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DESIGN AND ACCESS STATEMENT:
106 RISLEY AVENUE, TOTTENHAM, LONDON N17 7ES.

1. THE CONSTRUCTION OF A 1.15 METRE SIDE EXTENSION (EASTWARDS) TO AN EXISTING REAR EXTENSION.

2. PROPOSED LEAN TO ROOF TO THE SIDE ELEVATION OF THE REAR EXTENSION WITH A MAXIMUM HEIGHT OF 3.4METRES AND A HEIGHT OF EAVES OF 2.5METRES.

1.0 INTRODUCTION

1.1 This Design and Access statement has been prepared by Archexel Ltd. and accompanies a planning application for planning permission to the above.

1.2 This statement supports the proposed development and has regard to the relevant planning policy, the site context and the case for the development.

2.0 THE SITE

2.1 The site is 130.54Square Metres (0.013Ha) in size with an amenity area of 70.8 Square Metres. It is located 9 minutes drive from Tottenham Station. Walking distance is 33 minutes. The building is located on 106 Risley Avenue, Tottenham within an established residential area. The building is not listed but is located within a conservation area.

2.2 The existing building consists of a two storey 2 bedroom dwelling.

2.3 The property benefits from on-street parking (See photographs attached in the Appendix)

2.4 There is a very slight difference in level across the width of the site.

3.0 DESIGN AND ACCESS ISSUES

3.1 Use

The site is located within a residential area with an established residential use which is not proposed to be changed.

3.2 Amount and Case for Development

The development is a 1.15M side extension to the rear in order to create bigger kitchen (3.1 x 4.28M) and bathroom (1.52 x 4.28M) spaces. Making these spaces larger and more functional with adequate wheelchair turning circles was necessary to accommodate the client's disability as provided in Part M of the Building Regulations. Both the client and his wife suffer from rheumatoid arthritis and lupus respectively. Given the debilitating nature of rheumatoid arthritis, these changes are to enable the client in future, whilst in

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a wheelchair, to manoeuvre unhindered around these spaces. This development is embarked on now as part of the client's plans for the future.

3.3 Layout

The layout of the new house would make efficient use of the space available and would provide an acceptable and functional standard of accommodation for the owner/occupier

3.4 Scale, Appearance and Design

The extension with the revised lean to roof would have no adverse impact on the character and appearance of the building or the street scene. All new fenestration will match the existing as closely as possible. At the very least, the proposed works would maintain the character of the area.

3.5 Access

Access to the proposed new house would be via the main entrance door on the northern side of the building.

3.6 Amenity and Landscaping

The private amenity space is still substantial with an area of 70.8SqM.
No other changes are proposed to the landscaping within the site.

4.0 DRAWINGS

This design and access statement relates to the following submitted drawings:

HC-01 Location Plan
HC-02 Site Plan
HC-03 Existing Plans
HC-04 Proposed Floor Plans
HC-05 Proposed Section
HC-06 Existing Elevations
HC-07 Proposed Elevations

APPENDIX

Photos of 106 RISLEY AVENUE, TOTTENHAM, LONDON N17 7ES.

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Front View looking South



View of site looking West



Side view looking South West showing part of boundary fence and hedge.



Rear View