

DESIGN & ACCESS and HERITAGE STATEMENT

21 FERME PARK ROAD, LONDON, N4 4DS

Ref:

FERPR21/PL-A-DASH



Proposal:

CONVERSION OF SECOND FLOOR FLAT INTO 2 X SELF-CONTAINED FLATS

1.0 The Site

The subject property is a mid-terraced building along a parade comprising commercial ground floor unit, with residential units above.

2.0 The Location

The application site (area edged red) is situated at 21 Ferme Park Road, London, N4 4DS within the London Borough of Haringey and is within the 'Stroud Green Conservation Area'. The property is located along a road, which has a mixture of single-family houses, converted houses and commercial unit with units above. The property is within walking distance to Haringey and Crouch Hill railway Stations and also benefits from local bus routes nearby. There is also a primary school nearby on Stapleton Hill Road within a few minutes' walk.

3.0 The Proposal

The property benefits from recent planning permission for "*Ground floor rear extension to Commercial Unit, part first floor extension and conversion into two self-contained flat units*" under application reference: HGY/2023/0186.

The 2nd Floor flat which currently comprises of a 2-bedroom, 4-person flat is proposed to be altered to provide 2 x studio flats over 2nd and 3rd floor levels.

It is noted similar applications have been recently approved at 8 Ferme Paek Road under planning application ref: HGY/2018/1140.

The proposed Flat B will be accessed from the communal landing and has an internal floor area of 35m². It is acknowledged this is less than the required floor area by London Plan guidance however, with the open plan design and sufficient outlook, daylight and ventilation throughout the unit, this is considered to be acceptable.

The proposed Flat C will be accessed from the communal landing and has an internal floor area of 40m². This is noted to exceed the minimum area required by London Plan Guidance whilst also benefiting from an open plan design and sufficient outlook, daylight and ventilation throughout the unit.

Vertical and horizontal stacking has been taken into consideration broadly while designing. However, it should be stressed that the existing floors will be upgraded with sound insulation to eliminate any sound transfer between flats. This will also be tested and certified under the requirements of the Building Regulations

4.0 Refuse & Recycling

The current refuse arrangement of leaving bagged rubbish on the highway for early morning collection will be maintained for general waste and recyclable waste.

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5.0 Access

The proposal only relates to internal changes, with no alterations or extensions to the external building, and therefore there are no material impacts on the character and appearance of the property and wider conservation area.

6.0 Transportation & Cycle Parking

The site is having a PTAL Rating of 4, and does not currently benefit from any off-street parking space, but is located within a CPZ.

A cycle rack for 7 bikes will be accommodated within the ground floor hallway similar to that illustrated below for the occupants of the flats.



7.0 Appearance

No external alterations are proposed therefore causing no impact to the 'Stroud Green Conservation Area'.

8.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.