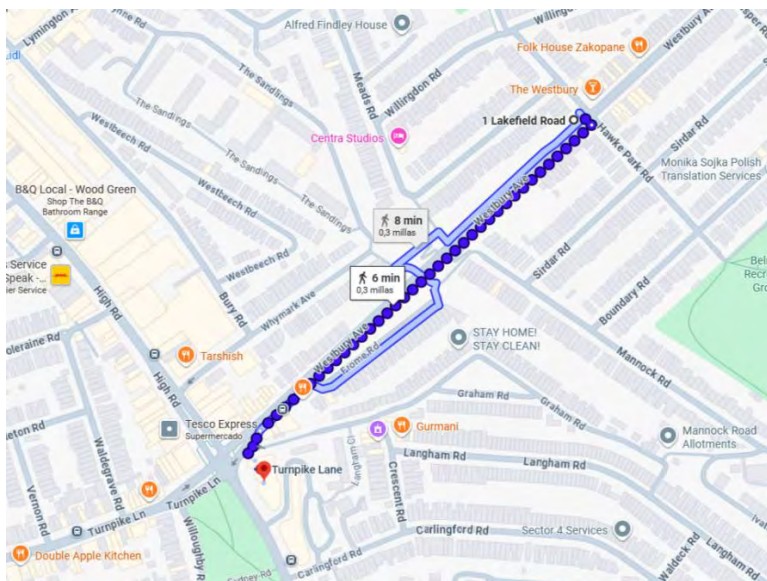
PROVISION OF CYCLE STORAGE AND RECYCLE/BINS STORAGE

SITE AND SURROUND

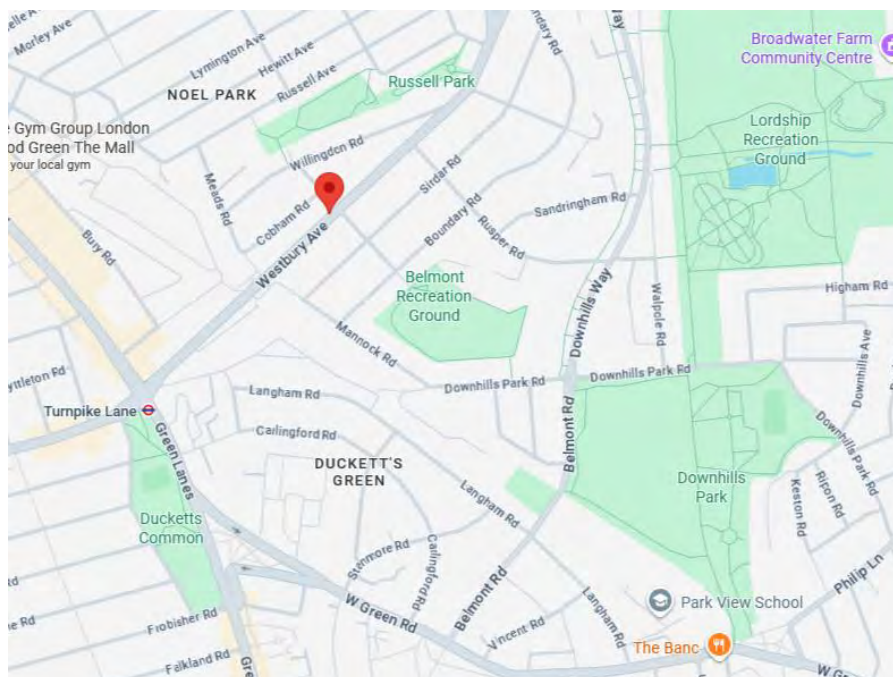
1 Lakeside Road is an end of terrace house and located within easy reach to Wood Green Town Centre. It is end of terrace house and currently used as two self-contained flats. The location benefits from vast array of amenities including shopping facilities, library, restaurants and cafes.

It is within 6 minutes' walk to Turnpike Lane Underground Station and Bus Station.

The Public Transport Accessibility Level is 6A which is excellent.



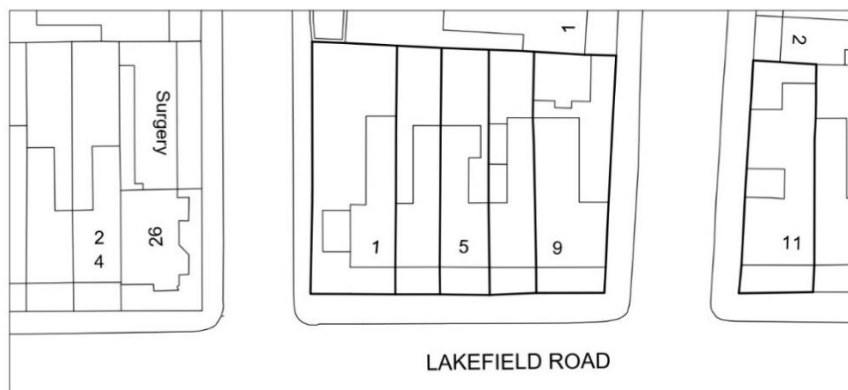
There are also a number of outdoor recreational spaces and parks, including Belmont Recreational Ground, Russell Park, Duckett Commons. These have a variety of facilities including children play area, outdoor gym, basketball and tennis courts, etc.



