



DESIGN & ACCESS STATEMENT

PREPARED BY TYRONE KOURSARIS BSC HONS.

SÒPERS HOUSE, SOPERS ROAD, CUFFLEY, EN6 4RY

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SIGNATURE

BUILDING



01

Introduction

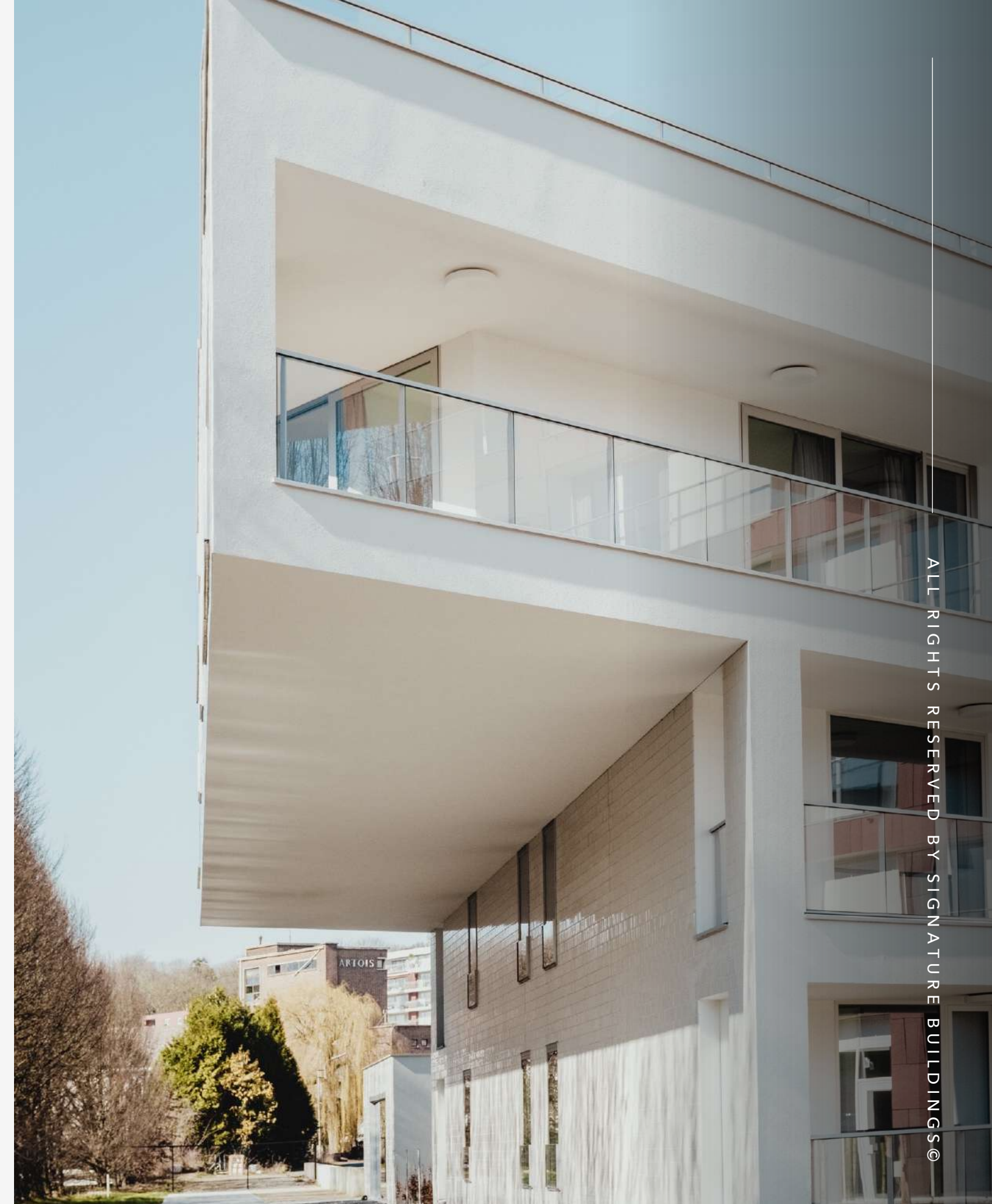
01

Introduction

This application has been prepared by Signature Buildings Ltd. Who is the agent working on behalf of the applicant to create the relevant proposal drawing and application for the proposed works as detailed below.

Throughout the process, careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied for.

To start with, a careful site survey has been conducted to assess, measure and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicant's requirements in the most sensible and affective manor.

