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Design and Access Statement

For the

“Proposed joint first floor rear extension at 92-94 Wargrave Avenue”

Land at

92-94 Wargrave Avenue, N15 6UA

By Shulem Posen

Eade Planning Ltd

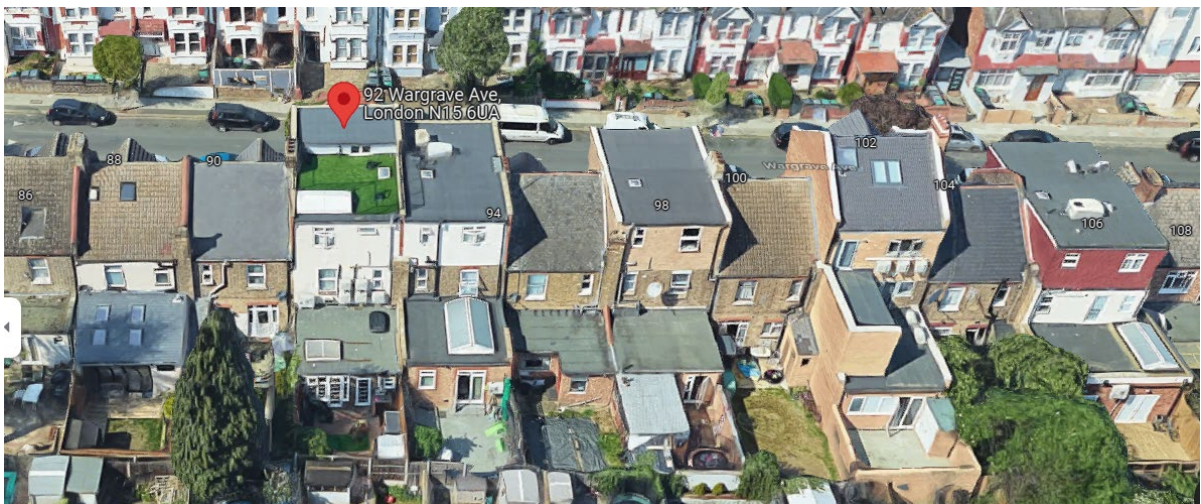
October 2022

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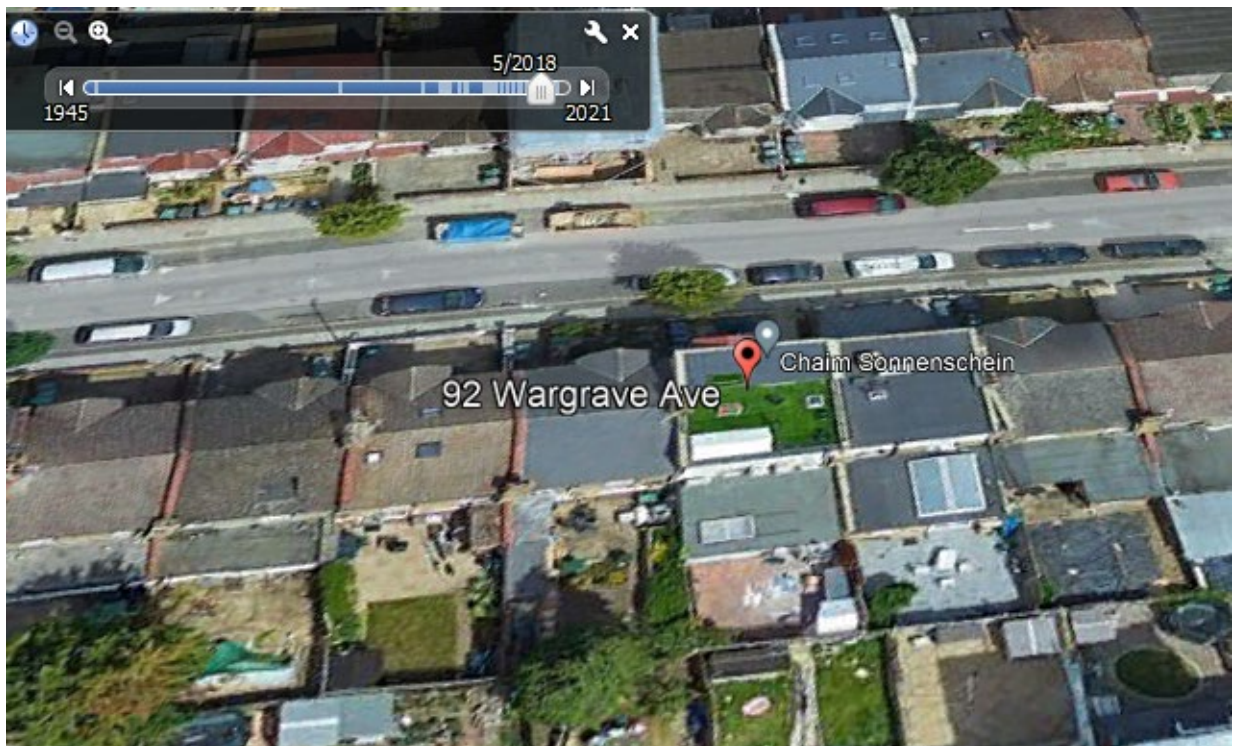
The Site

1. The property is situated at 92-94 Wargrave Avenue, N15 6UA.
2. No's.92-94 are terraced houses on Wargrave Avenue and backing on to Wellington Avenue.
3. The area is a predominantly residential area, however, there is a small local parade at Craven Park Road just a few minutes' walk from the site. To the west is Tottenham High Road (A10) which provides good shopping opportunity and transport connections.
4. The majority of houses have been extended by way of ground floor extensions and large front and rear dormers. See aerial view below.
5. Both properties are in use as single family dwellinghouses.



Planning History

- Both properties enjoy various extensions. These all appear to be in place for many years. See google aerial view below dated May 2018.



The Proposal

- The application seeks planning permission for a joint first floor rear extension.
- The first-floor rear extension has been designed as per the dimension deemed to be accepted in Haringey and includes a joint pitched roof.
- Policy supports first floor rear extensions and the provision of larger family units which complies with London Space Standards.

Proposal Description

- The description given is 'Proposed joint first floor rear extension at 92-94 Wargrave Avenue'.

Plans

- The plans include, Floor, Section, Roof and Elevation Plans.
- The plans are numbered WA.92-94.EX.01-05- Existing Plans, and WA.92-94.PR.01-05- Proposed Plans.

13. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

14. The development provides for a much needed larger family unit, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.