



PROPOSED CONVERSION INTO FLATS AT
27 HAROLD ROAD
LONDON N15 4PL

DESIGN AND ACCESS STATEMENT

Carolyn Squire Architect
122 Church Walk
London N16 8QW

07976 374 221
mail@carolynsquire.co.uk

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Introduction

The existing house was granted an HMO licence in 2019 but this has now lapsed. A side extension on the two upper floors has increased the floor area and, together with the conversion of the garage/store at ground floor level, it is proposed that the property should be converted into two flats. The flats would be as follows:-

Ground floor – 3B 4P [76 square metres]

First floor and Second floor – 2B 4P [85 square metres]

Property

Conservation Area

The house is not located in a Conservation Area.

House

No 27 is a two-storey semi-detached property with a loft extension at the end of a group of houses situated on the south side of Harold Road. The house has dormers in the roof and a single-storey rear extension.

Proposals

Outline

The proposal is to convert the property from a single-family dwelling house into two self-contained flats. There will be minor changes to the exterior of the house – at the front – the removal of the garage door and replacement with a window, and an enlargement of the first-floor window to reflect its change to a living room. At the rear, on the first floor, there will be a terrace and part winter garden giving an amenity space for the upper flat directly off the living room.

Planning history

Application Reference	Proposal	Site Address	Date Valid	Decision
HGY/2019/0948	Non-material amendments application for minor changes to approved appeal reference APP/Y5420/D/18/3861 for minor alterations to the side wall.	27 Harold Road London N15 4PL	03/4/2019	Approve with Conditions
HGY/2018/0862	Erection of rear dormer to facilitate a loft conversion with the insertion of 3 rooflights to the front elevation.	27 Harold Road London N15 4PL	27/2/2018	Refuse

Application Reference	Proposal	Site Address	Date Valid	Decision
HGY/2017/1625	Proposed first floor side / rear extension	27 Harold Road London N15 4PL London	17/5/2017	Approve with Conditions
HGY/2016/1760	Extension of existing garage.	27 Harold Road London N15 4PL	01/6/2016	Approve with Conditions
HGY/2015/0754	Demolition of existing garage, erection of double storey side extension, part single part double rear extension, loft conversion with rear dormer (householder application)	27 Harold Road London N15 4PL	17/3/2015	Refuse
HGY/2015/0644	Raising roof level of existing rear infill extension including raising of party wall (householder application)	27 Harold Road London N8 7DE	27/2/2015	Approve with Conditions
HGY/2006/1763	Erection of a single storey rear extension.	27 Harold Road London N8 London	04/9/2006	Approve with Conditions

Policy considerations

London Plan 2021

NPPF 2021

Development Management Development Plan 2017 – DM1, DM12

Haringey Local Plan 2017 – SP11 and SP12

Use and amenity

Both flats will exceed the overall minimum space requirements laid out in the Mayor of London guidelines. The habitable rooms in each flat will comply with this and there will be sufficient storage. The family unit will have sole access to the rear garden and an amenity space has been formed accessed from the living room of the upper flat. The internal heights of the ground and first floor comply but, because the second floor is lower, the maisonette has been arranged so that 75% of the area will be 2.5m and the remaining areas will be for the kitchen/ dining, a study, and a shower.

Scale and layout

The only external change will be from a garage door to a window at the front, an enlarged window at first floor front and a terrace at the rear first floor. These alterations will be undertaken in materials to match existing.

Refuse and parking

There will be changes to the parking arrangements – an off the peg cycle store by Brighton Bikes for two cycles for the upper flat in the front garden. The ground floor unit will use the existing secure shed at the rear for three cycles. The current refuse situation will be maintained – two wheelie bins [one for each unit] and a separate recycling store for both units. The paved area in front of the old garage will be made neater and after with a new boundary wall to match the remainder. A stress parking survey will be undertaken after the Easter holidays and forwarded to the Council.

Privacy and light

The privacy and light currently enjoyed by the occupants of the adjacent properties will not change. The new amenity space will have privacy screens 1.8m high on both sides where it is adjacent to the neighbouring properties.

Access

The current level street access will be unchanged.

Sustainability and biodiversity

No existing trees will be affected by the development. Materials will be from sustainable sources.

Quality and workmanship

The new windows will match existing. The materials, techniques and fittings used in the proposal will be of high quality, executed to a high standard and be in keeping with existing property.

Summary

The overall design objective is to be in keeping with the existing rear in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – i.e., using high quality materials and taking account of local character. The property would be updated to give high quality accommodation.

