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Design and Access Statement

For the

“Subdivision of the property to two flats (1 x 3-bedrooms and 1 x 2-bedrooms) with the associated erection of a ground floor rear/side extension.”

Land at

**74 Gladesmore Road,
London, N15 6TD**

By

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Eade Planning Ltd

January 2024

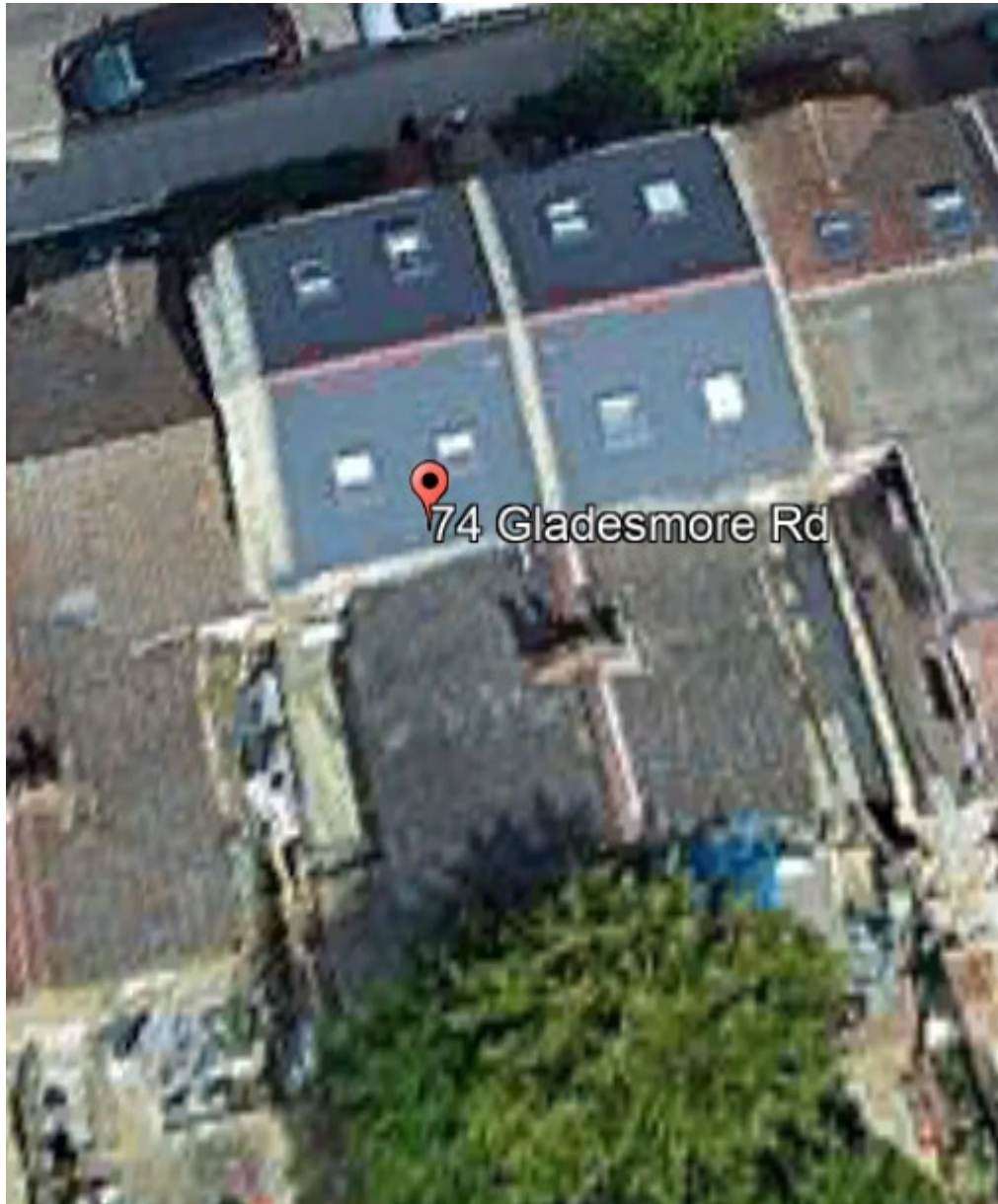
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The site

1. The site concerns a three-storey plus loft terraced property located on the southern side of Gladesmore Road. The surroundings are predominantly terrace residential properties. The site has no specific land allocation or policy constraints within the adopted Local Plan Proposals Map.
2. There is an existing rear/side infill extension which has been in situ since at least 2012.





Google Earth May 2018

Relevant planning history

3. HGY/2001/0485 - Erection of front and rear dormer windows to facilitate a loft conversion. – Approved 18/05/2001.
4. HGY/2013/1396 - Erection of second floor extension with loft accommodation at third floor to both (74 – 76) properties. – Approved 26/09/2023. These extensions have been implemented in full.

Policy

5. Policy DM16 of the Haringey Development Management DPD, Haringey's Local Plan, states:

Residential Conversions

A To maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home(s) to small self contained homes (Class C3) where:

- a It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;*
- b The gross original internal floor space of the existing dwelling is greater than 120m²;*
- c The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;*
- d The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes;*
- e The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;*
- f The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and*
- g The proposal provides for a mix of unit sizes in line with Policy DM11.*

B Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss in the number of family sized units.

C Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents.

D All residential conversions should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the need created by the proposal.

The Proposal

6. The proposal is for subdivision of the property to two flats (1 x 3-bedrooms and 1 x 2-bedrooms) with the associated erection of a ground floor rear/side extension.
7. In this case, the site sits within the Family Housing Protection Zone, however, the proposal includes the retention of a family sized unit.
8. The proposal will also comply with criteria (b – g). *The gross original internal floor space of the existing dwelling is greater than 120m²; the minimum internal space standards are satisfactory;* the internal configurations that are practical and fit for purpose; the design of any external alterations does not detract from the appearance of the property or the street scene; no changes are proposed to the landscaping; and an appropriate house mix is proposed.
9. Given the existing lawful side structures, the proposal will have no detrimental effect on the host or neighbouring properties.

Proposal Description

10. The description given is '*subdivision of the property to two flats (1 x 3-bedrooms and 1 x 2-bedrooms)*'.

Plans

11. The plans include, Floor, Section, Roof and Elevation Plans. The plans are numbered GR.74.EX.101-104- Existing Plans, and GR.74.PR.101-104- Proposed Plans. A location Plan is also included in the application bundle together with the CIL additional information form.

Conclusion

12. The development will provide an additional residential unit for which there is an identified dire need.
13. The proposal therefore has policy support, and therefore, the council are asked to grant permission on the presumption in favour of sustainable development.