

S&A Designs | ARCHITECTS

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1. Introduction

This Design & Access Statement has been prepared by S&A Design Architects, in support of our application for works at 15 Milton Road, N6 5QD. The statement should be read in conjunction with the following drawings & documents:

EXISTING ELEVATION PLANS - RETAINED

1. EXISTING FRONT ELEVATION PLAN (RETAINED)
2. EXISTING SOUTH SIDE ELEVATION PLAN (RETAINED)
3. EXISTING NORTH ELEVATION PLAN (RETAINED)
4. EXISTING SECTION

EXISTING PLANS

5. EXISTING BASEMENT PLAN
6. EXISTING GROUND FLOOR PLAN
7. EXISTING FIRST FLOOR PLAN
8. EXISTING LOFT PLAN
9. EXISTING ROOF PLAN

PROPOSED PLANS

10. PROPOSED BASEMENT PLAN
11. PROPOSED GROUND FLOOR PLAN
12. PROPOSED FIRST FLOOR PLAN
13. PROPOSED LOFT PLAN
14. PROPOSED ROOF PLAN

LOCATION/SITE PLANS

15. LOCATION PLAN
16. SITE BLOCK PLAN

OTHER

16. DESIGN & ACCESS STATEMENT
17. CIL FORM 1

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Location: 15 Milton Road

2. EXISTING BUILDING

- The building is of an “L” shape in plan with the narrow part at the rear, with a small west facing garden.
- The frontage of the house is of four storeys, the top is within the mansard roof and the lower storey is of a semi basement.
- The rear of the house is of 3 storeys where the lower storey is at the garden level
- Access to the house is from the roadside and is stepped back from the road. Concrete steps leading up to the ground floor provide access to the main entrance hall. Concrete steps down to the basement provide access to the basement entrance.



**Front image of
13, 15 and 17
Milton Road**

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2. EXISTING (continued)

Property comprises of a four storey Edwardian terraced house comprising of 2 x bedsits, 3 x studio flats, 2 x one bedroom flats. To be converted into 3 x 2 flats and 1 x 1 bedroom flat.

The house is of the split level type with the front four floor levels are 1.2m lower than the rear four rear floor levels.

Basement

- Existing basement comprises of a one bedroom flat at the front of the property. It is accessed via external stairs by roadside leading to the basement front door entrance (level1).

Ground Floor

- Main house entrance is accessed from external stairs leading up from the roadside to the hall entrance door. The Ground floor studio flat is accessed from the main hall. Stairs leading down from the main hall provide access to the garden room studio at lower level (level 2) at the rear of the property.

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2. EXISTING (continued)

First Floor

- Stairs leading up from the ground floor entrance hall to a landing (level 4) providing access to Room 3 Bedsit and a WC.
- Stairs leading from level 4 to landing to a landing (level 5) which provides access to 1st floor One Bedroom flat and shower room.
- Stairs leading from level 5 landing to landing level 6 which provides access to Bedsit Room 6.

Loft

- Stairs leading up from level 6 to a landing (level 7) which provides access to the loft studio flat.

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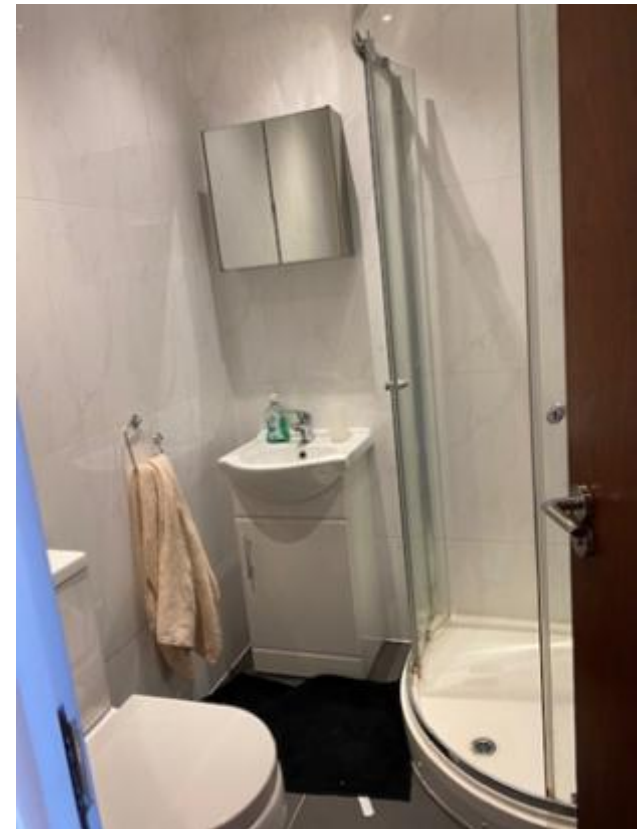
Existing interior of 15 Milton Road of good standard and modernised



Retained Original Feature Fireplaces



General photos of areas within studios



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3. PROPOSAL

The proposal is to convert the existing into 3 two bedroom split level flats and the top floor into a one bedroom flat (not split level).

- Access to the Flats 1, 2 & 3 is from the main entrance hall. Access to the basement provided by existing steps down at the front of the house.
- The existing layout of the property is unviable as it stands. The owner resides in most of the front section and the remainder available for renting.
- Tenants are now hard to find for bedsits. They are unwilling to use shared communal toilet and shower facilities (the toilet is on a different floor level to the shower). As a result the bedsits have been empty for several years.
- The proposals to cut down the number of units from 7 to 4 by converting each floor into one flat will not only provide a better standard of life but will also provide space for family living.

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3. DESIGN & ACCESS LOCATION (continued)

- The property is part of an Edwardian terrace spanning along both sides of Milton Road which has a one way traffic system.
- Houses along the “Miltons” are of similar Edwardian style with most having the same frontages.
- The terraced roads take on a ladder formation off the main road (Archway Road) and provide a village effect of tranquillity shielded from the hustle and bustle of everyday life in a city.
- A short walk to the main road (Archway Road) where buses provide a quick and reliable service to both North & South.
- Highgate tube station is 5 minutes walk away, providing Northern line services,

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3. DESIGN & ACCESS LOCATION (continued)

- Shops & cafes along archway road provide a quick access to everyday needs.
- Highgate Village is within a 10 minute walk, where a wide selection of shops and facilities are available.
- “Highgate Woods” which runs along the back and side of the “Milton’s” is within a 5 minute walk. It’s facilities include a park café within the woods and large green space for cricket and other sport pursuits. The grounds facilitate natural habitats for different species of birds and other wildlife.

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4. Site Block Plan

15, Milton Road, Hornsey, London, Haringey, N6 5QD



Site Plan (also called a Block Plan) shows area bounded by: 529137.07, 187683.05 529227.07, 187773.05 (at a scale of 1:500), OSGridRef. TQ29188772. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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5. Neighbours



Houses next door to 15 Milton Rd
(Houses 13 & 17 Milton Rd)



Houses opposite 15 Milton Rd
(Houses 24, 22 and 20 Milton Rd)

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6. Conclusion

- Most of the properties in this road have been converted over the last 10 years into individual flats.
- The proposal is in keeping with surrounding neighbouring houses.
- There is no detrimental impact on the surrounding area (see photo's in section 6)
- No changes to front and rear elevation are proposed, hence both character and harmony along the terraces of Milton Road are not impacted.
- Therefore I believe that this proposal should be accepted on the basis that it provide a better quality of life for young families whilst having no impact at all on the immediate area.