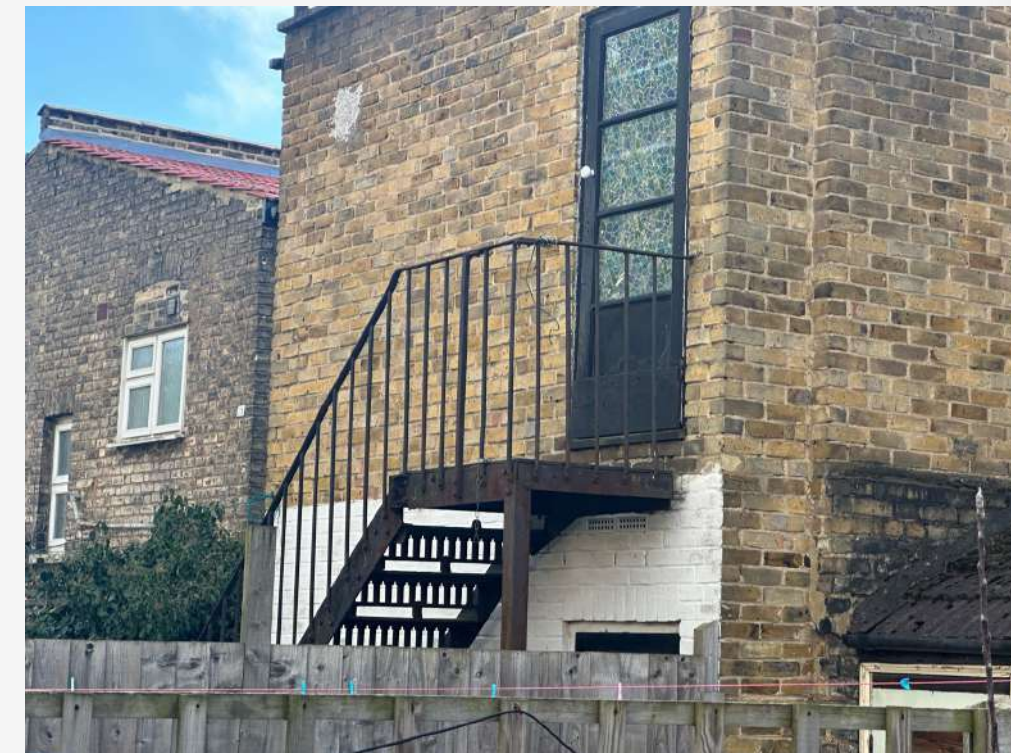


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The site currently a purpose built first floor 2 bedroom apartment with the living area to the front, bedrooms in the middle position and the bathroom and kitchen area to the rear with a walk through the kitchen to reach the bathroom.

The apartment benefits from a rear garden for amenity space which is accessed via an internal staircase, of which takes up a considerable amount of internal space, hence the proposed scheme and planning application.

The documents enclosed within this application are: - Drawings of the existing apartment, proposed drawings of the designs, this design and access statement and CIL form.



Images of the Existing Site and Surround:



Image of the long internal dark corridor with no natural daylight



Image of the internal staircase to be removed



Image of the neighbouring property roof terrace



Image of the rear garden space



Image of the adjoining neighbours external staircase

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are arranged in a way that they appear to converge towards the top of the frame, creating a strong sense of height and scale. The sky is a pale, overcast blue. The image is used as a background for a presentation slide.

02

Details of application



02

Details of application

Site address

19 Granville Road, London, N22 5LP

Proposal

Internal Alterations & Installation of Exterior Staircase

Local Authority

London Borough of Haringey

Applications

Full Planning Application

Site & Surrounding Area

No.19 Granville Road is located within a residential area that is surrounded by purpose-built apartments that all benefit from private entrances and amenity space with generous garden spaces.

There have been a number of the first-floor apartments that have been altered with the addition of rear terraces as well as relocating the staircase to the rear of the property in the garden area to maximise the internal space, which is the same as this proposed application.

No. 7 Granville Road Rear Staircase



No.19 Granville Road.

