

DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION INTO TWO SELF CONTAINED FLATS AT 49A NORTHUMBERLAND PARK, LONDON N17 0TB

1.0 INTRODUCTION

1.1 This Design and Access Statement is provided in support of the application for planning permission to convert a ground floor maisonette into two self-contained flats at 49A Northumberland Park, London, N17 0TB.

1.2 The site is located on the north side of Northumberland Park, near its junction with Worcester Avenue in the London Borough of Haringey.

1.3 There are buildings of mixed use surrounding the site, including retail premises, commercial and industrial buildings, terraced and semi-detached houses, converted and purpose-built flats and houses in multiple occupation. The Tottenham Hotspur ground is a few hundred meters away.

1.4 The current building consists of two floors arranged as a three-bedroom maisonette at first floor and a two-bedroom HMO on the ground floor. The ground floor is the subject of this application.

1.5 The site is close to all amenities such as schools, shops and bus and rail links.

2.0 USE

2.1 The proposal is for the conversion of the ground floor maisonette into two self-contained units.

2.3. The immediate surrounding area is very varied mixed of residential, educational, commercial, retail, sport and light industrial accommodation. The residential accommodation in the vicinity comprises of the entire spectrum of premises including 1, 2, 3 and 4 bed-roomed terraced and semi detached houses and flats, maisonettes and houses in multiple occupation. The proposal is entirely in keeping with that established in the area and can be said to improve both the standard and suitability of residential accommodation.

2.3 The proposed development is entirely in keeping with the locality and the great demand for good quality affordable single person accommodation in the area, for key workers and single occupants.

DESIGN AND ACCESS STATEMENT

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3.0 AMOUNT

3.1 The site has an overall area of 400.0 m² with a building footprint of 110 m² at ground floor level. It has a frontage onto Northumberland Park of 7.5 m.

3.2 The current building consists of two floors arranged as a three-bedroom maisonette at first floor and a two-bedroom HMO on the ground floor. The ground floor is the subject of this application.

The current floor space in the building is as shown in the table below:

Existing Floor Space						
	Total Area m ²	Bedroom 1 m ²	Bedroom 2 m ²	Kitchen/Living Room m ²	Service Room m ²	Amenity Space m ²
Ground Floor Maisonette	90.00	15.50	18.2	19.5	13.0	Non allocated

Proposed Floor Space						
	Total Area m ²	Bedroom 1 m ²	Kitchen/Living Room m ²	Amenity Space m ²		
Front Flat	45.0	15.5	13.0	62.0		
Rear Flat	42.0	18.2	19.5	83.0		

3.3 The proposal will result in no additionally floor space.

3.5 Pedestrian access to the flats will be via that currently existing. Cycle parking as well as bin arrangements will be enhanced with purpose-built stores for each flat.

3.6 The proposal will not adversely affect the locality or the amenities of the surrounding residents.

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4. LAYOUT

4.1 The proposed additional living space has been designed so as not to impact adversely on the well defined and very variable surrounding area and its residents. Adequate sound proofing will be provided between floors and walls in accordance with current Building Regulations. The layout does not in any way diminish the current pedestrian and disabled accessibility.

5. SCALE

5.1 The proposal is totally in keeping with the scale of development in the vicinity. It is surrounded by a variety of two and three-storey buildings in a mix of occupations. Amenity space varies for properties in the vicinity.

6.0 LANDSCAPING

6.1 Each flat including the upper maisonette will be allocated its own independent area of garden which will allow area for flower beds as well as areas laid to lawn.

7.0 APPEARANCE

7.1 There will be no impact on the appearance of the building.

8.0 ACCESS

8.1 The application site is level with no elevation from the pedestrian pavement. Vehicular, pedestrian and disabled access to the front of building can be achieved. Egress from the site will not in any way affect the safety of the occupants or current road users.

J A IOANNOU
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