



Planning Statement

231 Wightman Road

London

N8 0BA

1. INTRODUCTION AND PROPOSAL

Overview

This planning statement shall be read in conjunction with the associated plans for the above property.

The application is for the proposed Householder planning permission for the Side Rear Extension within the existing property at **231 Wightman Road, London.**

2. SITE AND SURROUNDINGS

Existing Site

The existing site sits in a row of terrace houses along Wightman Road, with a front and rear garden. The existing property made up of Walls of Brickwork and Rendered, windows and doors of uPVC, Sloping Roof of slate tiles and Flat roof of GRP has an existing dining, kitchen and store area at the rear garden. Consequently, entrance at the front and exit at rear garden have an existing ramp for entry.

At the back of the site, westward is the New River and further back is the Haringay to Hornsey Train Station. Across Wightman Road are rows of streets with relatively similar Terraced housing characteristics. In close proximity to the site is the Haringay Primary School, Fairland Park and the North London Wheelers at the further North of the site.



Figure 2.1 Front View of Site

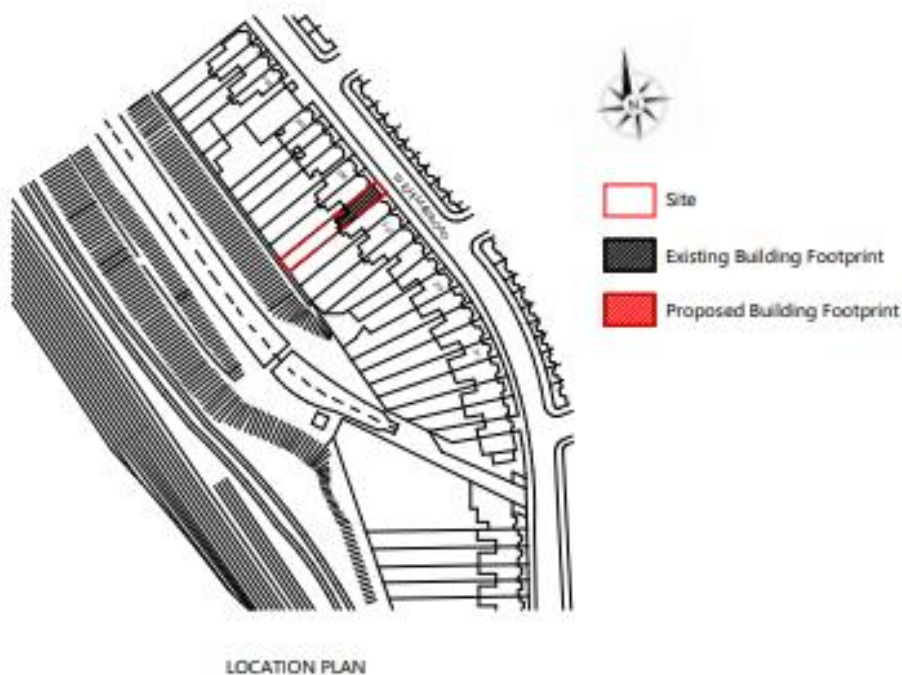


Figure 2.2. Location Plan

3. SPECIFIC DESIGN CONSIDERATIONS

It is important to note that there have been specific design considerations for the owner occupied home with 2 children having a genetic deteriorating life-limiting conditions, which means that they have profound physical and intellectual disabilities which regrettably will deteriorate as time progresses.

Thus, the proposed design will meet specific requirements as advised and deliver the recommendations of the Occupational Therapist to create a proposal specific to client needs and safety.

Amount

The proposed Side rear extension will have a 6.5 m depth, with a Total Gross Internal Area of 12.55 square meters. This extension will connect the existing Dining and Kitchen Area in the rear. The proposed extension will allow for an increased footprint of the bathroom to a wet room to allow for assisted showering, and an extension room for utility and storage purposes of equipment and belongings.

The front bedroom will be provided with an installation of a ceiling track x-y hoist. The proposed sloping roof will have a height of eaves at 3.1m and a highest point of roof at 4m.

Lift

A specific Lift equipment at the rear garden has been provided upon recommendation to allow ease of transmission, travel and access to the back garden for quality of life

Appearance

To preserve the image of the property, the proposed design will match the present exterior finishes. The walls will be of brickwork and rendered, the doors windows will be of uPVC and the proposed sloping roof will be of Slate tiles with an addition of 3 Velux Skylight in it. Relatively, the proposed lift and hoist will be from suitable grade materials and complete with necessary accessories to function as support.



