Design Statement : **40, Methuen Park, London, N10.**

Summary

Haringey planning guidance is comprised of the London Plan [produced by the Mayor of London] and the Haringey Local Plan: Strategic Policies. The Local Plan is also influenced by the National Planning Policy Framework [NPPF]which sets out strategic policies for development and growth within England.

Key Policy Issues

Acceptability of residential use on site

One of the key aims of the NPPF is to increase housing delivery and to bring previously developed land into use. The original use of this land was part of the rear garden to 40, Methuen Park, which is a large Edwardian house standing on the corner of Methuen Park and Dukes Avenue, and currently arranged as six self-contained flats.

Housing provision and quality

The proposal seeks to create one high-quality 1 bedroom detached bungalow, on the disused rear part of the original rear garden,and including the 5 existing parking spaces fronting on to Dukes Avenue. [Please note that the current Ordnance Survey sheets show a former arrangement, which had the parking spaces located deeper into the site]

Unit size and amenity space

The proposed bungalow and its individual rooms will exceed the space standards set out in Table 2 of DM4 of the London Plan.The new dwelling will also benefit from a 2.6m high headroom throughout.

Amenity

The proposal will utilise the disused rear part of the original rear garden, with the proposed dwelling having its own private amenity space. This will considerably exceed the minimum amenity requirement of 5 sq m for 2 people.

The bungalow has been designed to benefit from generous levels of internal daylighting, whilst avoiding overlooking and loss of privacy to adjoining residents. It is noted that there is a current planning application for the erection of a dwelling on the adjoining much shallower garden to the West, at 27, Dukes Avenue.

Visual impact

The new bungalow has been designed in a traditional style using high quality construction materials to harmonise with the existing properties within the surrounding area. Similarly the scale, massing and window design have been carefully considered in order to satisfactorily relate to the architecture of the adjacent houses. Due to the nature of the application site it is contended that the proposed development would only have a minor affect on the existing house, at 40, Methuen Park, to the East, or on other nearby properties. It is considered that the proposed development will

improve the street scene, reducing the width of the existing 5 car width parking bay, down to 1 double and 1 single bay, allowing for landscaping in between. Also, the safety of road users, and particularly pedestrians, using Dukes Avenue would be substantially improved.

Sunlight Daylight

Both habitable rooms will have good levels of sunlight and daylight, with the living room having a range of full height glazed doors opening onto its own private amenity space, in addition to a window in the front elevation. Overall the design has been developed to reduce impact on neighbouring properties and their amenity, and to make beneficial use of the development site.

5th February 2016