

DESIGN ACCESS STATEMENT:

SITE ADDRESS: 51A MONTAGU ROAD, LONDON, N18-2LX

Proposal: Conversion of first floor flat and rear of ground floor premises to one Three bed, one single bed flats.

This statement should be read in conjunction with drawings.

SITE & SURROUNDING

The subject property is detached property located at the junction of conduct lane and Montagu Road, The Property is two storey extended property with single storey element towards side end rear.

The top floor flat over the shop was used as a one bed flat occupied by the shop owner and rear of the round floor shop and above was rented room by room for years.

The site is not located within a conservation area, nor does it contain a listed building.

POLICY CONSIDERATION

National planning policy

The London Plan (2021)

GG1 Building Strong and Inclusive Community

GG2 Making The Best Use of Land

D1 London`s form the character and capacity of growth

D3 Optimising site capacity through the design led approach.

D4 Delivering good design

D5 Inclusive Design

D6 Housing quality and standards

D7 Accesible Housing

D14 Noise

H1 Increasing housing supply

H9 Ensuring the best use of stock

H10 Housing size mix

S12 Minimising greenhouse gas effect.
S1-13 Susutaibale Draiang
T2 Healthy Street
T3 Transport capacity , ceonnectivity and safeguarding
T4 Assesing and mittgating transport impacts
T5 Cycling
T6 CAR parking
T6.1 Residential parking
T7 Deliveries servicing and construction.

ENFIELD DEVELOPMENT MANAGEMENT DECUMENTS (2014)

DMD3 Providing mix different size homes
DMD5 Residential conversions
DMD8 General standars of new residential developments
DMD9 Amenity space
DMD37 Achieving high quality design-lead development
DMD45 Parking standard and layout
DMD46 Vechicle Crossing
DMD47 Access, new road and servicing
DMD 48 Transport, assesments, travel plans, servicing and deliveries
DMD49 Susutaibale design and construction statement
DMD50 Enviromental assesment method
DMD51 Energy efficiency standards
DMD53 Low and zero carbon technology
DMD56 Heating and cooling

DMD58 Water efficiency
DMD61 Managing surface water
DMD81 Landscaping
DMD Appendix 7 London Plan and cycle standard
DMD Apendix 8 Parking dimensions

OTHER RELEVANT POLICY AND GUIDANCE

National planning policy Framework
National Planning Guidance
Natioanal described space standard
National design guidance
Enfield Waste and Recycling storage /Planning guidance

SCALE:

The area of the land is 261m² and the covered area with a property is 180m².The front shop covers 83m²

AMOUNT:

Flat C

The GIA for maisonette is: 3 bed 4 people 116m² which is greater than min required floor area.

The total GIA for top floor maisonette is (3bed f4 people is) 79.0+37= 116

LONDON PLAN SPACE STANDARD

States that Table 1 min floor space

All developments should meet the following minimum space standards.

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
Two storey dwelling	4b6p	99
	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
Three storey dwelling	4b6p	107
	3b5p	102
	4b5p	106
	4b6p	113

FLAT A

Flat A is located on top of ground floor premises and it covers internally 57.60m² floor space. The proposed conversion has been designed to comply with the internal space standards set out in London Plan

EXTERNAL AMENITIES:

Flat C will have a benefit of using external amenity space as garden, the floor area of the garden space is 80m².

DMD 45

TRANSPORT AND PARKING

The application site is accessible to local shops public transport, external amenity park space, and more.

There are block of flats at the back of the property and next door number 53 Montagu road which is under construction of is hostel for homeless. So the property is not located within the family dwellings and converting existing to two flats will not create overly used, noise or increase the density of the area. There will no parking issues as there is a car park at the side of the building.

DMD 7.1 State that, the policy is to minimize car parking and promote sustainable transport option. As the council recognises flexible and balance approach, we are suggest to have one car parking space, to prevent excessive car parking provision, and only the bed top floor flat having car parking facility.

The cycle storage also has been provided within the property to eliminate load increase on the current car park due to this conversion.

TRANSPORTATION

The PTAL Level of Montagu Road as is 4. Sites with higher accessibility to public transport (defined as PTAL 4 or above) require the least amount of parking, the building is within the walking distance to Silver Street overground train station.

MAP SHOWS ENFIELD PTAL LEVEL

Enfield

Legend

PTAL

- 0
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b
- Rail Stations
- LU Stations
- DLR Stations
- Tram Stops

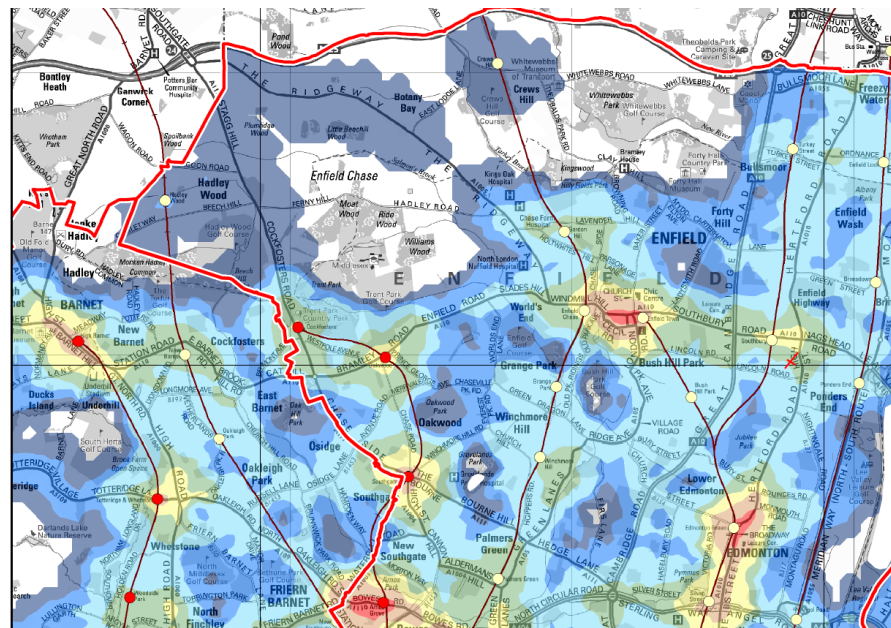


Table 3 Public Transport Accessibility Levels

PTAL	Range of Index	Map Colour	Description
1a (Low)	0.01 – 2.50		Very poor
1b	2.51 – 5.00		Very poor
2	5.01 – 10.00		Poor
3	10.01 – 15.00		Moderate
4	15.01 – 20.00		Good
5	20.01 – 25.00		Very Good
6a	25.01 – 40.00		Excellent
6b (High)	40.01 +		Excellent

WASTE STORAGE

Waste storage facility has been given at the back of the premises with designated area covered by shutter.

DMD8.1 Sustainable Design Construction

The property is in need of upgrading to become sustainable. The required measures and action will be provided once the pre application advice result will become positive.

CONCLUSION

Every effort has been given to create high standard flat conversion units which complete all current planning policy.

However this might not be possible, if this case occur, please contact us for further information additional report or any alteration.

The conversion will not create any loss of family dwelling as the previous use was not a family house.