

Planning and Design Access Statement



2 Storey Extension Project

Site Location: 625 Seven Sisters Road N15 5LE London

Date: 04.01.2023

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INTRODUCTION

This design and access statement is intended to aid understanding of the processes used in forming the design principles and final layouts for the accompanying planning application for two storey rear extension.

The Statement is pursued in conjunction with the drawings, which indicate the internal and external alterations. The design of the development does not appear to have any detrimental effect on the amenities of the nearby properties.

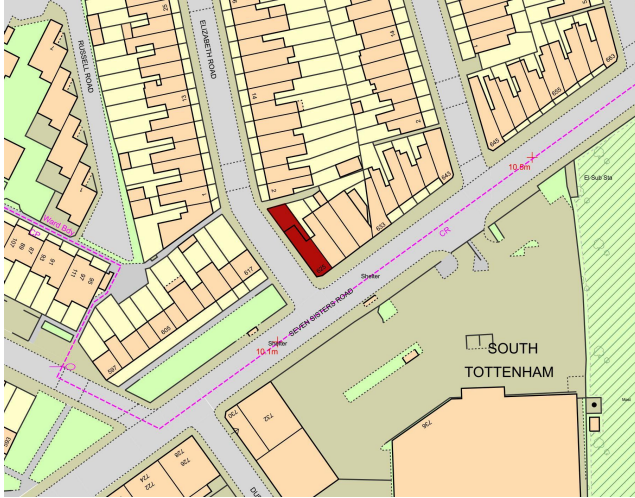
The property is neither a listed building nor is it within a Conservation Area.

SITE CONTEXT

The site is situated on a parade of shops on the ground floor, with residential units on the upper floors in Seven sisters road. The area is characterized by three-storey buildings. The location is ideal and within walking distance close to the train station and bus stop.

EXISTING BUILDING

The building 625 Seven Sisters Road is a three-storey building with the ground floor currently being occupied as a cafe, and the upper floors as residential 3 bedroom. The existing building currently occupies 80.95 m² of the site and it has a 51.81 m² rear garden which is covered with a 2m high walls.



Pic.1 Existing OSMMap



Pic.2 Front and Side Elevation



Pic.3 Extension volume on side elevation

DESIGN PRINCIPLE

Facade

The existing building material is brick. The extension material will be matching brick this will preserve the harmony of the building. The existing facade of the rear walls break the appearance of the building.

But the extension will be made of brick and it will look integrated.

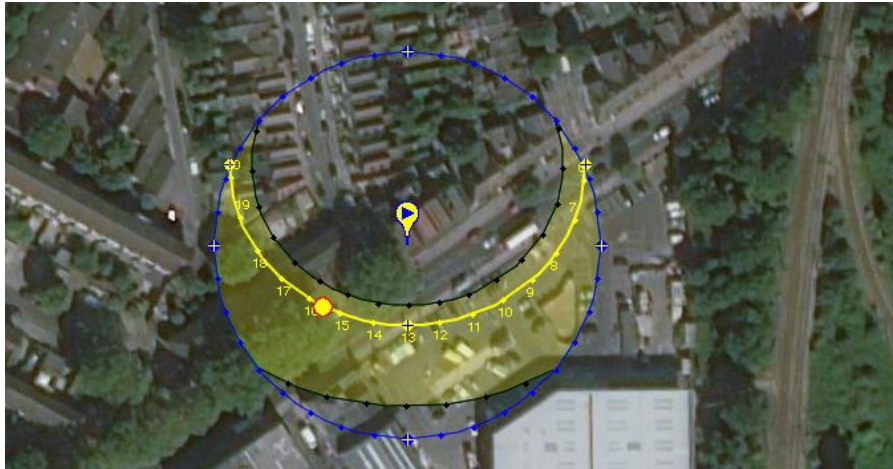
Height, Scale, Massing

The existing building is 2m, 6m, and 9m in height. The extension will be 4.5m from the existing building on the ground floor. On the first floor, it will have the same height and the same shape as the first floor of the existing building. (like the building on the same street N15 5LE 643 Seven Sisters Road) To respect the daylight of the neighbor, the extension will be until 3.4m from the existing building on the first floor.

