



Design and Access Statement:
59 Hampden Road, London, N8 0HX
March 2026

Development: Proposed Conversion of the Existing Ground Floor and
First Floor into two self-contained 2-bedroom flats

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01. INTRODUCTION

This Design and Access Statement has been prepared to support the applicant in relation to the Full Planning application by Virtue Architecture for the Proposed Conversion of the Existing Ground Floor and First Floor into two self-contained 2-bedroom flats.

Location of development: **59 Hampden Road, London, N8 0HX**

The statement provides an assessment of the existing property and its surrounding context, taking into account the site conditions, layout, design considerations and access arrangements. It sets out the design rationale for the proposed works and demonstrates how the development has been carefully designed to respect the character and scale of the host property and the wider area.

The proposal seeks planning permission for the above works and is supported by information demonstrating the design quality, appropriate use of materials and compliance with relevant planning policies and design guidance.

The application is supported by the following drawings:

- Drawing 1 – Location Plan / Block Plan
- Drawing 2 – Existing and Proposed Plans

02. CONTEXT AND SURROUNDINGS

Site and Surroundings and Network

Located at 59 Hampden Road, London, N8 0HX, the site is a residential property situated within a well-established suburban area. The surrounding neighbourhood is predominantly residential in character, comprising a mix of terraced and semi-detached dwellings. Properties in the area generally feature traditional brick façades, pitched roofs, and modest rear gardens, contributing to a consistent and cohesive streetscape.

The application site comprises an existing two-storey dwelling. The proposed development relates to the conversion of the existing ground floor and first floor into two self-contained 2-bedroom flats, with internal reconfiguration to create functional and compliant residential units.

The surrounding properties along Hampden Road and nearby streets reflect a variety of internal alterations and residential conversions, as well as modest extensions, all of which generally respect the original scale and character of the buildings. The proposed development has been designed to respond sensitively to the existing property and its context, ensuring that the overall appearance and residential character of the area are maintained.

The site benefits from its proximity to local amenities, including shops, schools, and community facilities. The location is also well connected to public transport, with nearby bus routes and local stations providing convenient access to surrounding areas and Central London.

Based on available planning data, the property is not a listed building and is not located within a designated Conservation Area or Archaeological Priority Area.

02. CONTEXT AND SURROUNDINGS - Site Photos

Address: 59 Hampden Road, London, N8 0HX, UK



1) Front View of the Site at 59 Hampden Rd



2) Front View of the Site at 59 Hampden Rd



3) Street View of the Site at 59 Hampden Rd



4) Street View of Site at 59 Hampden Rd



5) Aerial View at 59 Hampden Road



6) Aerial View at 59 Hampden Road

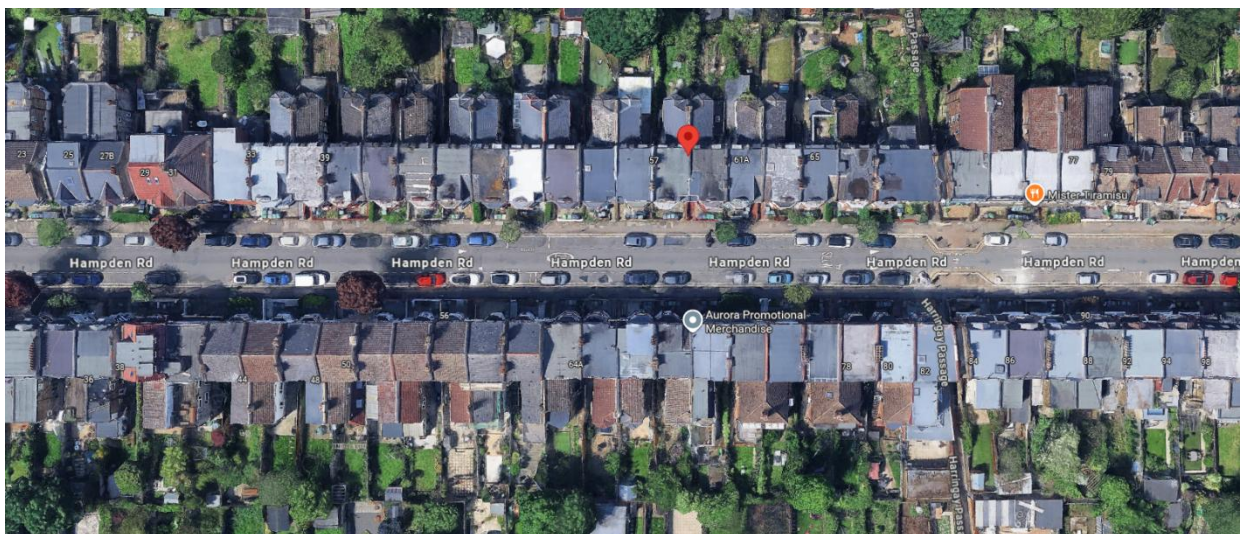
03. PRECEDENCE

Neighbouring Developments

The application site at 59 Hampden Road, London, N8 0HX is located within a well-established residential street characterised by predominantly terraced housing typical of this part of North London.

Within the immediate vicinity, there are a number of properties that have been converted into self-contained flats. While many of these changes are internal and not always visible externally, a review of planning records within the surrounding area and postcode confirms that several applications for the conversion of single dwellings into self-contained residential units have been approved.

A schedule of relevant planning applications is provided further below to demonstrate this established pattern of development. The presence of these approved schemes indicates that the subdivision of residential properties into flats is an accepted form of development within the area.



03. PRECEDENCE

Neighbouring Developments

A list of Planning Approved Conversions to Self-Contained Flats is below. Given the number of similar approvals in the surrounding streets, the proposed conversion of the ground floor and first floor at 59 Hampden Road into two self-contained 2-bedroom flats follows an established and consistent development pattern. The proposal is therefore considered appropriate in principle and aligned with the character and planning context of the area.

