

GLA Architecture and Design

Southgate Office Village, Block E, 286A Chase Road, London N14 6HF

T 020 8886 5100 E g@glaad.co.uk

DESIGN & ACCESS STATEMENT

Our ref. 2014-2

2.04.24.

**Conversion of a House of Multiple Occupancy, loft extension, rear extension
and exterior works to number 24 Trinity Road, London N22 8LB**



Front View from Trinity Road

GLA Architecture and Design Ltd.

Registered in England & Wales no. 04672884

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Rear/Side View from Rear Garden

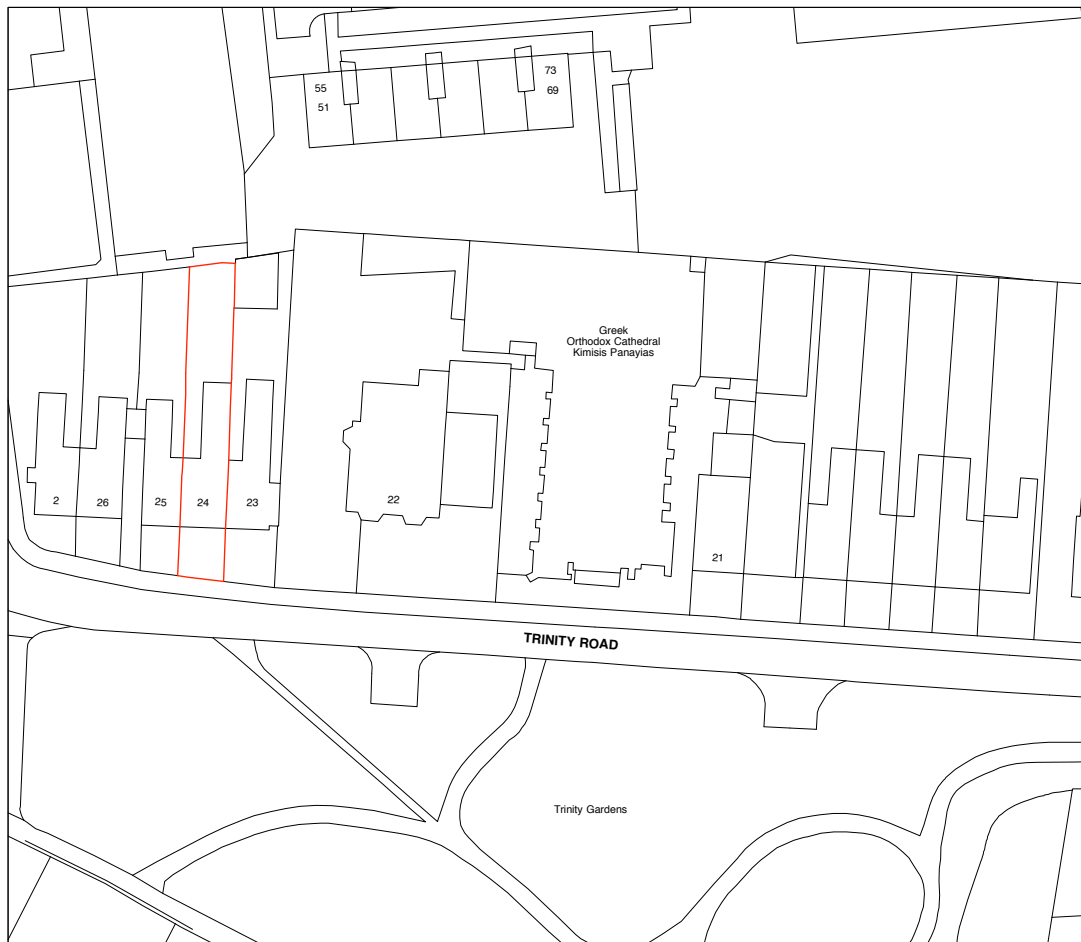


Rear view from garden

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Building's Description & Location

Number 24 Trinity Road is a three-storey terraced Victorian house on Trinity Road and is part of Trinity Gardens Conservation Area. Numbers 23 to 27 form a consistent group of a semi-detached and terraced Victorian properties, which are constructed of London Yellow Stock brick and slate roofs. They have white canted bay windows at ground floor level and white-painted lintels to upper floors. Though number 24 at the rear of the building all the brick work is covered by white render. Number 24 benefits from a side ground floor addition built with black tiles which creates a shower room. Also contains a ground floor rear extension finished with red bricks and grey render, which gives access to the rear garden of the property, through a patio sliding double door. The rear of the building has part one and part two-storey extensions with pitched roofs. These are built with Yellow London Stock bricks and rendered white, consisting of rendered white window openings and white lintels. On the loft floor sit two dormers one at the front and one at the rear, they are both finished with grey slate tiles to match the roof and they have one white UPVC hinged window each. From the side of number 24 there are large and small window openings, with a mixture of timber and upvc frames across all three floors. The front of the house has a driveway for two parking spaces.