No. 23 Granville Road
External Rear Staircase

No. 31 Granville Road Rear
Terrace



04

The Proposal

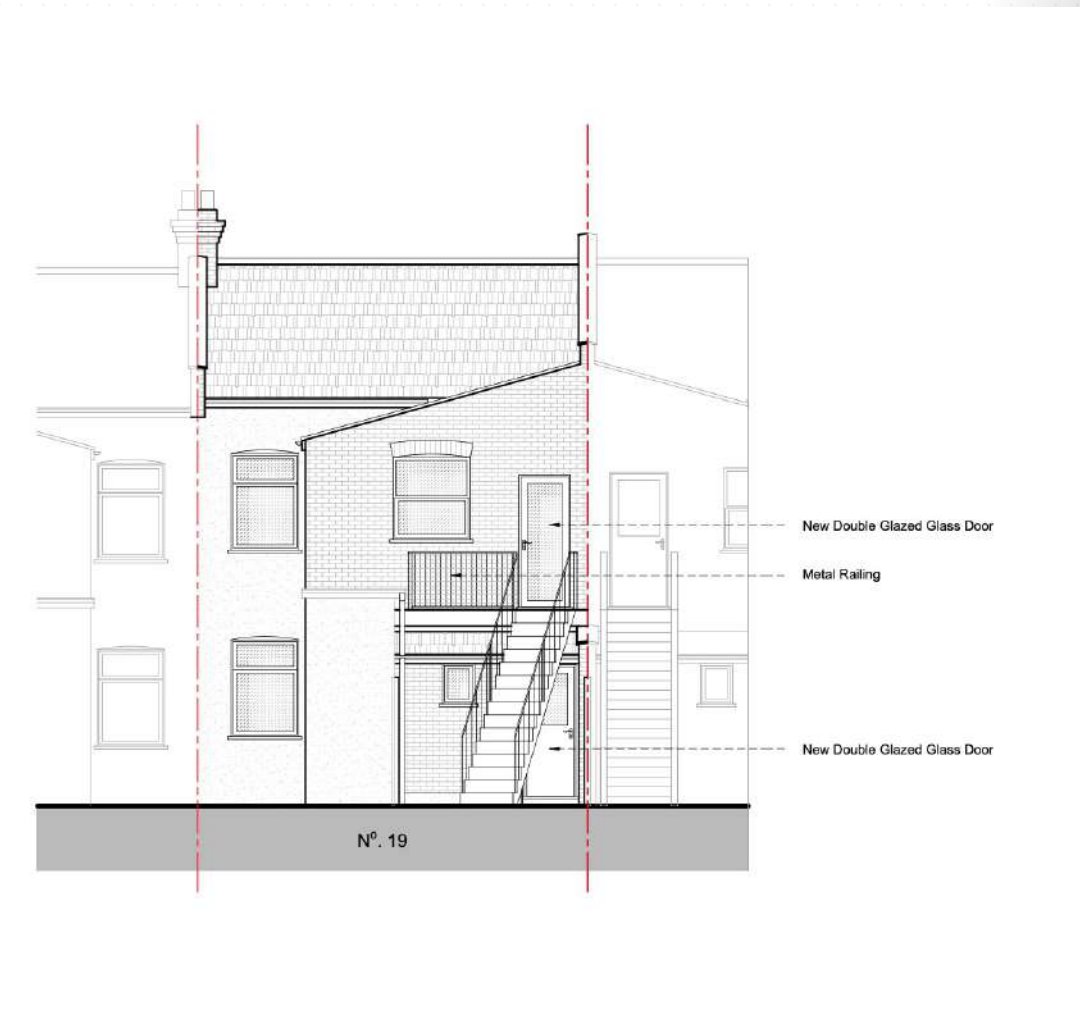
The Proposal

The proposed scheme is to install a rear staircase leading down the rear garden from the first-floor apartment so that there is direct access externally.

The apartment will then be reconfigured internally to improve the layout of the rear kitchen and bathroom area. At present the bathroom is accessed via the kitchen, there is a large area of waste internal corridor space.

By reconfiguring the internal layout the kitchen and bathroom are both larger and will allow for a comfortable living arrangement as well as not having to access the bathroom from the Kitchen, instead the bathroom will be accessed via the communal corridor.

The rear staircase will be made from powder coated steel to be a rigid and quality install to enhance the character and aesthetics of the building and surround.



The Conclusion

In conclusion, the design and access statement for the alterations to no. 19 Granville Road reflects a comprehensive and thoughtful approach to the development of this property. By carefully considering both the design principles and planning provisions, we have endeavoured to create a home that not only meets the practical requirements of modern living but also harmonises with its surroundings and enhances the overall quality of the local environment.

The proposed scheme is to similarly replicate what has been installed locally within 3 properties within 3 door away from the site.

In summary, this design and access statement not only outlines the rationale behind the design of this redesigned apartment but also underscores our commitment to responsible, sustainable, and inclusive development practices. By creating a harmonious and functional living space that respects the local context and caters to the needs of its residents, we believe that this reconfigured dwelling will make a valuable contribution to the community and the locality within Haringey. We look forward to bringing this vision to life and enhancing the quality of life for those who will call this property their home.



Get in touch



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THANK YOU

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