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
HGY/2022/1121	Use of the property as four self contained flats (certificate of lawfulness: existing use)	Decision Made	55 Hampden Road London N8 0HX	14/4/2022	Approve with Conditions	08/6/2022
HGY/2012/0877	Change of use of upper floor from community organisation to three bed self contained flat	Decision Made	Flat A 6 Hampden Road Hornsey London N8 0HX London	24/4/2012	Approve with Conditions	21/9/2012
HGY/2004/0071	Use of the property as 3 x 1 bed self contained flats.	Decision Made	27 Hampden Road London N8 0HX London	11/12/2003	Approve with Conditions	05/2/2004
OLD/2004/0005	12/1/04 Retention of 3x1 bed self-contained flats.	Decision Made	27 Hampden Road London N8 0HX London	01/1/2004	Approve with Conditions	05/2/2004
OLD/1989/0533	14/7/86 Conversion into three self-contained flats.	Decision Made	45 Hampden Road London N8 0HX London	01/1/1989	Approve with Conditions	24/2/1989
OLD/1987/0561	6/3/87 Conversion into three self-contained flats.	Decision Made	39 Hampden Road London N8 0HX London	01/1/1987	Approve with Conditions	09/7/1987
OLD/1987/0564	15/1/87 Conversion into 2 self-contained maisonettes.	Decision Made	63 Hampden Road London N8 0HX London	01/1/1987	Approve with Conditions	06/4/1987
OLD/1987/0562	27/7/87 Conversion into three self-contained flats.	Decision Made	47 Hampden Road London N8 0HX London	01/1/1987	Approve with Conditions	09/11/1987
OLD/1987/0565	11/3/87 Conversion into 3 self-contained flats.	Decision Made	65 Hampden Road London N8 0HX London	01/1/1987	Approve with Conditions	21/5/1987
OLD/1986/0476	Conversion into two self-contained flats.	Decision Made	25 Hampden Road London N8 0HX	30/9/1986	Approve with Conditions	22/10/1986

04. PROPOSAL

Description

The proposal relates to the conversion of the existing ground floor and first floor at 59 Hampden Road into two self-contained 2-bedroom flats. The development involves internal reconfiguration of the existing property to create well-proportioned and functional residential units, while retaining the overall form and external appearance of the building.

The proposed layout has been carefully designed to optimise the use of the existing space, ensuring adequate natural light, ventilation, and a high standard of accommodation. The works are primarily internal in nature and do not result in significant alterations to the external character of the property, thereby preserving the established appearance of the host building and the surrounding streetscape.

Use and Amount

The application relates to the subdivision of the existing dwelling into two self-contained residential units. The proposed development increases efficiency by providing additional residential accommodation within the existing building envelope. It makes effective use of the existing space and contributes provision of additional housing in a sustainable and well-connected residential area. The proposed accommodation comprises:

Proposed Conversion to 2 Self-Contained Flats	Gross Area (sqm)
Ground Floor Living / Dining / Kitchen	20.73 (approx.)
Ground Floor Bedroom 1 and Bedroom 2	23.92 (approx.)
First Floor Living / Dining / Kitchen	25.81 (approx.)
First Floor Bedroom 1 and Bedroom 2	26.67 (approx.)

04. PROPOSAL

Appearance

Massing

The proposal involves the conversion of the existing ground and first floor within the host building at 59 Hampden Road, London, N8 0HX into two self-contained 2-bedroom flats. The works are entirely internal in nature and do not introduce any additional built form, ensuring there is no change to the existing scale, massing, or footprint of the property. The development therefore remains fully contained within the existing building envelope and does not appear overbearing within the streetscape.

Materials

The existing external materials of the property will be retained, including brickwork and rendered finishes to the walls, slate tiled roofing, and UPVC windows. As the proposal is purely an internal conversion, no external alterations or material changes are proposed, ensuring consistency with the host building and surrounding properties.

04. PROPOSAL

Important Notes

The application is made on behalf of a client whose family member is a Blue Badge holder with a medical condition. The proposed conversion has been designed to provide improved accessibility, comfort, and day-to-day usability to better support their needs, and is therefore considered to offer a more suitable living arrangement.

In light of this, we would like to ask the Council to take this circumstance into account and consider the proposal with special consideration in relation to the family member's condition.

Parking

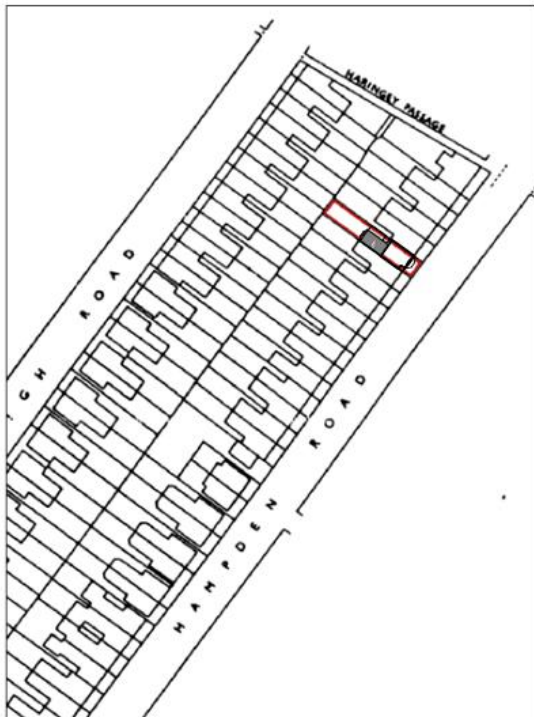
The proposal will not affect the existing parking arrangements.

