

Design and Access Statement for: 88 Coniston Road, Hornsey, London, N10 2BN
By: Imperium Architecture

1. Introduction:

We appreciate the feedback received from Haringey Council on the pre-application proposal for the conversion of 88 Coniston Road into two separate two-bedroom flats, including bicycle parking and refuse facilities. Following the meeting on 01.08.2023, the design has been revised to address the concerns raised by the Planning Service and to comply with relevant regulations and policies.

2. Site Description:

The property at 88 Coniston Road is a two-storey mid-terrace building within the Muswell Hill Conservation Area. Access is via the front door entrance. The proposed conversion aims to transform the existing single dwelling into two two-bedroom flats, introducing bicycle parking facilities at the front.

3. Relevant Planning History:

The previous application (HGY/2022/4445) was refused on 25.05.2023, citing concerns about over-intensive subdivision, inadequate unit sizes, lack of external amenity space, and insufficient cycle parking. The revised design seeks to address these issues.

4. Relevant Planning Policy:

The proposed development aligns with the following planning policies:

National Planning Policy Framework (2021)

London Plan (2021) - Policy D6: Housing Quality & Standards

Haringey Local Plan (2017) - Policy SP2: Housing

Development Management DPD (2017) - Policies DM1, DM12, DM16

5. Comments on Pre-Application Scheme:

Principle of Development: The proposal aims to contribute to Haringey's housing needs, adhering to Policy SP2. The revised design ensures compliance with Policy DM16 by addressing concerns related to floor space and residential amenity.

Standard and Quality of Residential Accommodation: Revised plans now meet London Plan requirements for minimum bedroom sizes and outdoor space, addressing concerns raised in the previous refusal.

Design and Appearance: No external changes are proposed, ensuring the design remains in harmony with the heritage setting, as per London Plan Policy HC1 and DPD Policy DM9.

Impact on Neighbouring Amenity: Internal changes have been adjusted to mitigate impacts on neighbouring amenity, as outlined in London Plan Policy D6 and DPD Policy DM1.

Transport Considerations: The proposal aligns with London Plan Policies T1, T4, T5, and T6 by promoting sustainable transport measures, including secure cycle parking.

6. Parking Inspection:

A parking inspection was conducted on 1/11/22 during peak hours to assess on-street parking capacity within the vicinity of 88 Coniston Road. The survey indicated that the

current on-street parking capacity is sufficient to accommodate the proposed development without causing additional pressure on local highway conditions, safety, or the environment.

7. Carrying Out Building Works:

Upon obtaining planning permission, we commit to seeking technical advice from Haringey Building Control to ensure compliance with building control regulations.

8. Conclusion:

We believe the revised proposal adequately addresses the concerns raised during the pre-application meeting, aligning with relevant policies. We look forward to submitting the application for your formal consideration.