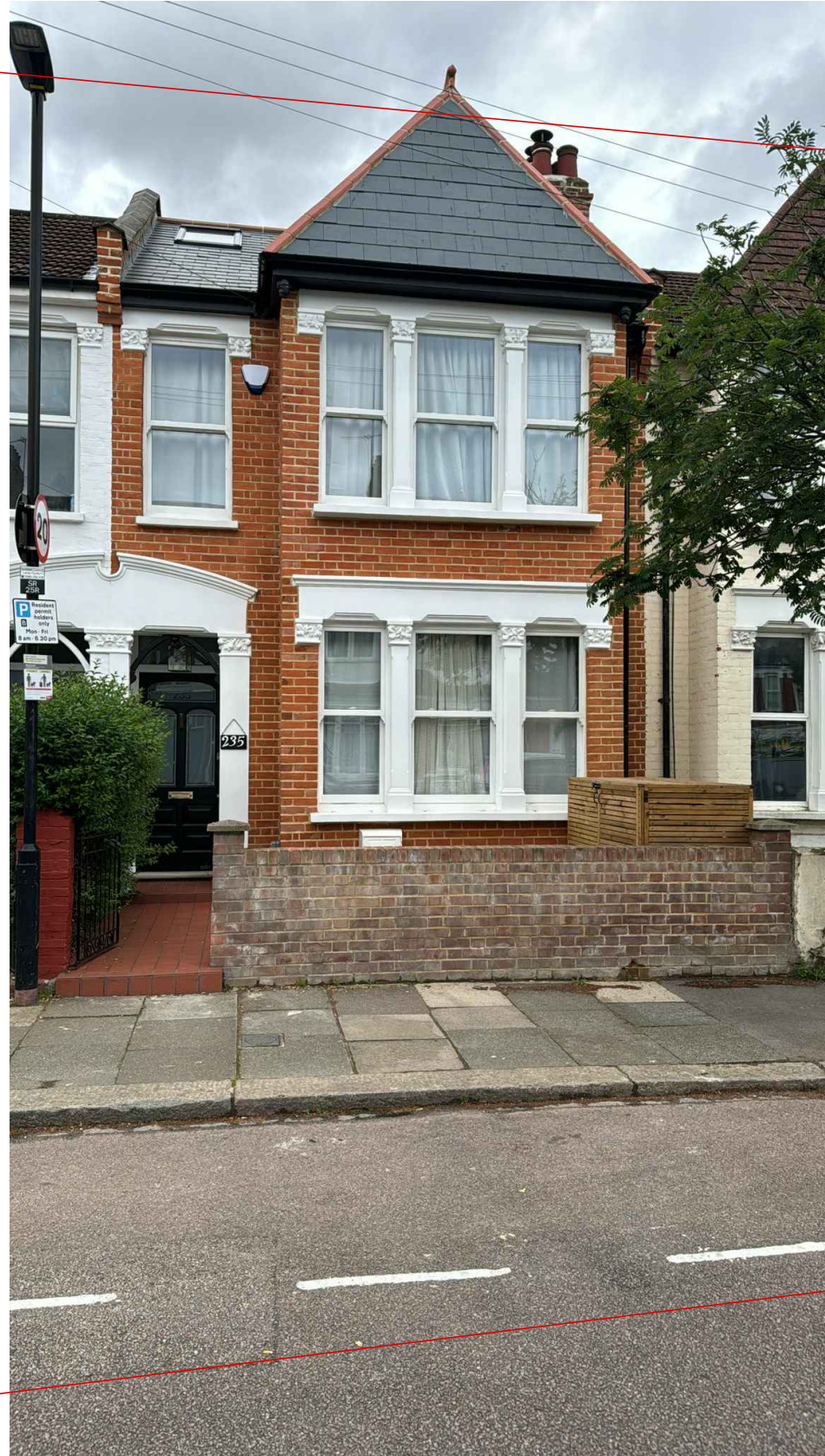




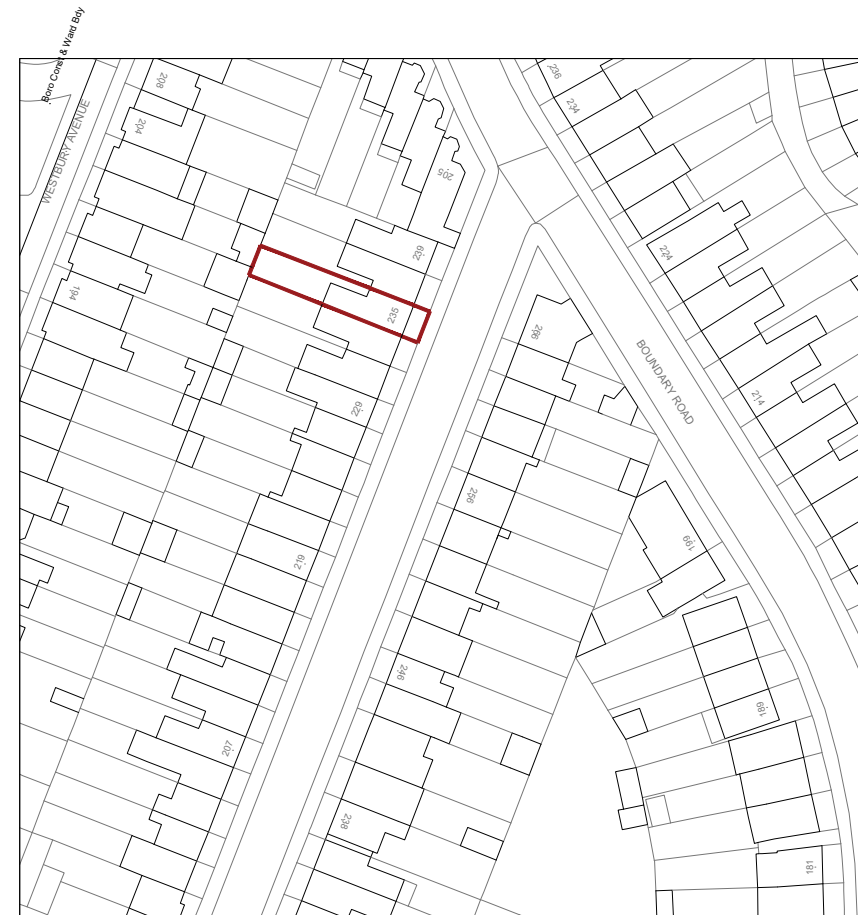
235 SIRDAR ROAD, LONDON N22 6QU

CONVERSION OF THE PROPERTY INTO TWO FLATS

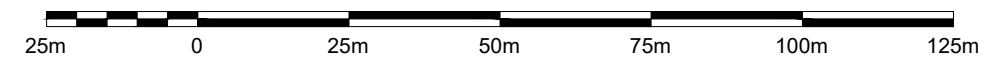
DESIGN AND ACCESS STATEMENT

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1. Introduction

This Design and access statement is submitted in support of planning permission regarding the following works to
235 SIRDAR ROAD, LONDON N22 6QU