Access

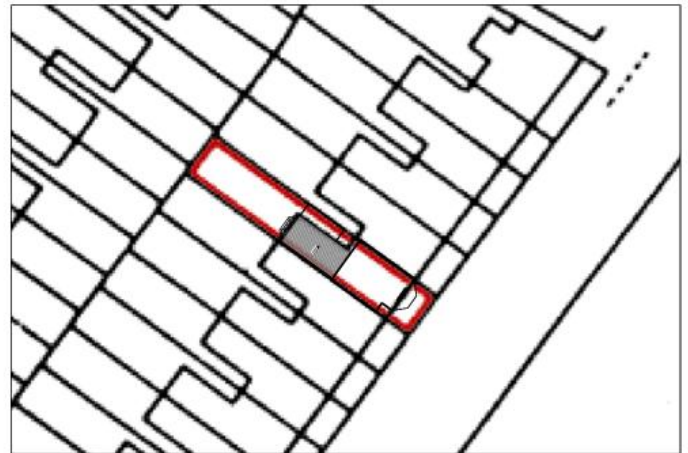
The proposal will not affect the existing access arrangements.

05. LAYOUT PLAN

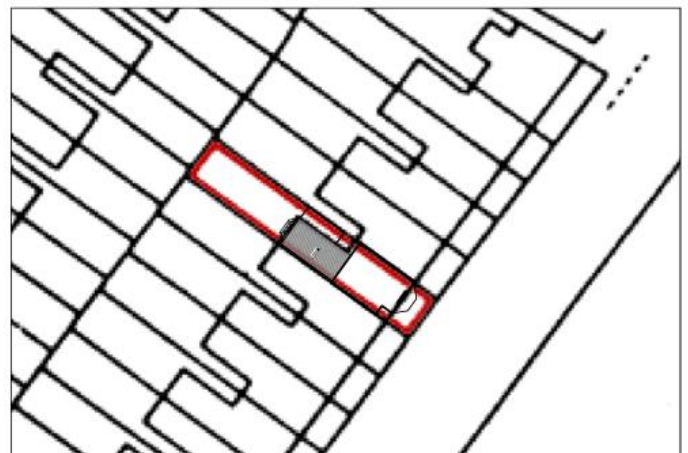
The Site



02 Location Plan
A-01 SCALE: 1:1250



01 Proposed Block Plan
A-01 SCALE: 1:500



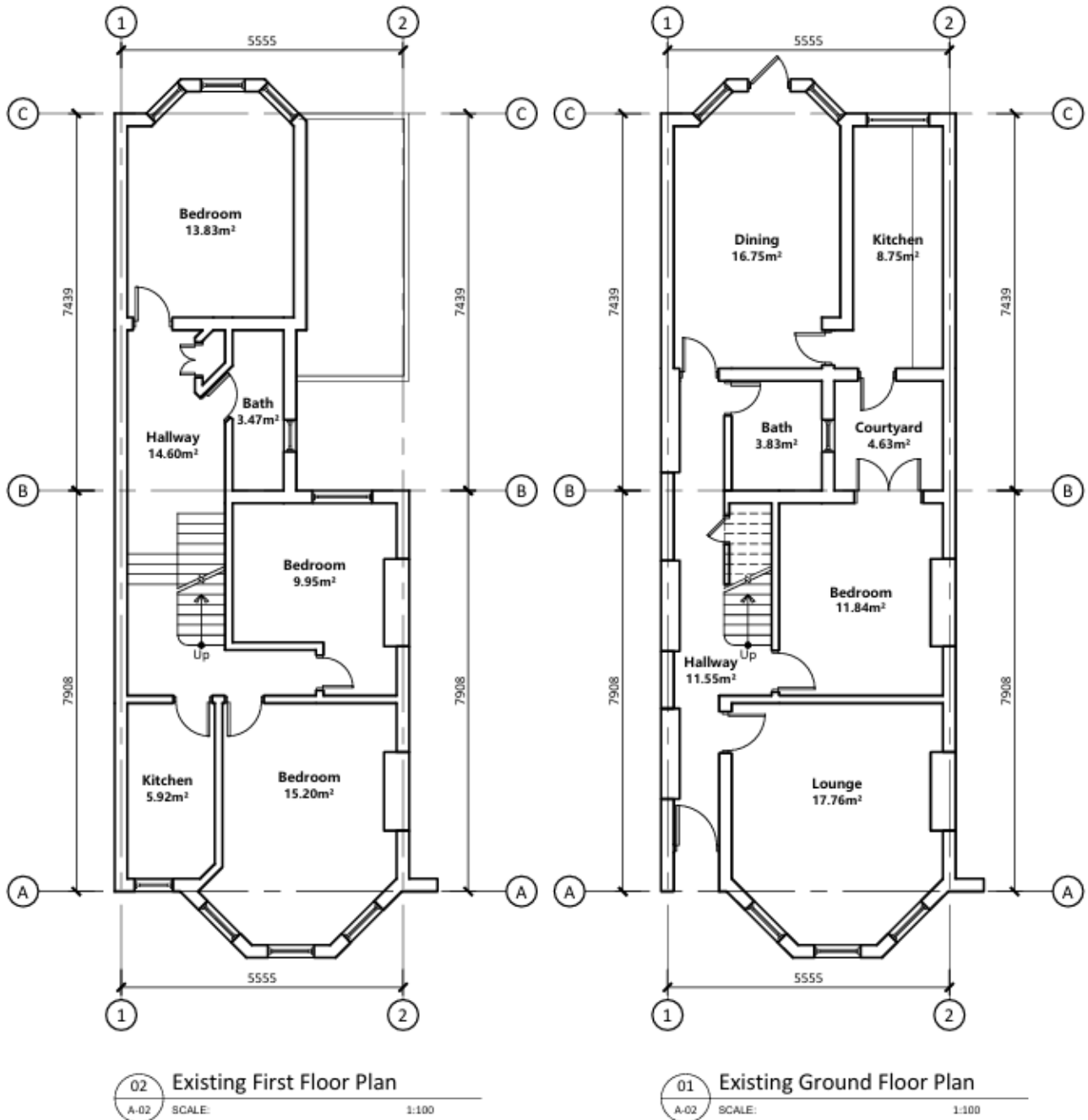
03 Existing Block Plan
A-01 SCALE: 1:500

