

DESIGN & ACCESS STATEMENT

Job No. 5036

**5 Coolhurst Road
London
N8 8EP**



**GML Architects
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Design Statement

This design and access statement has been drafted to support a planning application at the above address to install railings to the stairway and 'area' to the front of the house and to convert the property from 4 self-contained flats (use class C3) to a single dwelling (use class C3).

The planning application follows the refusal of HGY/2023/2402 for a certificate of lawfulness application for the conversion of the property to a single dwelling.

Introduction

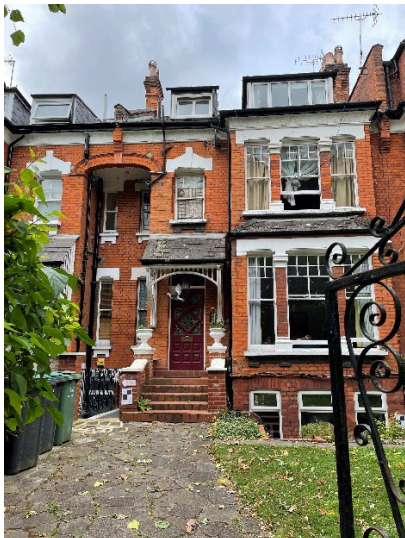
5 Coolhurst Road was originally constructed as a family house, which was converted to flats prior to 1993 and has remained as such to date, a brief description of each unit follows:

U1 is a 48.7 Sq M 1 bedroom flat with a 5.2 Sq M terrace which leads to the back garden. It has a private entrance accessed via external steps.

U2 is 71.8 and the kitchen doors give access to the back garden, it should be noted that this is a split-level unit which is entered at upper ground, the living space is at entrance (upper ground) level, the kitchen and only bathroom are on the lower ground, the bathroom is 950mm below the kitchen ffl, it is accessed via a stair which allows it to be positioned below the internal accommodation stair.

U3 is 60.4 Sq M again a split-level unit with the kitchen and 4.8 Sq M terrace at upper ground this is accessed via an accommodation stair which leads into the living room, the bedroom and bathroom are at first floor, the bathroom is only accessible by going through the bedroom. Unit 3 has no direct access to the private back garden.

U4 is a 65 Sq M 1 bed again split level with the flat entrance and kitchen at first floor (the entrance level) and living space at second floor which is 2180mm above entrance level, in this unit the bathroom at 2nd floor is 2 steps higher than the landing level and a single step lower than the living spaces, additionally U4 has no terrace or balcony and no access to the back garden.



Front Elevation



Open area to lower ground flat

Planning Policy

Please refer to the accompanying planning statement which addresses national and local policy.

The Proposals

The current proposals seek to return the building to a 4 bedroom single-family dwelling.



Fig 1 – the existing plans 4 x flats



Fig 2 the proposed plan – single family dwelling

The proposal is identical to the principle of amalgamation contained within the consented planning application HGY/2018/1887 at 33 Coolhurst Gardens and addresses an identified need within LB Haringeys Local Plan and Haringey Development Plan Policies

The change from 4 flats to one dwelling involves internal works only and would not materially affect the external appearance of the building.

In addition to the amalgamation of units the proposals show the removal of the existing brickwork dwarf wall, piers and wrought iron railings and proposes to replace these with a brick copped 'lava' wall and hedge planting which is much more characteristic of the Crouch End Conservation Area, which will serve to:

1. Enhance the setting of the house within the Conservation Area.
2. Provide continuity with 3 Coolhurst Gardens



Quantum

The proposals are to convert the building from 4 flats to a single-family dwelling, there is no proposed increase in GIA.

The existing arrangement and proposed single dwelling both benefit from 9 habitable rooms

Sustainability

The internal changes will obviously require some refurbishment work and it is expected that the replacement of existing central heating, water heating appliances and boilers with modern high efficiency boilers, radiators along with the replacement of existing insulation materials will improve the performance of the dwelling.

Transport

The reduction in occupancy will not adversely affect the local transport network.

Conclusion

The current use of 5 Coolhurst Road is C3, and comprises of 4 x self-contained flats, the proposals are to form to a single-family dwelling, which is also a C3 use.

The proposal will increase the amount of family dwellings in the borough.

The proposals will reduce the impact on street parking and public transport.

A family dwelling in comparison to 4 x flats will reduce the amount of waste produced by the development.

The proposed scheme is clearly not in conflict with any adopted policies and as such should be granted planning consent.

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