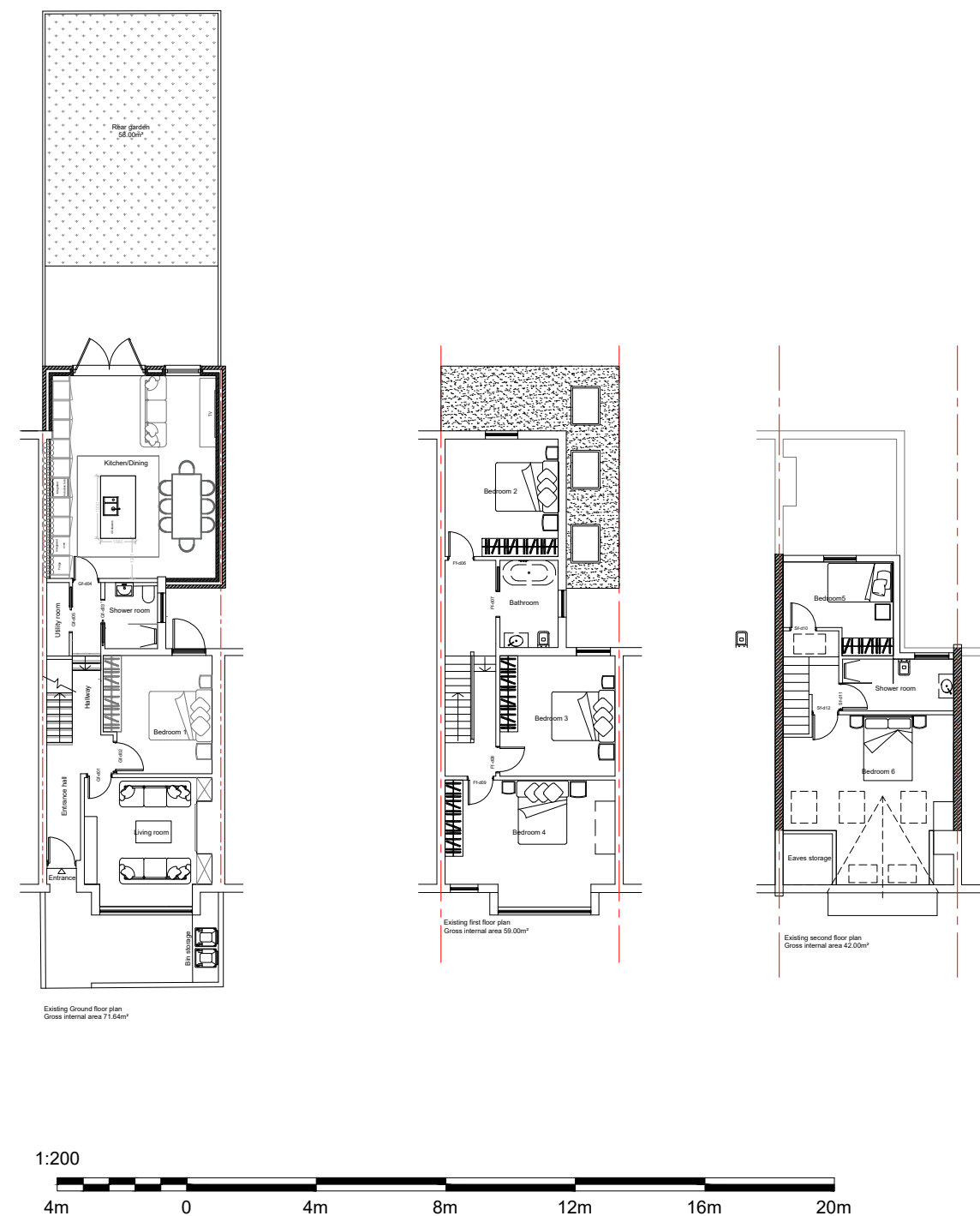
The object of the works to carry out is:

Conversion of an existing Victorian home into two flats.

2. Existing house

The property is a five bedroom terrace house and comprises three main storeys. The street elevation of the house remains unchanged. Like the rest of the terrace, the facade is principally composed of bricks. The roof is clad natural slate.

The rear of the property, has a garden which is approximately 58 m².



3. The proposal

It is proposed that this property be divided into two flats.

The ground floor will consist of two-bedroom flat, while the upper floors (First and second floor) will consist of three-bedroom flat.

Soundproof insulation was installed on all floors of the existing house in the course of recent refurbishment works. In accordance with building regulations, the high standard of insulation has been verified and approved.

There are recycling bins and cycle storage facilities in the communal area at the front of the property.

4. Amount

The development of this property will involve making 2 separate entrances for the flats as described above.

5. Scale

There is not change the property externally.
There will not be an impact to the neighbouring properties.

6. Use

The purpose of this development is to create 2 very high standard flats.

7. Access

The access to this property will remain unaffected as this is provided from the main entrance

