

4 Chaplin Road

Design and Access Statement

29.11.2022



01. Site Location

4 Chaplin Road, Tottenham, London, N17 6QE

02. Site Description

The property is a mid-terrace house in a residential area of Tottenham of masonry construction with concrete tile roof finish. The property is located in the conservation area of Tottenham Green, in sub area A 'The High Road from Chestnut Road to Philip Lane'. The site is also in a 'proposed area to be included within Bruce Grove' conservation area.



Photo of rear elevation

03. Proposal Description

The proposal includes the relocation of the existing rear door; a new structural opening to receive a new glazed door in the rear elevation and the partial demolition of the existing lean-to outhouse. The existing external door is proposed to be removed with the opening infilled with bricks that match the existing building.

04. Impact on the Conservation Area

The proposed alteration to the building occurs only at the rear of the property and is not visible from the public domain or adjacent properties, therefore the overall aesthetic of the conservation area would not be affected.

The existing back door and outhouse to be removed are both in poor condition and in need of repair. The new proposal will improve the internal layout of the property and create a stronger connection between the garden and living spaces.

Please also refer to the Heritage Statement submitted as part of this application.



Outhouse wall damage



Current rear door



Damage to current door

05. Impact on neighbouring properties

The relocation of the rear door will not adversely affect the neighbouring properties; the removal and infilling of the existing door location will reduce any potential overlooking of number 3 Chaplin Road. The new door position will not be visible from either number 3 or 5 Chaplin Road.

There will be no significant adverse impact to the natural light and ventilation as a direct result of the new door position either to the host property or neighbouring properties. The proposed door is larger than the existing and will therefore improve the natural light and ventilation within the host property. There will be no change to the massing of the existing building that would impact the natural light or ventilation of either number 3 or 5 Chaplin Road. It is not anticipated that adverse noise impact would arise from the new modifications to the property.

06. Materials

The proposed door will have a metal frame. The bricks to infill the existing door opening will match the existing.

A proposed image of the door is provided adjacent.



07. Summary

The proposal is for the relocation of the back door which only affects the rear of the property and the alteration is not visible from the public domain. The surrounding area is mainly residential in character with a large number of properties also consisting of similar alterations.

The development complements the character of the area and improves the internal layout of the property and is of nature and scale that is sensitive to Tottenham. It is sympathetic to the character of the terrace and the scale of development in the area and will not harm neighbours' amenity in an unacceptable way.