

27 GLADWELL ROAD, N8 9HP - DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION:

This Design and Access planning statement has been written in support of the householder planning application to Haringey Council for the construction of a single storey rear extension.

For ease of reference, this report should be read in conjunction with the relevant drawings associated with the application.

The statement is to illustrate that the proposed additions and alternations would be respectful of the host property and sympathetic to the surrounding area.

2.0 THE BUILDING, SITE AND ACCESS:

The property is 2 storey residential property and is located just off Landrock Road, on Gladwell Road.



Fig.1 Ariel view of application site

The property is a single-family dwelling, with ample garden space. The property is not listed and the neighbouring properties are also residential of similar age and construction.

The property has easy access as well as very good transport links. There are a number of bus stops on Ferne Park Road which is a short walk away.

Parking is for residents and clear resident permit holders only signage is displayed for the listed hours.

The property and neighbouring properties are brick finish with pitched roof.

Access to the property will remain the same and there will be no obstruction to it otherwise and will continue to be a single-family dwelling.

3.0 DESIGN:

The scope of work is restricted to the rear of the property and internally.

The proposal is for the single storey rear extension which wraps around the existing outrigger.

A sloped roof is to be adopted along the boundary with an eave's height of 2.5m and skylights above, before sloping up.

Material and style will be to match that of existing, and to be sympathetic to neighbouring properties and previously approved applications.

4.0 CONCLUSION:

The proposed scheme to which this application relates is for the construction of a single storey wrap around extension. As a result, it will create a better quality of living for the current single family at 27 Gladwell Road.

A daylight assessment has also been carried out which shows the proposed development would not adversely impact the neighbouring properties due to the property along the boundary is at a higher level, the impact of the extension is further reduced.

The vitality of the neighbourhood is our very first priority, therefore the works done will be designed taking great care of the surrounding properties, Health and safety and relevant planning and building policies.

In our opinion, this proposal has minimal impact to the existing property and the surrounding neighbourhood, whilst promoting growth within the community and allowing extra living space.