

DESIGN AND ACCESS STATEMENT
FOR PROPOSED CONVERSION OF EXISTING DWELLING HOUSE INTO 3no FLATS AT
6 Vartry Road, Stamford Hill, London, N15 6PT

March 2026

Rev B

Resubmission following planning approval expiry –

Ref – HGY/2022/1086, HGY/2023/1585, HGY/2023/1740, and HGY/2023/1741

ASSESSMENT

Physical

Vartry Road, Stamford Hill, is a residential road linking with the mini roundabout at Holmdale Terrace to the South East direction and runs towards the North West linking onto Seven Sisters Road. The site is positioned within a very short walking distance of Stamford Hill Station which provides transport links South towards Hackney and North towards Edmonton.

The site in question is number 6 Vartry road, a Mid Terrace property in the London Borough of Haringey. The road itself and surrounding neighbourhood consist of mainly 4 storey residential terraced houses to include basement, Ground, First Floor and Second Floor.

The existing property is located within accessible bus routes, Stamford Hill Rail station and local shopping areas are within minutes of walking distance.

A diverse range of people live in this area of Haringey including Jewish, Christian and Black communities.

A Churches, Synagogues and a Community Centre are located nearby which makes the area host to the diverse range.

The site in question is located on Vartry Road. The elevations of buildings adjacent to the site consist of stock brick with mixture of timber Sash and white UPVC windows. The roofs are butterfly tiled pitched roofs. The majority of these roofs including the adjoining properties at No4 and No8 have been extended at roof level with a Mansard Roof Extension with Grey Slate Roof and Leaded Dormer Windows to the front and Rear elevations.

The site itself measures on average, approximately 18.18 metres in depth and 5.06 metres in width equalling to an approximate physical area of 92sq metres.

Social

The site in question is currently a Four storey residential building.

Although formerly a commercial space at Ground Floor level, it has been granted Planning Permission in 1983 for use as Residential. Ref number – OLD/1983/1653.

The entire building has been derelict for several years and requires substantial renovation to bring it back to an acceptable living standard.

It is required to convert the existing property into 3 flats by separating the floors, so that the Basement, Ground Floor and First Floor will become 1 Unit that is also accessible to the rear garden. This will be retained as a Family Unit.

The upper floors will become Studio Flats incorporating an additional Studio Flat via a Mansard Extension at the roof Level.

The new proposal will change the use of the existing property from one residential home into Three separate flats adding to the boroughs much needed housing stock. A Three-bedroom flat at ground floor level + First Floor + basement, and Studio Flats at each floor level above.

The flat sizes meet the London Plan standards which allow a comfortable and liveable space for all flats.

Economic

The current dwelling and its garden need extensive repair and modernisation. The conversion proposals justify capital expenditure to update the property to current day housing standards and in doing so provide the standard of accommodation highly needed in the area.

Planning Policies

Haringey Council has its own Planning Guidance for use by Applicants and their Agents in the formulation of design proposals for works in the particular area.

The guidance contained is specific and offers specific criteria to adhere to when considering development proposals in the borough. The proposals as submitted have been designed to be in keeping with the guidance in terms of design and harmony with the site setting.

The design of the conversion meets the standards in every aspect to include the London plan space standard, garden amenity space, refuse.

Involvement and Evaluation

The site is situated within the London Borough of Haringey.

The external amendments would be to remove the existing front door and windows and to create a new façade at Ground Floor Level in brickwork to match the existing building. A new side entrance and two windows for the proposed ground floor flat will be added to provide an outlook to the bedroom at Ground Floor Level.

There is no space to house refuse bins, however a communal Refuse section has been added to the flats at First Floor Landing level where there is currently a shower room. This shower room will be removed to become a refuse area. Residents can leave bagged refuse here which in turn would be taken outside the front door on refuse collection day.

Precedence

With regards to Precedence to the design:

Number 4 Vartry Road next door has been approved Alterations to Basement for use as Games Room and alterations to Front Elevation on planning ref no: HGY/2017/1712.

In addition - Re-configuration of first and second floor, and addition of a third storey in addition to providing two additional flats was granted on Application number - HGY/2014/2126

DESIGN

USE

The proposed new use on this site is for residential purpose only and will consist of:

Basement + Ground level + First Floor = 1 Flat – 3 bedrooms suitable for 5 persons.

Second Floor, Third Floor – Studio Flats at each level.

Amount of development

The existing building is a 3-storey property plus basement and this will be extended at roof level with the addition of a Mansard.

92sq metres – Existing site area

Flat 1 – 100sqm – 3 bedroom, 5 people

Flat 2 – 38sqm – Studio Flat

Flat 3 – 39sqm – Studio Flat

The size of each flat is within the requirements of the London Plan.

Layout

Access to the flats will be via a new door at the front of the building

As you enter the building, you will come into the communal area and see one internal door on the right leading to Flat 1.

The staircase continues upstairs to flats 2 and 3.

The ground floor flat contains Two double bedrooms – one with En-Suite, a common bathroom, kitchen/lounge to the upstairs front, with a single bedroom at the rear of the first floor of the property. This 3 bedroom flat is adequate for the use of up to 5 people. The upper floor flats contains an open plan living room and kitchen, one single bedroom, and a bathroom as studio flats.

Scale

The proposal aims to maintain the existing scale of the building, therefore fitting into its context with the neighbouring buildings. Both adjoining properties have recently been extended at roof level with a mansard as are the other properties on this stretch of the road.

Landscaping

Landscaping is not applicable to this property as there is no front garden space available.

Appearance

The front will be changed to be of a similar style to the neighbouring properties.

ACCESS

Access to the Site

Public Transport

The existing house is located within accessible bus routes on Amhurst Park. Stamford Hill Rail Station is merely 2 mins walking distance away and shopping is accessible by foot at Stamford Hill Crossroad.

Pedestrian / Cycle Links

A well-maintained network of footpaths equally serves the area and as such pedestrian access to and from the site is easy on foot. A parade of shops which are a short walking distance away in Stamford Hill serve the site very well. There are cycle paths specifically designated around the area and for such mode of transport, the nearby area is safe to use.

CONCLUSION

This Statement together with the accompanying proposal drawings forms a submission for a full planning application.