Address: 59 Hampden Road, London, N8 0HX



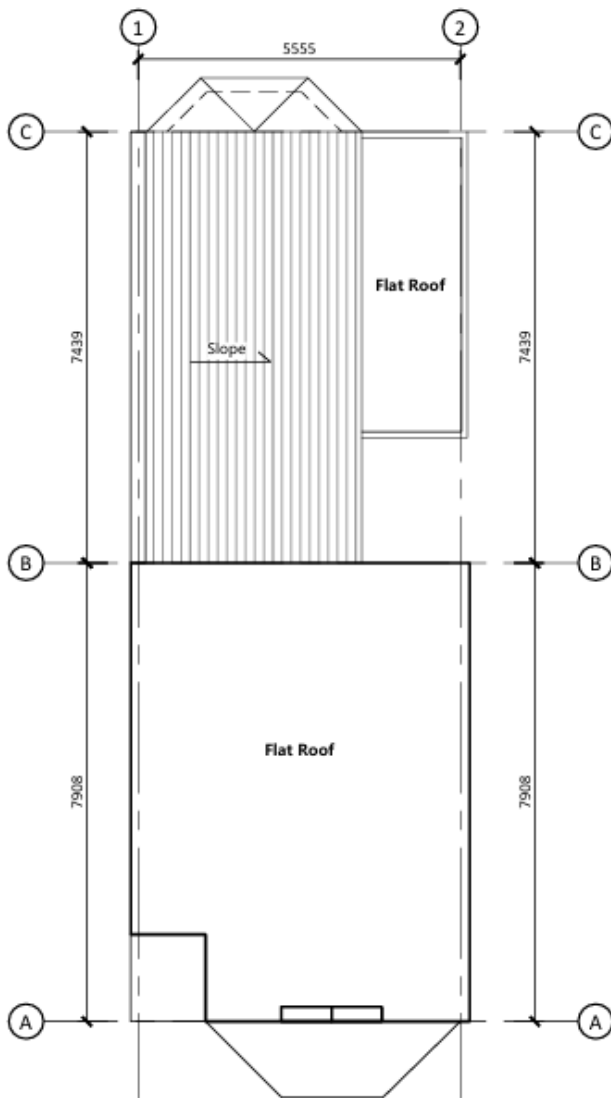
05. LAYOUT PLAN

Existing Ground Floor and First Floor Plan



05. LAYOUT PLAN

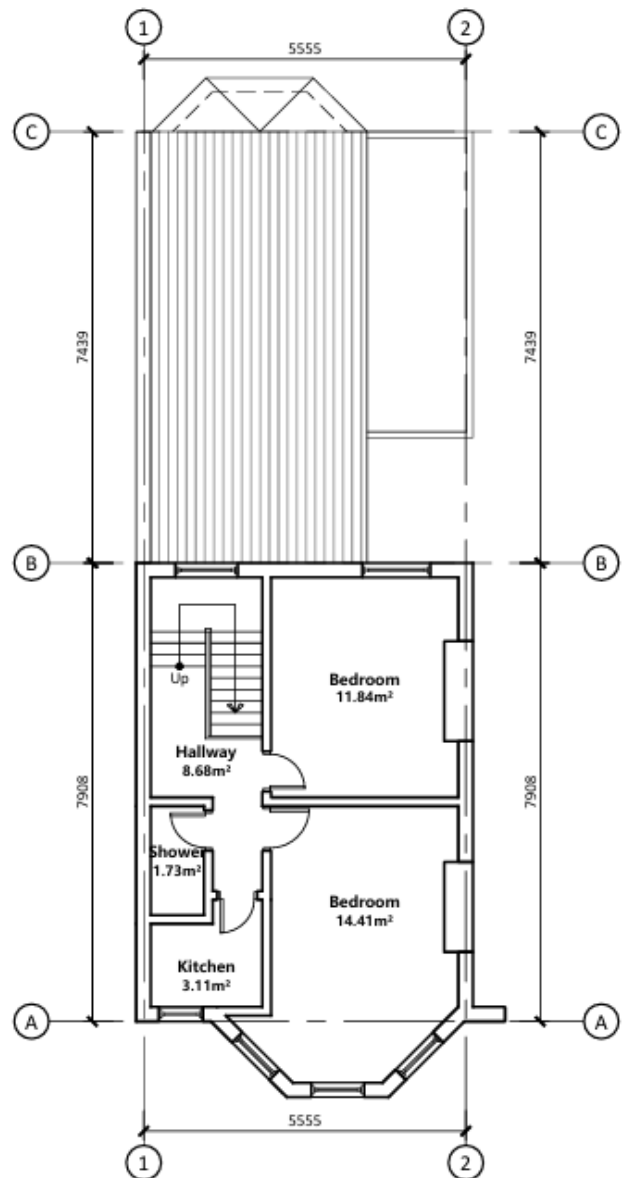
Existing Second Floor and Roof Plan



02 Existing Roof Plan

A-03 SCALE:

