

Date: March 2024

Design and Access Statement

Site Address:

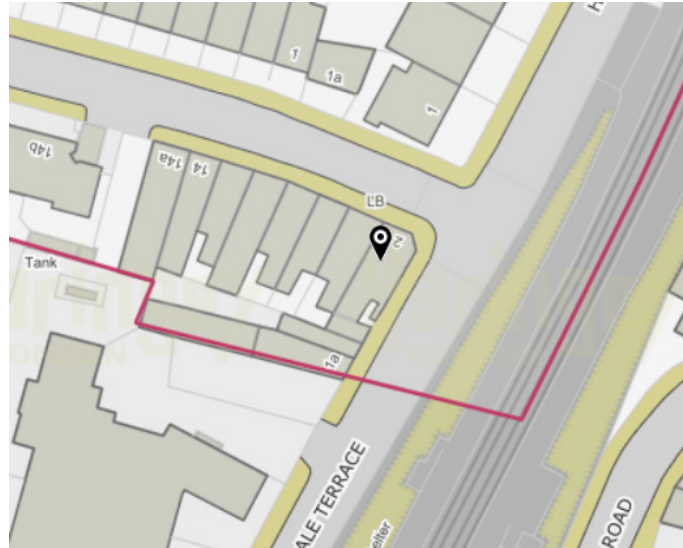
2A Vartry Road
London
N15 6PT

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1.0 Site description:

- 1.1 The application site is in a three storey end of terrace in residential area on south side of Vartry Road. The site is formed of two flats, a ground floor unit and upper floor unit, the subject of the planning application. Surrounding properties are generally three storey with a mansard roof extensions and four storey Victorian terraces.
- 1.2 The site is not located in a conservation area nor subject to any other designated planning restrictions.



2.0 Proposal:

- 2.1 Erection of a mansard roof extension as approved (HGY/2023/1764) to facilitate the subdivision into two flats

3.0 Planning Policy Context:

- 3.1 The following relevant policies apply:
1. National Planning Policy Framework, 2021 (NPPF)
 2. London Plan (adopted 2021)
 3. Haringey Development Management DPD (adopted July 2017)

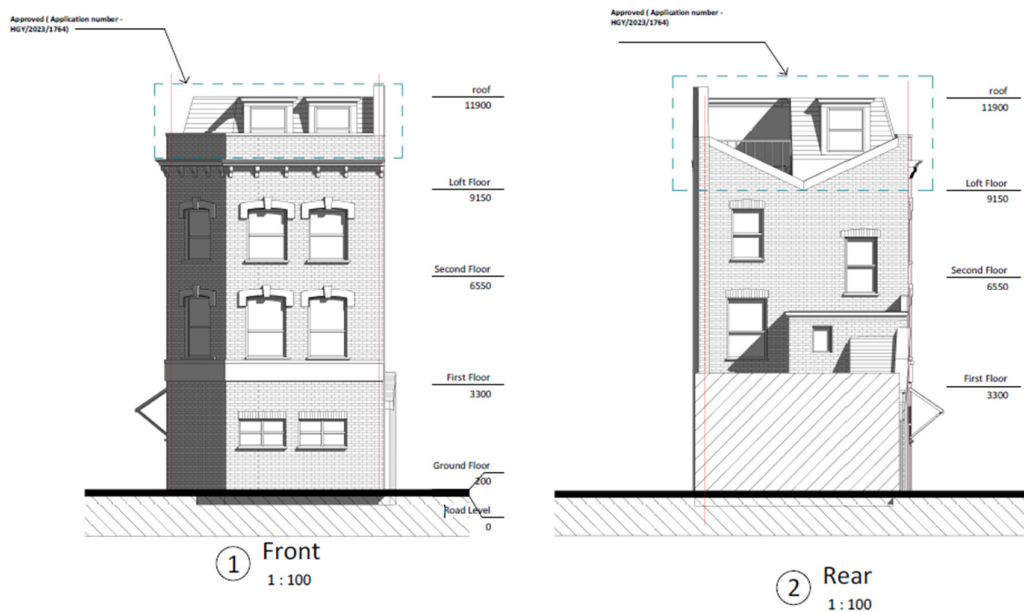
4.0 Site history:

- 4.1 Reference – OLD/1984/1655
Development description – Change of use of ground floor to offices together with the installation of a new wood framed shopfront.
Decision – **Granted**, 20/12/1984
- 4.2 Reference – HGY/1996/1094
Development description - Change of use of ground floor from B1 offices to a 1 bed residential flat.
Decision – **Granted**, 29/10/1996

- 4.3 Reference – HGY/2023/1764
Development description - Erection of a mansard roof extension
Decision – **Granted**, 30/8/2023

5.0 Design and appearance:

- 5.1 The design and appearance of the Mansard roof has already been approved under application HGY/2023/1764, this proposal also includes the subdivision into flats but does not make any further changes to the external appearance just alteration internally.



6.0 Neighbouring Amenity:

- 6.1 Policy DM12 (Housing Design and Quality), states all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- 6.2 The nature and scale of the mansard roof extension and extension again has been agreed upon under application HGY/2023/1764 so there is no proposed changes that would worsen the design, thus there would be no harm to neighbouring amenity.

7.0 Refuse

- 7.1 There is currently no external refuse storage for the existing flat and no space to create any for the proposed units. Thus like the existing, the proposal is that the refuse be taken out to the curb side on collection day to be collected.

8.0 Transport

- 8.1 The property has a great PTAL rating of 5, so it is proposed that in line with the London plan to be a car-free development. We have used the only communal space available to provide 2no. internal and secure vertical bike storage space.

If the above is not deemed suitable, we are happy to contribute to a new bike locker being placed locally to the scheme to provide bike parking to the scheme and also local residents in need. This could be conditioned or agreed within the application.

9.0 Schedule of Accommodation

- 9.1 Flat 1: We have proposed a studio flat, the minimum required space is 39m² we are proposing 47.1m² which is 20% over the minimum requirement. We believe that this will provide a very spacious flat that will be very attractive to future occupants.
- 9.2 Flat 2: We have proposed a three-bed four-person flat; the minimum required space is 84m², we have met this requirement with the three rooms all being well over the minimum standard. We have also managed to provide a 6m² terrace which will provide great amenity space for future occupiers that the current property does not have.

7.0 Conclusion

- 7.1 All relevant policies in the Haringey (2017) and the London plan (2021) have been accorded with and the planning application seeks to improve the quality of accommodation while respecting the built form of the site and property.