In terms of height scale and position the enlargement respects its existing site context, it would not create overshadow its neighboring properties, it respects the neighboring properties' privacy, and therefore meet the criteria and requirements of the council and Local development plan.

NO	FLOOR	TYPE	PERSON	GIA
1	GROUND	STUDIO	1	37.79m ² +10.74m ² garden
2	FIRST	STUDIO	1	38.48m ² +3.44m ² balcony
3	FIRST AND SECOND	1 BEDROOM	2	60.16m ²
TOTAL			4	136.43m ²

Chart1. Schedule of Areas



Pic.4 Sun path diagram

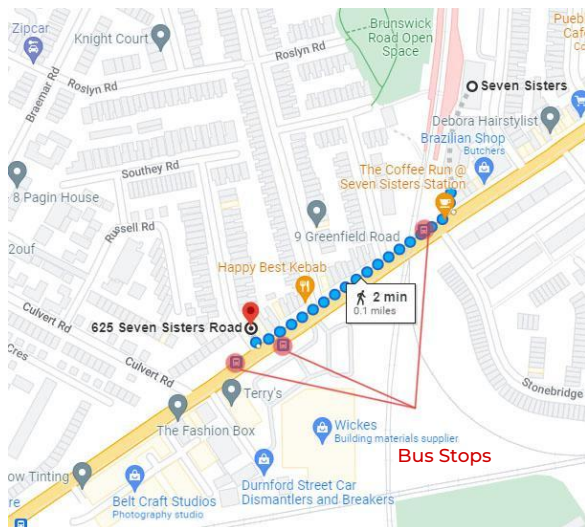
Housing Types

The building 625 Seven Sisters Road is currently being occupied as a restaurant on the ground floor, and the upper floors are residential. The application relates to the extension of a residential area. The existing building is a 3 bedroom flat on 1st and 2nd floors. The proposal is to extend and create: 1x one bedroom flat, and 2 X studio flat.(Details are shown in the table.) The smaller units above a shop on a high street property, opposite of a large DIY store is more suitable then a 3 bedroom family flat. The creating smaller units in such location and above cafe shop will be more suitable for people who lead a busy work life and out and about most of the day, the location due to its very close proximity to seven sisters station and several bus lines, with easy access to central london within 20 minutes will make such development desirable in terms of travel and rental affordability for majority of working population.

Living Conditions

All 3 flats at 625 Seven Sisters road have been designed with ensuring to meet all the requirements of current building regulations. The location of the proposed rooms in the development has been checked and daylight levels are sufficient. The priorities are to provide a balance of housing types. Within our proposals, we have a range of units.

The ground floor studio flat has 10.74m² private garden.The first floor one bedroom flat has a 3.44m² balcony. The first floor studio flat benefits from windows on the 3 sides including a front facing large windows. The building within a short walking distance to parks. Two nearest green spaces are within 254m to the north and 382m to the south of the property, which is within a few minutes walking distance.



Pic.5 625 Seven sisters road to the train station walking route

ACCESS

Public Transport

The site is located on the corner of Seven Sisters Road and Elizabeth Road. It is 2 mins walking distance from 3 different bus stops and Seven Sisters underground station.

PLANNING CONTEXT

The proposal is not a major alteration to the existing building, no alteration has been proposed to the main road elevation on seven sisters road. The rear extensions meets the requirements of use of external materials, protects the character of the building and its surrounding. The enlargement has no negative impact on the neighboring building amenities or the street scene. It also improves the existing patch works that has been done to the rear of this property, by way of using a uniform character bricks and materials.

SUMMARY

The proposal has no adverse impact on the surrounding properties and the character of the area. The proposal is deeply revised and designed in terms of providing efficient solutions for each flat and its future occupiers. The new layout and utilities will be built to the latest building regulation and highest quality, which will make the building energy efficient and provide modern living standards to future generations..

Should there be additional information or clarification required to progress this application please do not hesitate to contact us. We are more than happy to make any amendments the planning department may suggest.