Design and Access Statement

Prepared by **Advance Architecture-Planning-Licensing**



The proposal is a roof alteration and a new window at the existing rear extension

At,

105,
West Green Road,
London,
N15 5DE

DESIGN STATEMENT

Introduction:

This design and access statement document is intended as an aid to understanding the processes used in forming the design principles and final layouts for full planning application for alteration of the roof and a new window at the existing rear extension. The proposals are accordingly designed within the layout of the internal and external plans.

Use

The proposal at 105 West Green Road, is currently an Off-licence and wants to keep using as an Off-licence. There will be a minimum change at the existing rear extension with alteration of the roof and a new window, as we can see on the drawings, file 15.047.02 and 15.047.03.

Description

The building is a 3 storey residential dwelling; on the ground floor at number 105 West Green Road, currently the premises is an Off-Licence. The new window at the existing rear extension will be recreated using identical wood frame of the other windows achieving the same style that has the facade. (Requited further information please see the attachment 15.047.03).

This will also respect the relationship between the nearby residential units.

Site & Surroundings:

The site is located within the confines of The London Borough of Haringey. The site is 3 storey building, however the application site is on the ground floor which is an Off-Licence. The site is located at 105 West Green Road, between a Hair Salon (Kings & Queens) on the left hand and on the right hand "SMY Travel", travel agency, Properties around the site are, mainly being used as commercial units.
Nearest tube stations: The site is 6 minute walk from Seven Sisters Tube Station

Conservation Area

The site is located on Haringey Conservation Area. Although the proposed new window at the rear will not any change at the front façade, being invisible.

Amount & Layout and Scale

Ground floor area: 254m2.

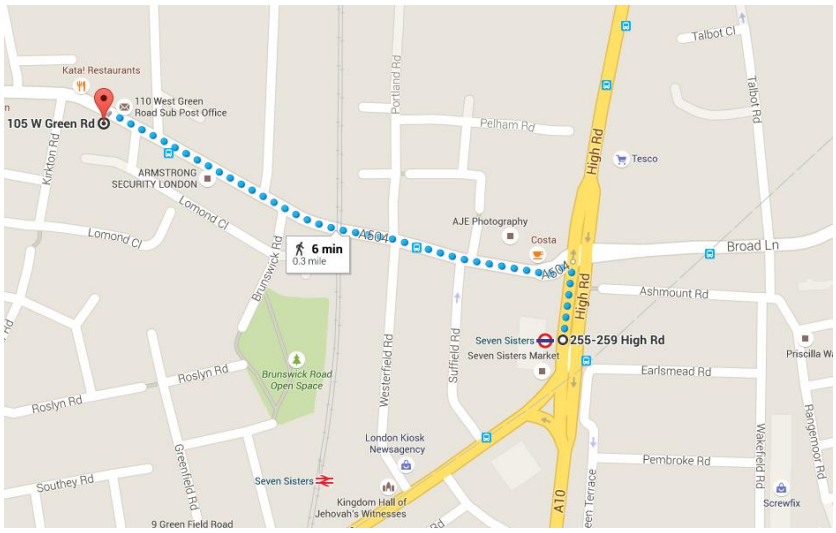
The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

Access

The property is located within the commercial area. The site is served by existing access from 105 West Green Road, which accommodate by two way traffic. The traffic is quite busy but enjoyable to go there.

Travel to Site

Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access.



Public Transport:
Alternatives public transport is advised to all site personnel and visitors. Site personnel and visitors are always encouraged to use public transport. The site is located approximately 0.3mile from Seven Sisters Station. Good bus service is also available within a short radius of the site.

Conclusion

In conclusion the application site was used as an Off-licence and the client wants to keep as an Off-licence, therefore will not have any impact, even with the new window at the existing rear extension the internal air will gain quality and the premises can ventilate, creating an environment with less humidity.

The window will made of wooden frame matching with the existing windows.

We believe this development will increase the quality of the premises while increase the good ventilation of the site and should therefore be granted.

Kenan Kara

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