

DESIGN ACCESS STATEMENT

Date: 26th February 2026

RE: Proposed conversion the existing three storey single dwelling end-terrace house into to two self-catering flat units at 102 Mannock Road, N22 6AA

Dear sir, (To whom it may concern)

This Design Access Statement is prepared to support the Planning Application to convert the existing three storey, single dwelling end-terraced house into two self-catering flats with a new porch at 102 Mannock Road, N22 6AA

THE SITE

The proposed development site locates at 102 Mannock Road, N22 6AA. This existing three storey end terrace house is a single dwelling house comprises of 3 x bedrooms with living, dining/ kitchen and reception room at the ground and first floor and a loft conversion at the existing attic level.

PROPOSED WORKS

Our client took over the property from his beloved parents few years ago. The original building condition was unsound including part gable wall and boundary walls collapsed. The client must restore the building before the building further decade. GFA was instructed by the client to obtain an planning permission granted by the Haringey Council (planning permission no. : HGY/2025/0513) around May 2025. Which comprises of proposed alteration the existing pitch roof with a 2.0m extension that allows additional head-height for a new stair's erection to access the existing attic space for an additional room to be created and used.

With the above consented alterations, our client now would like to convert the existing single dwelling house into two self-catering flats, and construct a new porch for the future flats entrance at the elevation on the Mannock Road.

DESIGN CONSIDERATIONS

Excepting the proposed new porch and the consented pitch roof extension, the building is remaining no addition to the original building footprint.

The proposed new flats design is in accordance with the national described space standard, Department for Communities and Local Government, March 2015. The proposed ground floor flat, is a two bedroom with open plan sitting kitchen and dining room. Total internal floor area is of 66.5 sqm for 2b3p flat. Internal floor area for the proposed new porch is 3.0 sqm which is shared by the two new flats. Bedrooms size comprises of a 12.0sqm – double bed and a 10.5sqm for single bed purpose. Total area of the Living/ Kitchen/Dining is 26.0sqm. Ensuite and bath room are 5.5 sqm in total. Pre-existing reception room has been converted into a double bedroom. A new wall is added to create a protected corridor for the flat fire escape requirement.

First floor flat, after the pitch roof extension and new stair added, a total three bedrooms (3b4p) flat is created. Total internal floor area of the first floor flat to be 89.5 sqm. New master bedroom with ensuite, floor area of 20sqm, at the at the new loft level. Sizes of the existing single bedroom and double bedroom

separately are 6 sqm and 17sqm and kitchen dining – 13.5 sqm and living – 21.5 sqm are housed at the first floor.

The conversion work includes upgrading the fire requirements such as adding new fire doors at the ground floor and ½ hour fire rated walls to protect and separate the existing staircase for the new upper flat access via the proposed new porch entrance from the front yard. Two new entrance lobby will be created.

Half hour Fire resisting separation floor between two floor, fire protection to the escape stair and all bedroom doors are FD30 for door. All structural members such as steel beams and columns are 1 hour fire protection to ensure the fire safety structure to the building.

CAR PARKING AND REFUSE STORAGE –

Currently, there are plenty of car parking spaces on the Mannock Road plus the existing garage parking for one of the flat and resident parking permit for the another flat tenant parking outside the front yard along the quiet Mannock Road.

The existing house is currently operating with multi bin carts system which are parking at the front yard of the building and street parking in front of the house Mannock Road for the proposed upper floor flat and the refuse store in the back yard of the ground floor flat back gate which is facing the Downhills Park Road.

CONCLUSION

In considering the surrounding environment, the proposed two new flats conversion form the original single dwelling house building results no negative impact to the existing neighbourhood and environment of the Mannock Road and Downhills Park Road.

So that, we would make our recommendation to the Local Planning Authority to grant our clients a planning permission for the proposed flat conversion at no. 102 Mannock Road, London, N22 6AA.

Should you require any further information or would like to discuss any matter for the above application, please feel free to contact the undersigned at the number above.

Yours sincerely,



Gavin Fung
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