

Design , Access and Planning Statement



Proposed dwelling at 67a Sacles Road



introduction

This document has been prepared by Redshed Design Architects to set out the case and justification for the proposed dwelling to land at 67a Scales Road. The application is for approval of an end of terraced dwelling house. It is argued that the site and proposed residential development meets the council's aims of the local plan and relevant planning policy and guidance as well as complying with the national planning policy framework.

The application has been prepared following pre application advice with the council resulting in a reduced scheme that respected the neighbouring amenity by setting the built form in at the rear and to the side.

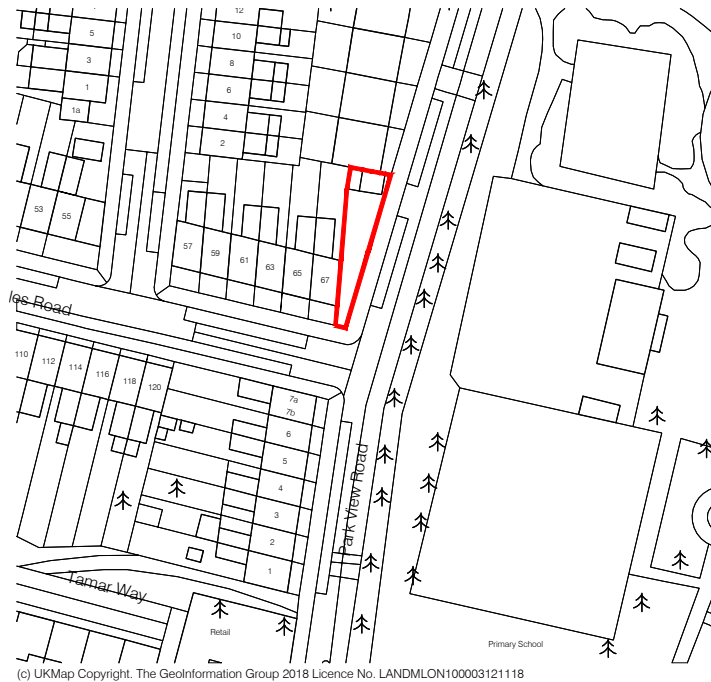
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The site in context

The site is located on the junction off Park View Road at the junction of Scales Road in Tottenham and is currently used for car maintenance and vehicle related business purposes. The site is within the designated settlement area of Tottenham within the London borough of Haringey. The site is set within an established residential area comprising typical terraced housing with a variety of individual properties consisting of small apartment blocks, pubs and commercial businesses amongst these. The area is an urban environment which is served well by many local facilities including schools, retail establishments and transport links.

The proposed development site measures approximately 115sqm. It has a level topography and has a fairly regular shape.



Site Location Plan

Design and Access Statement



The proposed development site



The proposed development site



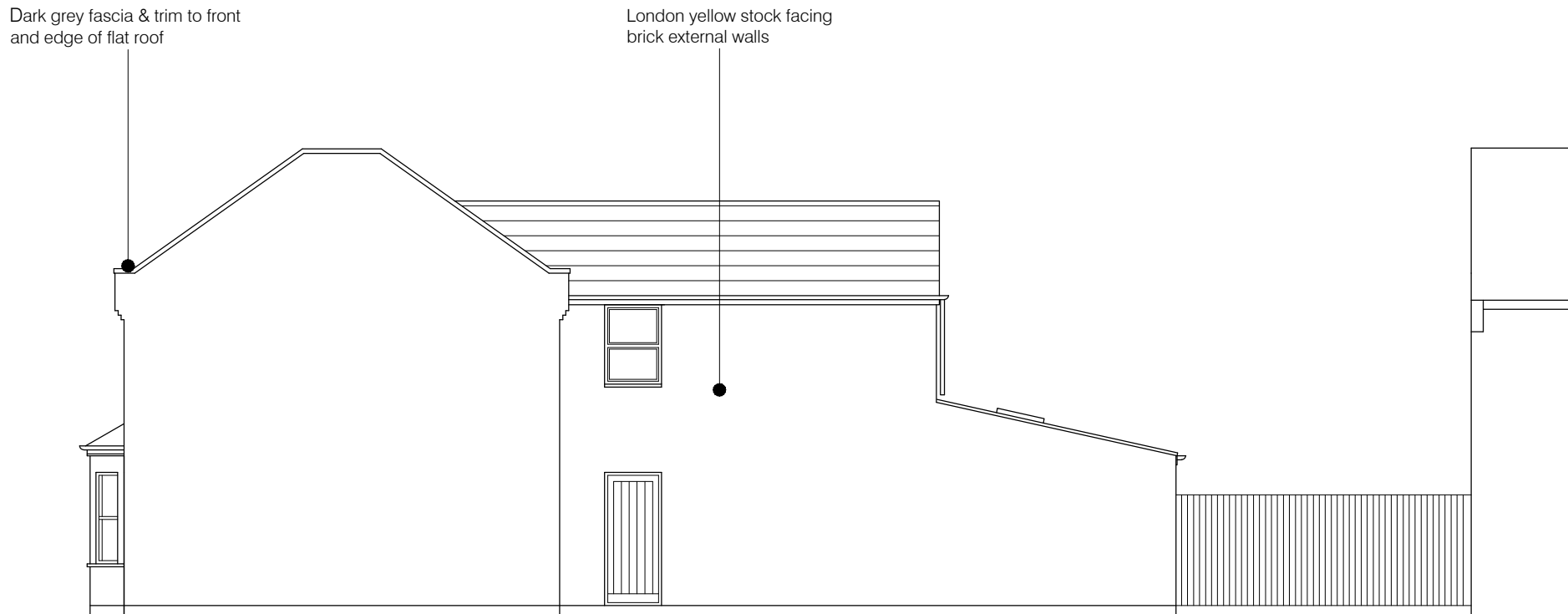
Park View Road



Local properties along Park View Road

Design, Appearance, Scale & Form

- The proposed development is intended to provide a functional living environment within a high quality external fabric constructed from a subtle range of materials. The appearance of the building has been informed and influenced by the form, scale and by the constraints of the site. Whilst it makes reference to local styles, it does not seek to replicate any particular individual style, but to provide an honest appearance that reflects the construction and function of the dwelling. The external appearance follows a simple approach utilising attractive and effective materials and finishes that have been selected to ensure a subtle yet distinct aesthetic that will benefit the local area. The external finishes consists of a variety of high quality materials that will provide a durable and long lasting envelope to the dwelling.

