

Design & Access Statement

Site Address: 285 High Road London N15 4RR

Date: 06.09.2022 – Rev A. 28.06.23

Contact details:

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Introduction

The Design and Access Statement should be considered together with the Existing and Proposed drawings.

Design

Conversion of an existing 3 storey Victorian family house into 3nr self-contained flats, consisting of 2 x 1 bedroom self-contained flat and 1 x 2 - bedroom maisonette extended into the loft space under permitted development with a new dormer window over the rear aspect.

The proposed development will include upgrading the front and rear garden area to provide easy access for collection of refuse/recycling. The design makes use of a stack system to reduce the effect of impact sound transfer, however the build would fully comply with the requirement of current Building Regs Part E and all relevant section as directed by the Building Control Officer.

Floor area	Type	Area
Ground Floor	1-bedroom Garden Flat	52.06 m2
First Floor	1-bedroom Flat	53 m2
Second Floor	2 - bedroom Maisonette	72.1 m2

Proposed Drawings:

Block Plan/Location Plan

Existing Plan

Proposed Plan

Existing Elevation/Section

Proposed Elevation/Section

Background

The site is currently occupied by a mid-terrace 3 Story Victorian, 5-bedroom family house with garden area to the front and rear of the house. The Ground floor consist of 3nr rooms with the bathroom and separate wc located in the rear extension. The half landing and 1st Floor consist of 3nr rooms with a bathroom and wc located on the half landing. The second floor consist of 2nr rooms.

Planning permission was grant for the development of 2nr 1 bedroom self-contained flat and 1nr studio under application reference Nrs: HGY/2013/0699. Another application was grant for 1nr 3 bed and 1 bed self-contained flats under application reference Nrs: HGY/2006/0958.

Access

Access to the property from the front and the rear will be unaffected by this development.
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The existing ground floor entrance door will be utilised to approach the three separate units.
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PARKING: There is No Parking on the High Road and resident only permit holder-controlled parking zone on Pelham Rd from 8am to 6.30pm Monday to Saturday. The street and the subject property do not provide off-street parking arrangement. It is not anticipated this conversion will cause a harmful increase in parking demand on the road, because there is No parking on the High Road. Controlled paid parking exist on West Green Road.
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Appearance

Existing front, rear and side elevation is not affected by the proposal there is no alteration to the structure. The only new alteration is the dormer window to the rear and the roof windows to the front.

Following the comments received from the conversation officer, the following amendments was made to the proposed scheme.

- The Velux roof window have been removed therefore roof sight line remain the same.
- The rear dormer has been reduced in line with 289 Pelham Rd and 291 High Rd.
- The proposed dormer will be constructed to match 289 Pelham Rd and 291 High Rd.
- The roof terrace to the rear structure as been removed therefore the structure remains unchanged.
- Existing photo detailing both forms part of this DAS.

Existing Photos Front and Rear Elevation



Front Elevation – No change



Rear Elevation – Dormer only

Existing Photos Dormer – 289 Pelham Rd and 291 High Road N15



289 Pelham Rd

