London Borough of Haringey
Development Control Service
London N22

Your Ref:
10 May 2015

DESIGN STATEMENT.-

Re: First & Second Floor rear extension at 549 High Road London N17 6SG

After consultation with various people and Estate Agents we concluded that there is a demand of Flats not only for couples and single people but of families also. Therefore we are proposing to extend the rear flat to a family size.

Pre submission application was made and a meeting took place at the Haringey Planning Offices. The report provided is encouraging and all amendments recommended were made accordingly.

1. CHANGES: First & Second Floor rear extension to enlarge existing flat
2. **Massing: The proposed extension will partly occupy the existing boiler and storage space which is about 6.0m high from pavement level.** The boiler and storage space used by the bank is now disused
3. **Scale:** The proposed floor area of extension is 9% of the existing building floor area.

4. **Proportion:** The windows are similar in size with the windows of the existing back addition

5. **Rhythm:** The proposed extension is based on designs of existing extensions. Part of the second floor is within the roof space.

6. **Materials:** The internal walls and floors are constructed of timber, floor boards and plaster boards. Sound Proofing regulations will be satisfied according to Building Regulations.
   The walls above ground will be of brickwork similar to the existing building. The windows of wooden frame and double glazed.

7. **Landscape: Part of the flat roof will be green and part is retained for the storage of the refuse bins**

8. **Highways-Existing access.** The area is served very well by buses and railways.
9. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE and within the shop.

It must be noted that this building is surrounded as follows:

On the left next to the common passage is a block of offices which are located away from the proposed rear extrusion.

On the right the building is partly single storey nearest the road and partly two storey at the rear. The single storey is used a shop and the two storey, ground as a cafe and first floor as storage and prep room.

At the rear there is a single storey building which is used as offices by Haringey council. The windows of the building are hidden behind the 2.8m boundary wall.

The parking area at the rear has a gate and is used by the Council and the owner of No 549.

The building will be designed to be energy efficient and comply with the building regulations.