1:100



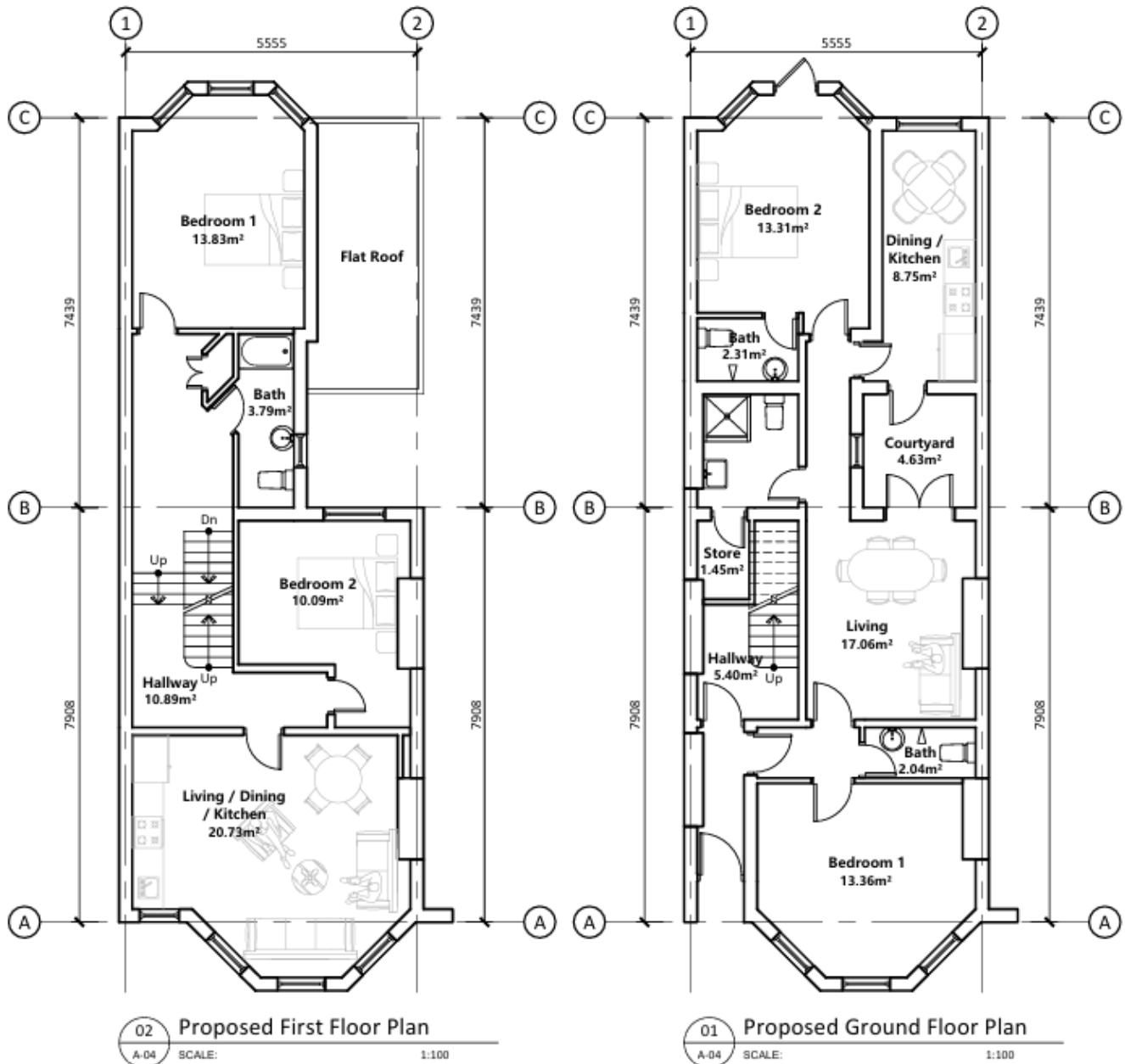
01 Existing Second Floor Plan

A-03 SCALE:

