

**DESIGN & ACCESS STATEMENT:**

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**SITE ADDRESS:**

**42 ROSEMONT AVENUE, NORTH FINCHLEY, LONDON, N12 0BX.:**

**PROPOSAL:**

**CHANGE OF USE OF EXISTING OFFICE BUILDING TO FORM NEW  
RESIDENTIAL HOUSE, INCLUDING RAISING OF ROOF BY 800mm & SQUARE  
PLUS ADDITION OF LEANTO PORCH OVER FRONT ENTRANCE DOOR:**

**DATED:**

**13<sup>TH</sup> FEBRUARY 2024:**

**DESCRIPTION OF DEVELOPMENT:**

**THE PROPOSAL IS FOR A CHANGE OF USE OF AN EXISTING TWO STOREY  
OFFICE BUILDING PLUS THE RAISING OF THE ROOF BY 800mm WITH THE  
ADDITION OF A LEANTO PORCH OVER THE FRONT ENTRANCE DOO TO  
FORM A NEW TWO STOREY HOUSE**

**EXISTING SITE USE & AREA:**

**THE EXISTING SITE COMPRISES A VCANT TWO STOREY DETACHED OFFICE  
BUILDING**

**SURROUNDINGS:**

**THE SITE IS LOCATED WITHIN A QUIET MIXED ROAD COMPRISING GARAGES,  
OFFICES AND IN THE MAJORITY TWO STOREY RESIDENTIAL HOUSES.**

**PEDESTRIAN ACCESS:**

**EASY ACCESS IS PROVIDED.**

**PUBLIC SERVICES:**

**THE SITE IS ON TOP OF ALL LOCAL AMINITIES, SUCH AS, PLACES OF WORHIP, PUBS, RESTAURANTS AND PUBLIC TRANSPORT.**

**DESIGN STANDARDS:**

**IT IS CONSIDERERD THAT THE HOUSE USE WOULD FIT IN WITHIN THE PARADE, AND THE USE WOULD NOT IN ANY WAY BE DETRIMENTAL TO THE ROAD AS THE ADJACENT PROPERTIES, IN THE MAIN COMPRISE RESIDENTIAL TWO STOREY DWELLINGS.**

**PHILOSOPHY & APPROACH:**

**THE PROPOSED CHANGE OF USE AS INDICATED IS CONSIDERED A GOOD FIT WITHIN THE STREET SCENE OF LOW-KEY MIXED UNITS WITH THE MAJORITY BEING TWO STOREY HOUSES.**

**FOR THE REASONS AS SET OUT HEREIN, IT IS CONSIDERED THAT PLANNING CONSENT BE GRANTED FOR THIS SUBMITTED SCHEME.**

**STUART A GREENBERG**  
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