Figure 3.1 Existing Plans

Lift Specification

Melody3 Hydraulic plat form lift
 Plat form size 1400mmx900mm
 Rise height-1150mm
 Painted manual landing gate with poly carbonate infill
 Aluminum chequer plate non slip floor
 Integral ramp
 Max load 500kg
 Left hand manual platform gate
 Left hand manual landing gate

Preparatory work

1. Widen existing door way to accommodate new 800mm level access door
2. Fit new level access door and side window to suit new opening
3. Build a platform with retaining walls 2400mmX1500mm
4. Build steps to left side
5. Form concrete slab flush with rising face 200mm thick
6. Provide a pipe for cable run
7. Fit key clamp handrails with mid rails to sides of new steps
8. Provide a dedicated supply for lift

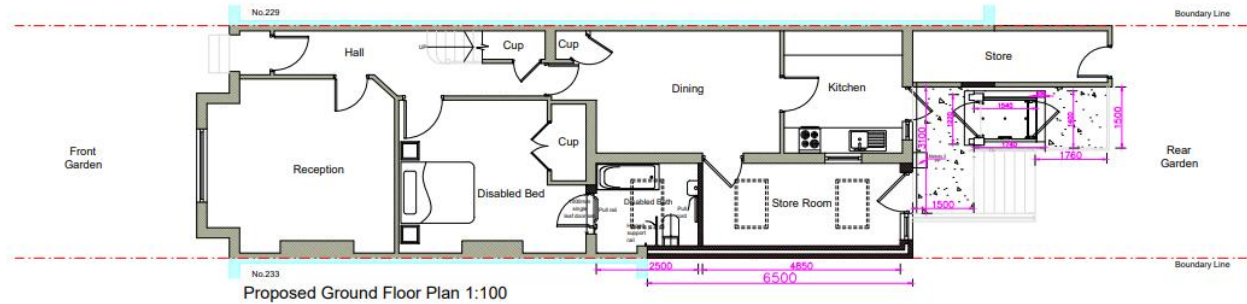


Figure 3.2 Proposed Ground Floor Plan

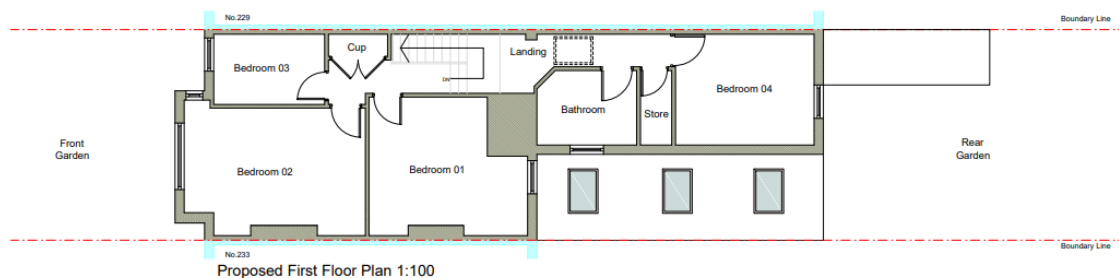
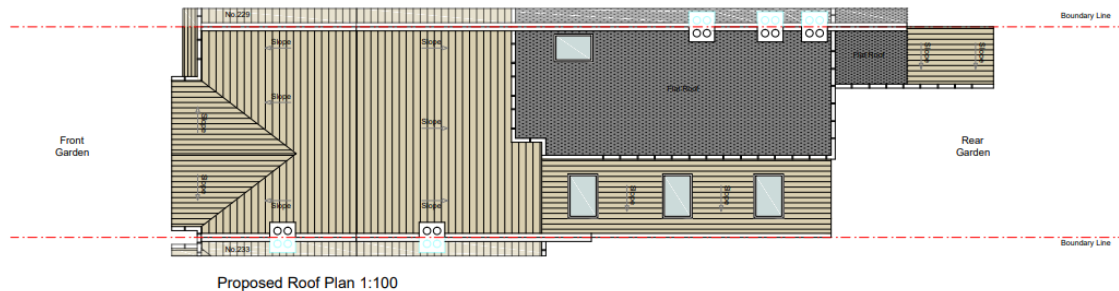