1:100

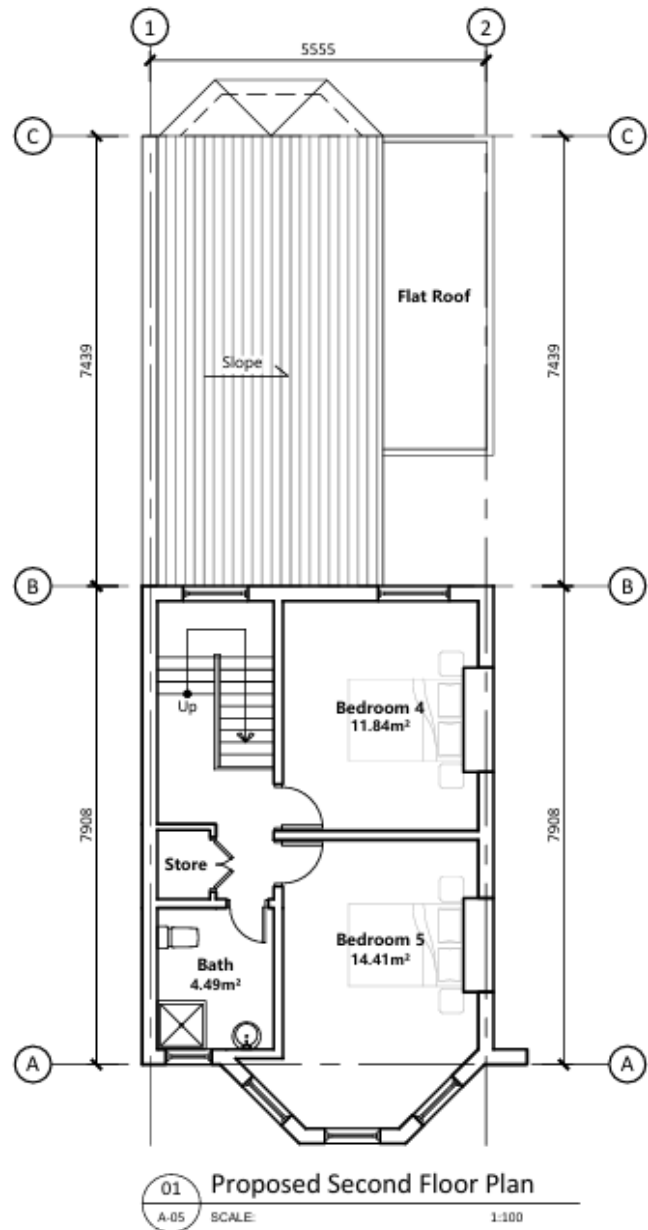
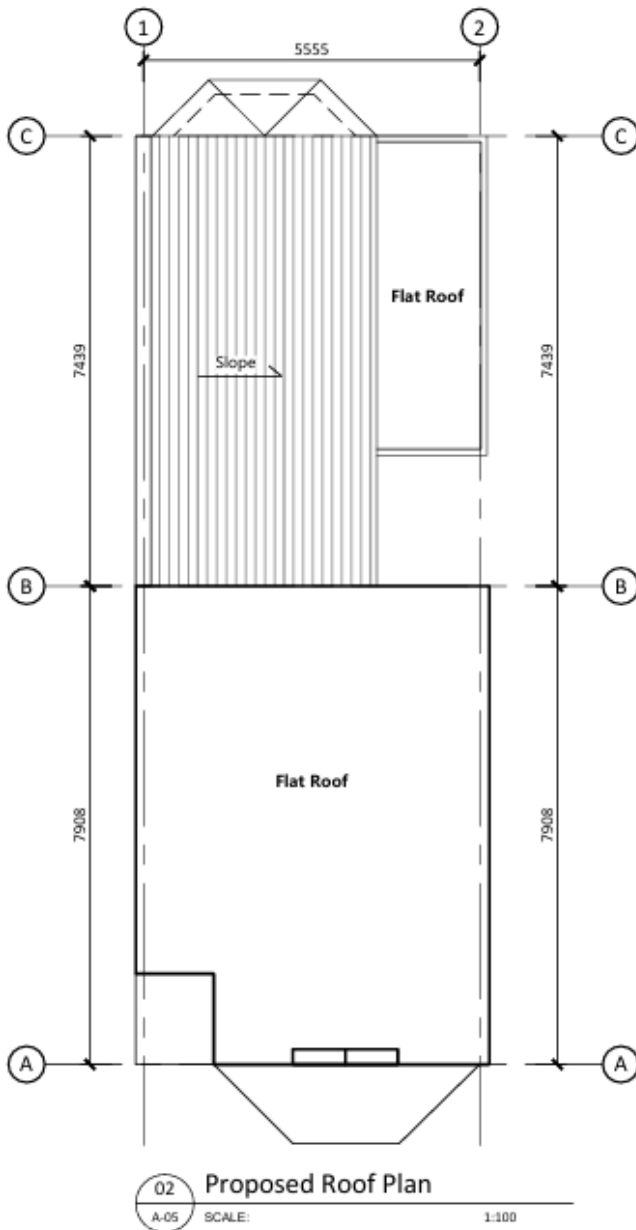
05. LAYOUT PLAN