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Design Proposal

An application was submitted in 2020 for the conversion of the property into a House of Multiple Occupancy (HMO) under planning ref. HGY/2020/2459. The application was approved; however, the work was not undertaken, and the permission has now expired. The current proposal seeks to convert the existing three storey house, into a House of Multiple Occupancy (HMO) with six bedrooms for ten occupants, with the same design as previously approved. The existing house is approximately 160 square metres (originally was 120 square metres) and therefore, meets the council's policy HSG6 & DM17: HOUSES IN MULTIPLE OCCUPATION (HMO). The proposal will consist of altering internal room layouts together with the demolition of the existing side extension and a two-metre rear extension as well as the construction of a rear dormer to create six bedrooms with ensembles, a kitchen and a dining room. The two-metre rear bedroom extension will provide an additional two square metres to bedroom two as well as allowing access through a new patio white door to a private patio and add extra natural lighting to the room through a new double-glazed timber white window. The existing rear extension will be demolished and be replaced so to match modern construction standards and planning regulations. Both extensions will be finished with London Yellow Stock brick to match existing. At the rear of the property all the white render is to be removed and expose the brickwork. The rear dormer will be 1 metre from the adjoining properties of the existing roof and 500mm from the rear edge, thus reducing the visual size of the addition. The dormer will be clad in grey slates to match the existing roof and will have a central white double-glazed timber framed sash window to the rear. The dormer is necessary in order to meet building regulation's head room staircase height required to the loft room. The dormer will also benefit the bedroom with an extra four-square metres of floor space and a window. All existing windows and doors are to be replaced with new white double-glazed timber framed sash windows. The property will retain its existing front driveway suitable for two parking spaces and existing waste storage arrangements. In the rear shared garden, there are six secure green cycle lockers proposed, 1 per bedroom.

Proposed Bedrooms' Floor Areas

Bedroom 1 to be for 2 persons (15.5 sq.m approximately).
Bedroom 2 to be for 2 persons (16 sq.m approximately).
Bedroom 3 to be for 1 person (12.5 sq.m approximately).
Bedroom 4 to be for 1 person (11.5 sq.m approximately).
Bedroom 5 to be for 2 persons (17.5 sq.m approximately).
Bedroom 6 to be for 2 persons (20 sq.m approximately).

Proposed Materials

1. White double-glazed timber framed sash windows to front, side and rear.
2. White double-glazed timber framed doors to front, side and rear.
3. Black upvc gutters and pipes to match existing to new dormer.
4. Grey slate tiles to dormer to match existing.
5. Yellow London Stock bricks to match existing to new rear extension and blocked window.
6. Cycle lockers by Bikeaway Ltd. in British Racing Green.

Transportation

Number 24 Trinity Road has a PTAL rating of 5 and is near to Wood Green Underground Station served by the Piccadilly Line and several bus routes to the southeast and Alexandra Palace Train Station served by Thames Link trains and Great Northern trains to the southwest. Trinity Gardens has two bus stops both served by bus no.s 221 and N91. Six number Heavy Duty Lockers from BikeAway Ltd, one for each of the HMO rooms.

Sustainability

1. Double Glazing: - By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.
2. All lighting to be energy efficient.
3. Reclaimed Yellow London Stock bricks.
4. Thermal insulation to external walls, ground floor and roofs to be to current Building Regulations.

Planning History

Planning ref. HGY/2020/2459 Granted: 23.11.2020

Change of use of a single-dwelling-house into a 6-bed house of multiple occupancy (HMO), demolition of single storey rear extensions and rebuild and new rear dormer window.

Relevant Policies

1. Policy HSG6 Houses in Multiple Occupation (HMO)
2. DM17 Houses in Multiple Occupation

Other Documents: -

1. Standards for Houses in Multiple Occupation (HMOs) December 2017
2. London Borough of Haringey Conservation Area No. 12 Trinity Gardens Conservation Area Character Appraisal 11 February 2008.
3. Haringey Unitary Development Plan 2006.
4. Development Management DPD Adopted July 2017.
5. The Sustainable Design and Construction Supplementary Planning Document (SPD), was adopted in February 2013.

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