LOCATION

The application site comprises of two-storey end of terrace house which is currently converted into two self-contained flats. To the side is a garage which has been used for storage. It is at the junction between Lakefield Road and Westbury Avenue. The surrounding area is predominantly terrace houses and is not a conservation area or within the curtilage of listed property.

The site is significantly larger than the other four houses which collectively form the terrace.



THE AREA OF SITE AND ADJOINING PROPERTIES ALONG LAKEFIELD ROAD IS AS FOLLOWS:

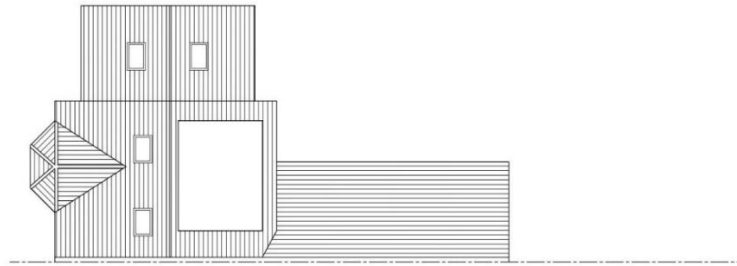
NO 1 (APPLICATION SITE) – 271M²
NO 3 – 140M²
NO 5 – 152M²
NO 7 – 142M²
NO 9 – 232M²
NO 11 – 201M²

THE PROPOSAL IS NOT DEEMED TO BE AN OVER DEVELOPMENT OF THE SITE

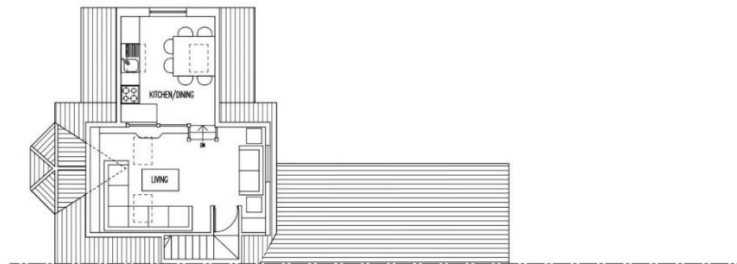


PROPOSAL

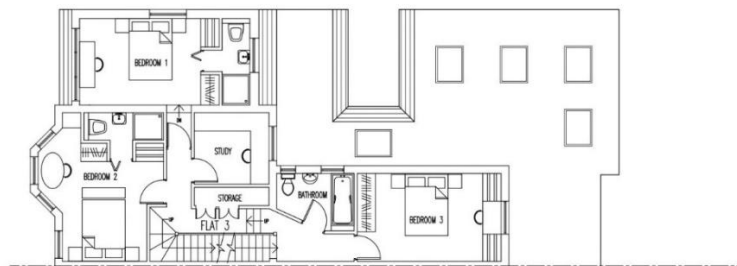
	LIVING/KITCHEN/DINING	BEDROOM 1	BEDROOM 2	BEDROOM 3	STUDY	STORAGE	TOTAL AREA	GARDEN/COURTYARD
FLAT 3	30M ²	13.5M ²	14.5M ²	13.5M ²	5.5M ²	2.5M ²	104M ²	19M ²



PROPOSED ROOF PLAN

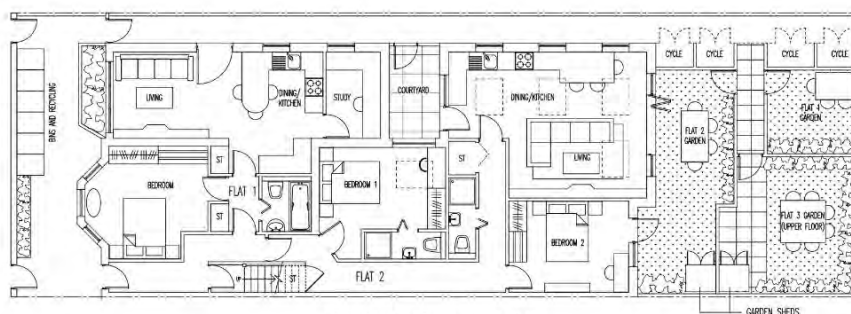


PROPOSED LOFT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

	LIVING/KITCHEN/DINING	BEDROOM 1	BEDROOM 2	STUDY	STORAGE	TOTAL AREA	GARDEN/COURTYARD
FLAT 1	23M ²	13.5M ²		5M ²	1.5M ²	50M ²	9M ²
FLAT 2	28M ²	12.5M ²	12M ²		2M ²	73M ²	21M ²



PROPOSED GROUND FLOOR PLAN



REFUSE STORAGE



CYCLE RACK

EACH CYCLE STORAGE IS FOR TWO CYCLES.