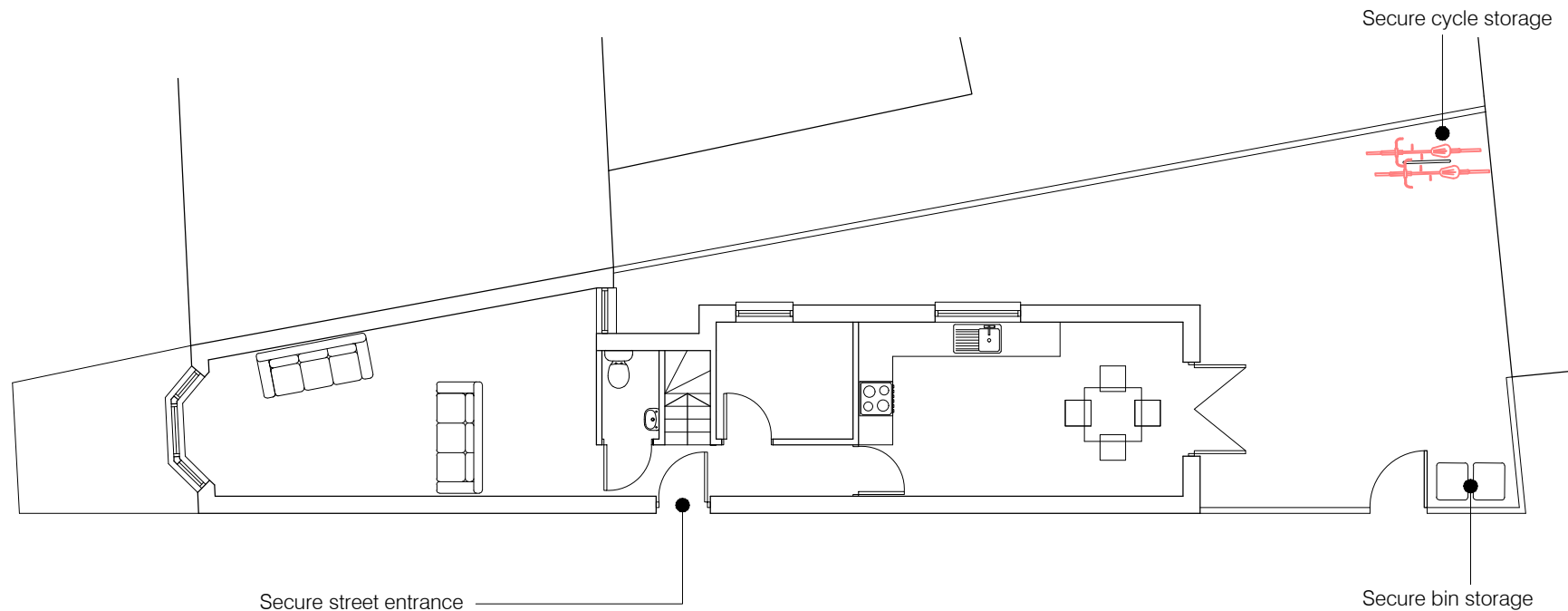


The house is based on a simple form that reflects the shape of the site and bookend the junction of Park View Road and Scales Road. The modern design encompasses the form enabling an economic use of space and limited height that does not impact the neighbouring context or surrounding properties amenity. The proposed scale and size of the development is a common feature to many similar local developments that exist in the area and therefore believed to be appropriate and suitable to this site.

Access and Layout

■ Access & Transport

The proposed development site is located off Park View Road, Tottenham which is a classified road that serves as access to many local residential properties and links to the town centre and public transport links. The proposed development is located close to the street front give sufficient pedestrian access and access for service vehicles including the fire brigade. The site is very well placed in terms of transport with easy links to public transport hubs including rail, underground and bus services. The development will be provided with secure cycle storage facilities.



■ Layout

The proposed scheme has been carefully considered and designed to provide 2 bedroom that is accessed off Park view Road. The layout provides good quality living spaces that have good aspect as well as providing a private garden. The development provides bins storage that is secure and easily accessible to its resident.

Flood Risk

- The proposed site is located in an area designated with no flood risk as set out by the Environment Agency

Sustainability

The proposed development will provide a sustainable addition to the local community. The design approach has been led by referring to the initial objectives and opportunities and by a responsible design ethic.

The proposed development will provide high quality long lasting dwellings that are socially, economically and environmentally sustainable.

The social, economic and physical aspects of the design all contribute to the impact the development will have now and in the future. It has therefore been designed to fully utilise the sites resources and allow for possible future changes

- The site is located in a very sustainable area with good transport links and local facilities.
- The development will make effective use of an under used site where no additional infrastructure is required.
- The building will be constructed from the latest materials and to the latest building standards making it super insulated with energy saving measures.
- The proposed development will contribute to the local housing need without impacting on the local environment.