Proposed Ground and First Floor Plan



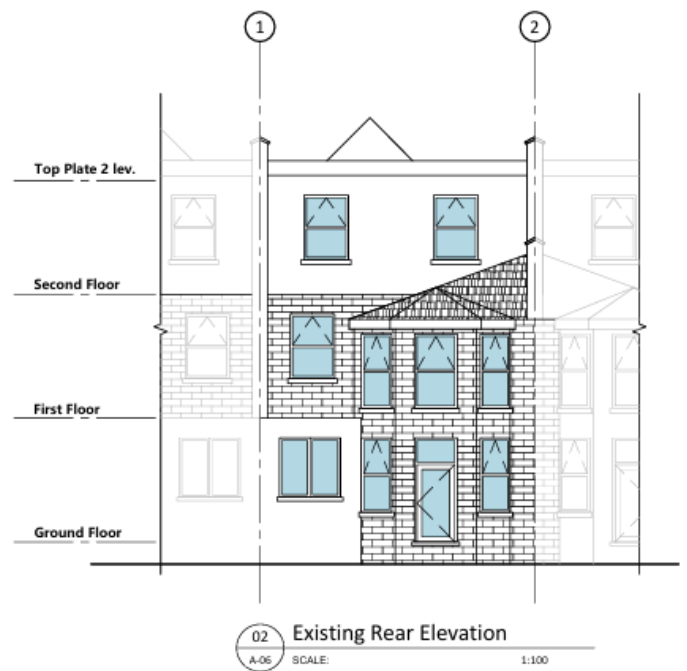
05. LAYOUT PLAN

Proposed Second Floor and Roof Plan



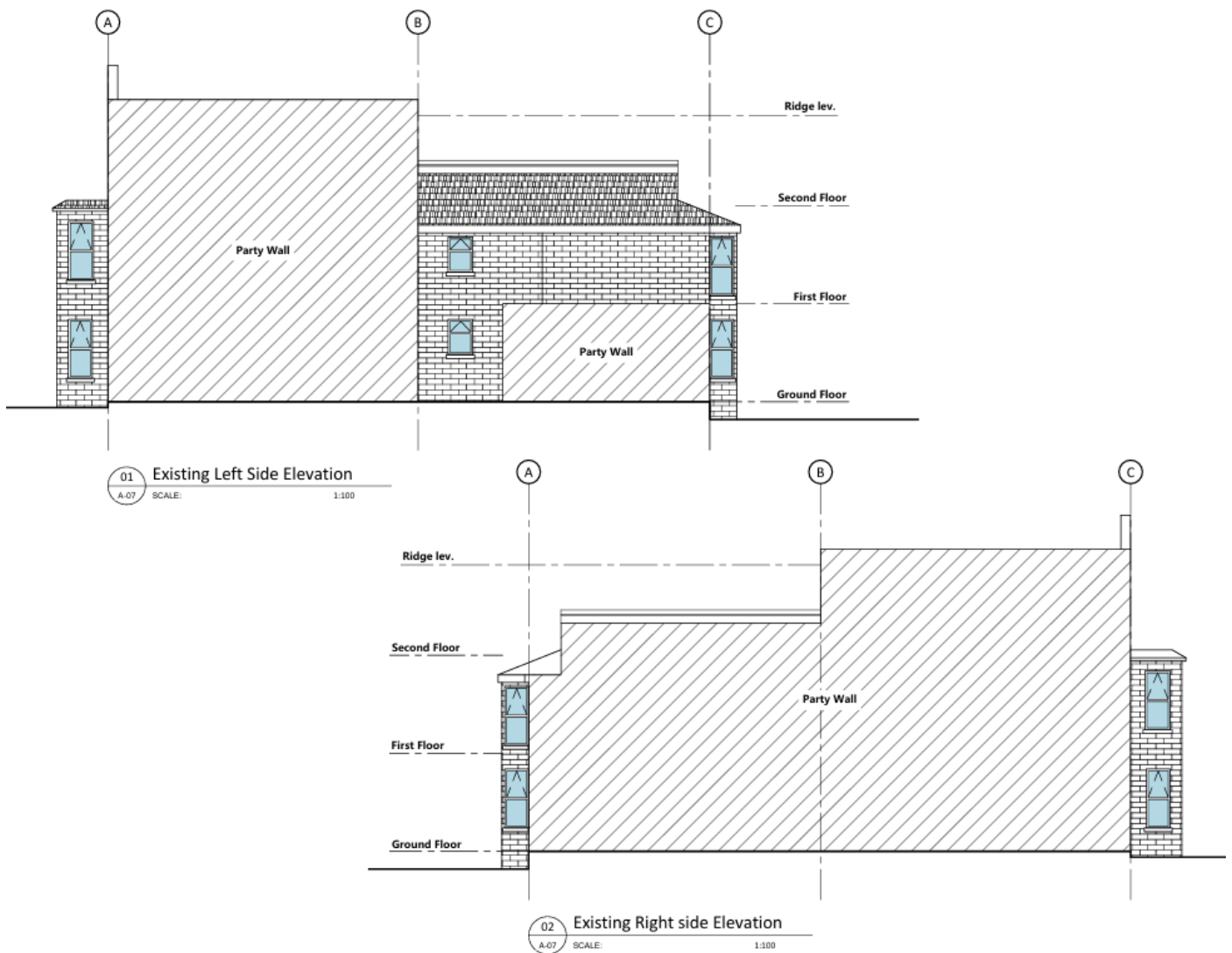
05. LAYOUT PLAN

Existing Front and Rear Elevations



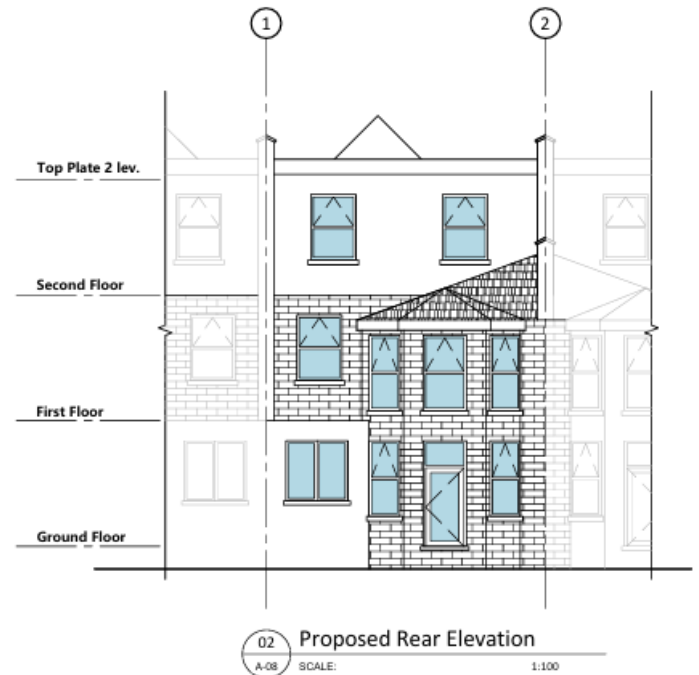
05. LAYOUT PLAN

Existing Side Elevations



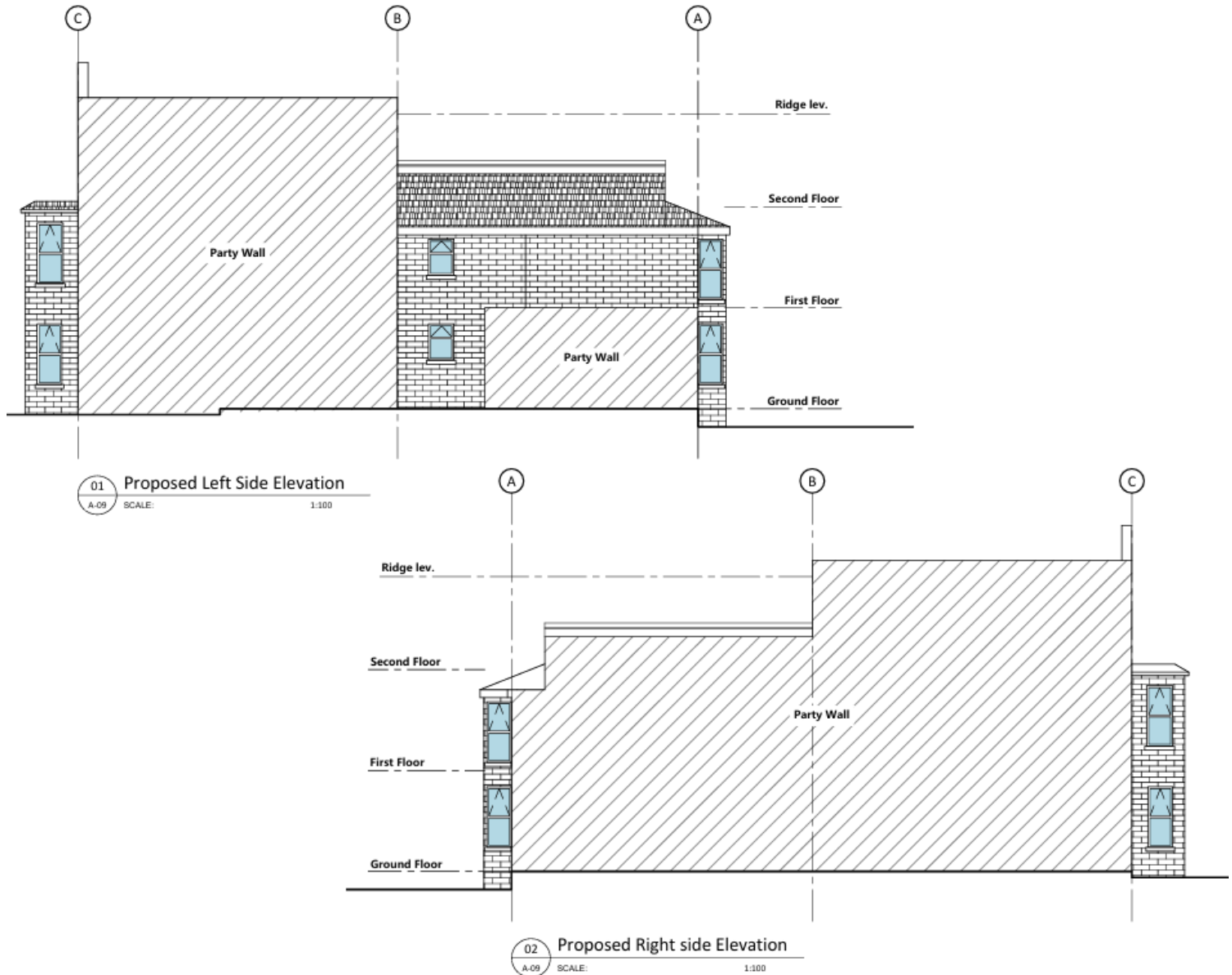
05. LAYOUT PLAN

Proposed Front and Rear Elevations



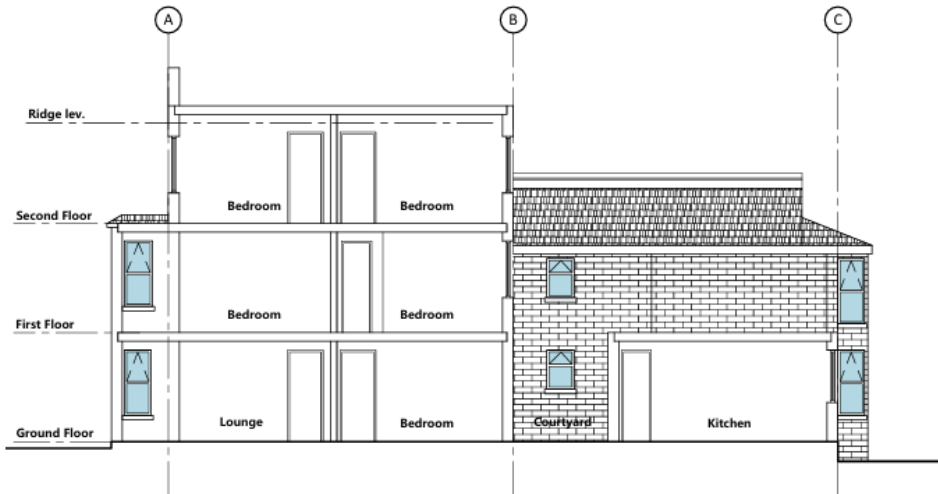
05. LAYOUT PLAN

Proposed Side Elevations



05. LAYOUT PLAN

Existing and Proposed Sections



01 Existing Section
A-10 SCALE: 1:100



02 Proposed Section
A-10 SCALE: 1:100

06. CONCLUSION

This proposal seeks permission for the conversion of the existing ground floor and first floor at 59 Hampden Road, London, N8 0HX into two self-contained 2-bedroom flats. The development is intended to provide well-planned residential accommodation through the efficient use of the existing building, without any external alterations or changes to the scale or appearance of the property.

The proposal retains the existing form, massing, and external character of the building, ensuring full compatibility with the host property and the surrounding streetscape. As the works are entirely internal, the established appearance of the dwelling is preserved.

The application site is located within a well-established residential area where similar conversions of single dwellings into self-contained flats are a common and accepted form of development. A review of nearby planning records confirms that there are various approved applications for comparable flat conversions within Hampden Road and the wider N8 area, demonstrating that this form of development is consistent with local planning precedent.

Accordingly, the proposal reflects an established pattern of residential intensification within the area and contributes positively to the provision of additional housing within a sustainable location. The application is made on behalf of a client whose family member is a Blue Badge holder with a medical condition, and the proposal has been arranged to better support their accessibility and living needs. We therefore respectfully request that the Council give favourable consideration to this planning application.