CYCLE STORAGE SPACES ARE AS FOLLOWS

FLAT 1 - 2
FLAT 2 - 2
FLAT 3 - 4

The proposal is to convert the existing house which is currently laid out as two self-contained flats into three flats.

The existing garage is to be demolished, and in its place will be a two-storey side extension.

The proposal is also to include a single storey side extension linked to the existing single storey rear extension.

The side extensions are set back 1000mm away from the site boundary along Westbury Avenue.

To the rear are amenity spaces with each flat having its own dedicated.

The internal arrangement is practical, congenial and with good daylight and natural ventilation. The horizontal and vertical stacking will not create any noise nuisance between the dwellings. In the case of the bedroom in flat 3 being above the living room in flat 1, the stacking of bedroom above living room is acceptable as the nuisance is normally from living rooms.

The construction stage will be subject to sound test as required under Building Regulations. Storage for six cycles is located at the rear.

Bin and recycle are located to the front.

Each flat has a designated landscaped garden at the rear.

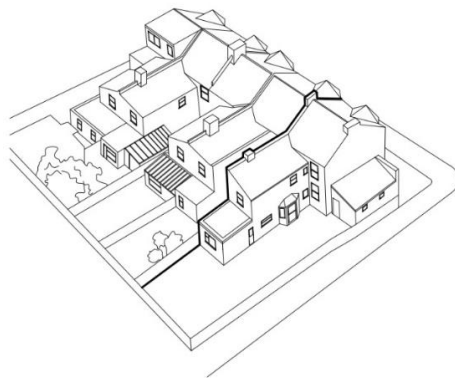
The proposal is considered to satisfy various policies including minimum internal areas, amenity spaces, privacy, daylight and access to amenity spaces.

IMPACT ON NEIGHBOURING AMENITIES

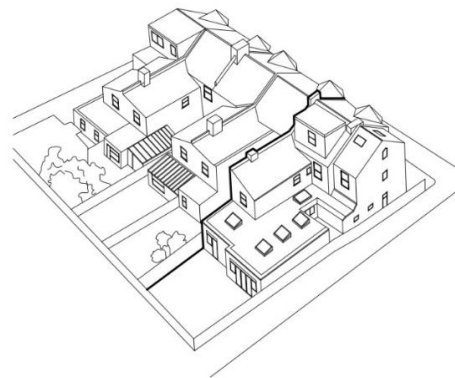


Rear view of nos 1 and 3. The existing single storey rear extension is to be retained.

As the proposal is a corner site, any potential adverse impact will be on the residents of the adjoining no 3 Lakefield Road. There is an existing single storey rear extension to both the application site and adjoining no 3. Both extensions are set apart from each other by the gap between the respective rear outriggers. As there is no material change to the external bulk of the existing extension, it is therefore not considered that there will be any loss of daylight, sunlight or outlook to the occupants of no 3



EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW

DESIGN AND APPEARANCE OF PROPOSED SIDE ELEVATION



The two storey side extension maintains the prevailing vocabulary of gable-end to the double storey side extension. It is however setback to both front and rear in relation to the existing. The single storey side extension has rhythmic window setting and the proposal does not distract from the street scene.

DESIGN AND APPEARANCE OF PROPOSED FRONT ELEVATION



The application site has a wide street frontage which is twice the width of nos 3,5 and 7. This offers the opportunity to maximise on the land use. As the terrace consists of 5 properties, and this being an odd number, the effect on the street scene is that the bay windows which are quite pronounced along the street scene are asymmetrical.

The proposed two storey side extension has been designed to be sensitive to the existing row of houses and is site specific and subordinate. The first floor is set back from the existing building line and the ridge is also lower than the existing so as not to appear overbearing.

CONCLUSION

It is considered that the principle of the development is acceptable in providing an additional dwelling and upgrading the existing two dwellings in an urban area with established amenities and infrastructure. The proposed will positively contribute to the housing stock and includes a family dwelling.

SITE PHOTOGRAPHS



FRONT





SIDE





REAR





SIDE PASSAGE