

DESIGN & ACCESS STATEMENT

17 Chester Road, London N17 6EA

Applicant: Erika Joyce

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Prepared by: Applicant

1. Site & Surroundings

The application site comprises a traditional terraced dwelling located on Chester Road, within a predominantly residential area characterised by similar two-storey terraced houses.

The surrounding context is defined by traditional urban grain, consistent building lines, and residential use. The proposal does not alter the external character of the building and therefore preserves the established streetscape.

2. Proposal

The proposal seeks to subdivide the existing single dwelling into two self-contained residential units:

- **Unit A (ground floor):** 1-bedroom flat (41.7 sqm GIA)
- **Unit B (upper floors):** 1-bedroom duplex flat (60.3 sqm GIA)

The works are largely internal, with minimal external alteration limited to the rear. The proposal retains the existing built form and architectural character.

3. Design Approach

The design approach has been to work with the inherent proportions and spatial hierarchy of the existing plan form, avoiding unnecessary structural intervention while optimising the quality of accommodation.

At ground floor level, the layout is arranged to reflect a clear and logical sequence:

- A front reception room providing a well-proportioned living space with strong natural light from the bay window
- A central kitchen/dining space forming the primary day-to-day living area

- A rear bedroom benefiting from a quiet aspect and direct relationship with the garden

The central room is intentionally used as a kitchen/dining space, reflecting its role as the primary point of day-to-day occupation, where circulation is naturally accommodated without compromising usability or spatial quality.

The rear bedroom benefits from a private aspect with no direct overlooking, contributing to a high level of residential amenity.

Overall, the layout provides a clear, functional, and legible arrangement consistent with the characteristics of the host building.

4. Quality of Accommodation

The proposed units provide a high standard of residential accommodation.

- **Space standards:**
Unit A (41.7 sqm) exceeds the minimum requirement for a 1-bedroom, 1-person dwelling.
Unit B also exceeds the relevant minimum space requirements.
- **Natural light and outlook:**
All habitable rooms benefit from good levels of natural light and outlook, with the ground floor unit achieving dual-aspect qualities through its relationship to both the front elevation and rear garden.
- **Internal arrangement:**
The layout avoids unnecessary circulation space and ensures that all rooms are well-proportioned and functional.
- **External amenity:**
The ground floor unit benefits from direct access to the rear garden, significantly enhancing residential quality.

The proposal therefore accords with the objectives of local policy in delivering high-quality residential accommodation.

5. Fire Safety and Access

The proposed ground floor unit incorporates an inner room arrangement, with the bedroom accessed via the kitchen/dining space. This is a recognised and commonly accepted configuration in residential conversions, subject to appropriate fire safety measures.

A comprehensive fire detection and alarm system is proposed in the form of a **Grade D1 LD1 system**, providing full coverage to all habitable rooms and circulation spaces. Interlinked smoke and heat detectors will ensure early warning in the event of fire.

The bedroom will be separated from the kitchen/dining area by a **fire-resisting FD30S door**, providing a level of containment and supporting a safe escape route via the principal entrance.

In addition, the rear bedroom benefits from **direct access to the garden via glazed doors**, providing an additional level of safety and external access. The primary means of escape, however, remains via the main entrance in accordance with standard practice.

Taken together, these measures provide a robust and appropriate fire safety strategy for the proposed layout.

6. Conclusion

The proposal represents a well-considered and policy-compliant subdivision of an existing dwelling.

It:

- preserves the character of the host building
- provides high-quality residential accommodation
- makes efficient use of the existing structure
- without giving rise to adverse impacts

The development is therefore considered acceptable in planning terms.