Figure 3.3 Proposed First Floor and Roof Plan

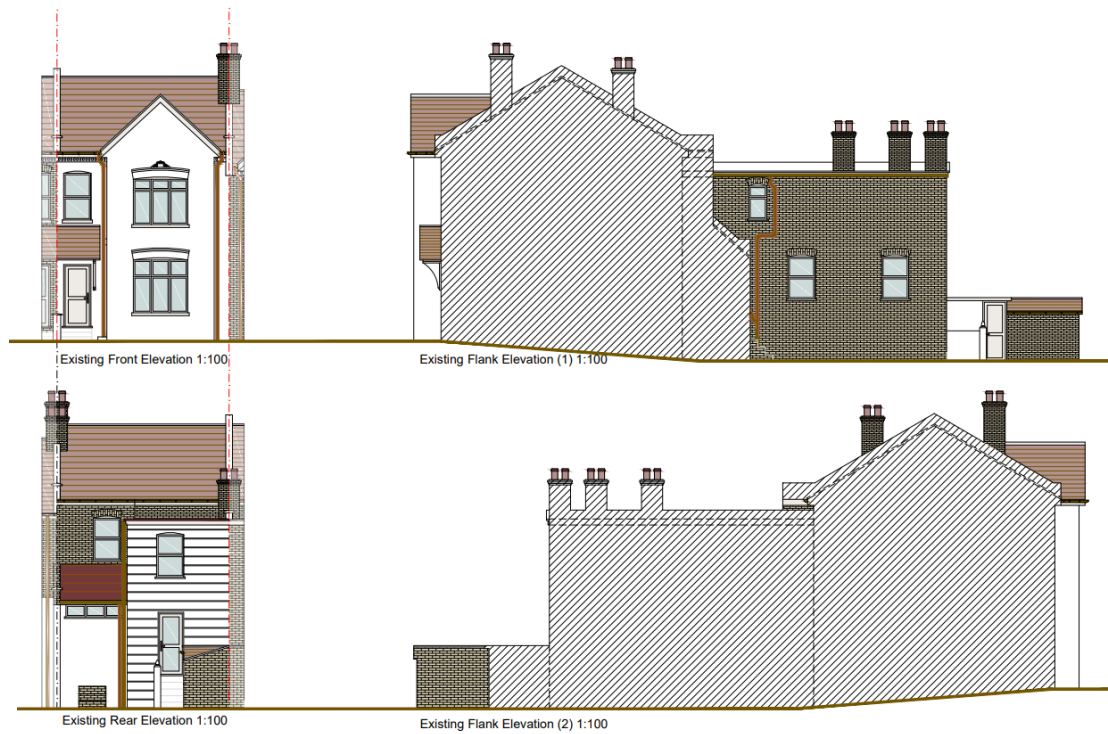


Figure 3.4 Existing Elevations

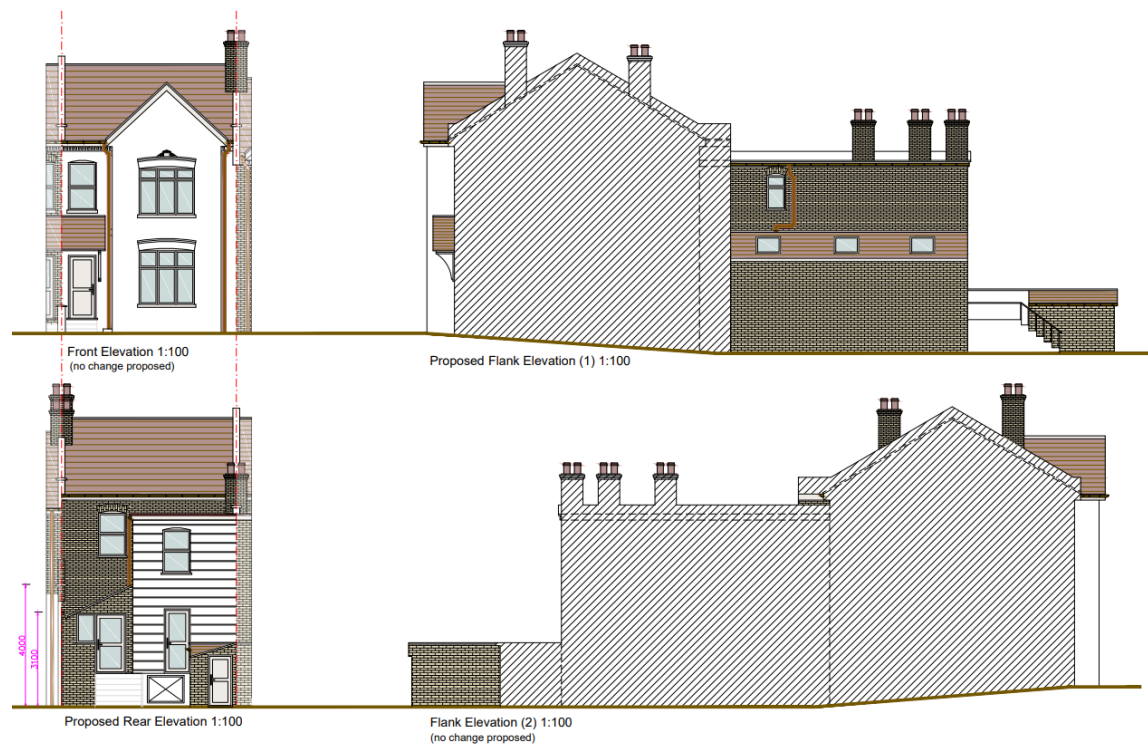


Figure 3.5 Existing Elevations

Location

The location of the building is not within a Conservation Area, is not designated, and is not in an Archeological Priority Area.

Access

There are no alterations to existing access and parking. The proposal will not affect current access arrangement.

4. PRE APP ADVICE

The design proposal follows the recommendations from the pre-application advice of the Occupational Therapist for the client specific project needs.

A letter from the Occupational Therapist Mr. Walter Brazil, received last 23rd of November 2022 is presented and attached herewith.

5. CONCLUSIONS

In conclusion, the proposal provides an opportunity to deliver an extension that is appropriate, accessible and adequate for the family members with specific needs and improve users' quality of life.

The proposed development is considered to be acceptable having regard to the permitted scheme, planning policies, council design guides and pre-application specific recommendations and advices.

The proposed extension imposes no adverse impact on street scene or amenity of neighboring properties.

23 November 2022

Dear Mr Hassan and Bilal

As agreed, I am writing you an email to add to the planning request for your proposed extension and adaptation scheme to ensure that it is clear that there are disability needs being met by the proposed scheme.

The Council Occupational Therapy department has worked with the family ongoingly since February of 2020. The family lives in an owner occupied home on Wightman road and amongst the members of the family are Hani (12) and Maryam (4). Both of these children have genetic deteriorating life-limiting conditions which mean that they have profound physical and intellectual disabilities which regrettably will deteriorate as time progresses.

As a consequence of both children being non-weight-bearing, the home has been reconfigured to allow them to both sleep on the lower floor with Maryam sleeping in the front lounge and Hani in the back lounge. As a consequence, there is no family room other than the kitchen area. There is no option to install a through-floor lift to utilise the upper floor as there are level changes in this floor which would make the bathroom inaccessible. In the past, OT was involved and a platform lift installed to allow for main door wheelchair access. An entry level bathroom was converted to a wet room but the dimensions inadequate for a large tilt in space wheeled shower chair which is now essential for Hani to maintain adequate support in showering.

