Design and Access Statement:

Site: 154 Wargrave Avenue London N15 6TX

Description of land and usage:

The property is a terraced property and is used as residential use for a single family.

Description of proposed usage:
It is the clients intension to build a 2 storey rear addition and extend the upper parts as per the Haringey permitted development for the area.

Many homes in the area have been extended in such a manner.

The revised application has indicated a reduced height in line with Type 3 extensions in SPD House Extensions in South Tottenham (2013) Policy SP11 of the Haringey Local Plan 3013 Saved Policy UD3 of the Development Plan 2006 and Policy 7.6 of the London Plan 2011.

Adjoining properties:

All adjoining properties are similar to the proposed residence and have extended in one way or another.

The proposal will not detract from the street scene neither will it be out of place in the street scene as a number of houses have been altered in such a manner. The views and amenities of these properties will remain unaffected by any additions.

Does development and amenity protect valued views:

The development will have no visual impact on the amenity of the adjoining property.

Will development secure the re-use of vacant, derelict and underused site:

Not applicable.

Is the development located near transport systems:

The main bus route is approximately 3 to 4 minute walk away. The bus service feed most of the local area.

Is the development near local amenities:

There is a parade of shops and schools within a 3 to 4 minute walk. The doctors rooms and health clinic are also a short walk away.

Is the development designed to secure by design:

No the proposal will be secured as per the existing residence

Is the development going to have any adverse effect on neighbours in terms of noise pollution:

The development will not add to pollution in any way. Within the constrictions of the Building regulations and to relevant BREAM standards.

Does the development give rise to air, land or water pollution:

No mitigation measures have been included to reduce air, land and or water pollution.

Has a survey been taken to examine the ground that it is suitable for new development:

No survey has been carried out but as the site was previously occupied and therefore deemed suitable.

Does the development give a suitable mix of habitable accommodation:

Existing single family dwellings.

Does the development allow for recycling of waste for regeneration:.

Existing collection.

Is the construction materials reused from demolition sites or suitable resources:

All materials will be as per the main dwelling.

What measures have been taken to ensure the development incorporates renewable energy such as wind and solar power:

The development does not incorporate any renewable energy or technologies. Heating appliances as well as white goods will be specified to meet the standards for energy wastage.

What measures have been taken to ensure the scheme incorporates energy efficient measures such as passive solar gain, energy efficient equipment and insulation measures:

All works will meet part L of the Building Regulations.

Does the development identify protect and maintain or enhance the natural features or habitats of the site:

Meets the requirements as set out in the Haringey Guidelines for House extensions in South Tottenham.