

Design, Access and Impact Statement

595A & 597B Green Lanes, Haringey, N8 0RE

Proposed works:

- **Single storey rear extension on first floor and part 2-storey extension on the second floor**

10th July 2022

Description of Site and Surroundings

The property is a 3-storey commercial building which has two commercial units on the ground floor and two residential flats on the top floor. The property built in the late 1900's of traditional materials, namely London stock bricks with rendered on the exterior wall with slated cut timber roof. The ground floor is a retail unit, which will stay as it is and the upper floors are residential accommodation split over two levels.

Description of the development & Key issues of the design and impact

- The proposed development will not have any further overlooking or impact on the surrounding properties than is already experienced at present.
- The design is in keeping with those already constructed in the area.
- The single storey rear extension will extend 5m out from the rear wall and it will be within the boundary area.
- The part 2-storey rear extension will only extend 2.8m out from the rear wall and it will be built accordingly to plan which will not block the neighbour's sunlight.
- The materials proposed are London stocks, and upvc double glazed sash windows to match the construction of the existing buildings.
- Access to the property will not be changed.
- The current flat arrangements do not provide good quality living space and the proposed development will address that by providing accommodation that complies with the current housing standards in terms of habitable room sizes and facilities.
- The residential units will be self-contained with private entrances from the common access to the upper floors at street level.
- The part 2-storey extension will create a difference to the building because the future tenants will always ask for office or study room because most of the tenants are working from home and they need spacious room to work from.

Proposal

- The proposal is build a single storey rear extension on the first floor to create more space for the kitchen and the dining area also the bathroom & utility room will be much more spacious.
- The part 2-storey extension will create the bedroom bigger but the most important thing for this project is to create a new office/study room.

Existing Property

This is a end of terraced commercial property which has a shop on the ground floor and residential over which has a separate entrance. It is typical of the street scene.

Neighbourhood and Streetscape

The street has buildings of similar design.

Design and Layout

The proposed works have been designed in accordance with the Borough Plan and advice given. The works are to match the existing building.

The design is based on the following principles: -

The works will blend with existing. New materials and windows will match existing. The proposal is within the Borough guidelines and the proposed works will not disturb the neighbour's amenity.

No material changes of use are proposed. No underpinning or excavation will be necessary. No trees will be affected and no hazardous waste is involved.

No corner cutting is intended to facilitate cheaper building costs. We are trying to mirror design elements, which adjacent properties have incorporated.

Heritage Assets and Climate Change

These alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the building's construction.

No significant conflict should occur between conserving the heritage asset and benefitting the property with sensible modifications.

Consulting Neighbours

Discussion taken place with 599 Green Lanes and they are willing to make a joint application. And no discussion has taken place with No.30.

Impact on Amenity, Outlook and Privacy of Neighbours

There will be no negative impact on the amenity or privacy of the neighbours.

Parking and Access

There is no off street parking. There are bus routes and Wood Green, Turnpike Lane, Manor House Station, Haringey Overground is close at hand.

Conclusion

1. The neighbourhood will not be subject to any extra disturbance.

2. No removal of major landscaping is necessary and security arrangements will be maintained.
3. The application will provide better and increased living accommodation to a high standard.
4. Facilities in each flat will be greatly improved.
5. The application will not result any loss of privacy or light to the adjoining properties.
6. There will be no visual impact on the existing street scene.
7. The development will be in character with the surrounding area.