In my recommendations, I am including:

- 1 Increasing the bathroom footprint to become a wet room of 2000mm x 2000mm minimum to allow for assisted showering.
- 2 Installing a ceiling track x-y hoist in the front bedroom.
- 3 Installing a platform lift with ground works to allow access to the back garden for quality of life.

I have met with the family and Bilal the privately engaged architect to review their preferred scheme which will be part funded by the disable facilities grant and part funded privately funded.

I was able to review the preliminary plans and found them to suitably meet the assessed needs although I await the plans with modifications before I can make a formal tacit approval from the OT to the Grant department.

It is of note that the plans include both a storage room and a utility room.

Storage Rooms:

The DFG makes no reference to additional storage so I am not able to recommend this under the DFG. I can endorse that both children do have the need for extra storage not only because of continence and medical consumables (which are significant for both children but also as both children have a need for wheelchairs which are bulky, Specialist seating with is bulky, standing frames etc. With this in mind I feel it would be reasonable to seek permission for this facility.

Utility Room:

Both children are doubly incontinent, changed and washed on their beds and PEG fed. As a consequence, there is a significant need for daily laundry of bedding etc meaning that the family need to have large capacity washing and drying machines which are on a lot of the day to adequately maintain dignity, quality of life and hygiene. As above, the DFG does not have facility for laundry facilities but I can endorse this as a necessary and proportionate support on the proposed plans.

With all the above points to hand, I would be obliged if all efforts both mandatory and discretionary would be applied to offering the scheme consent.

Kind Regards

Walter Brazil
Occupational Therapist