

DESIGN AND ACCESS STATEMENT

PROPOSED REDEVELOPMENT OF THE BUNGALOW AND SITE

AT

NO.7 BRANTWOOD ROAD,
HARINGEY, LONDON N17 0DT

BY

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1 INTRODUCTION

NO.7 BRANTWOOD ROAD

1

Introduction

1.1

This Design and Access Statement has been prepared by architect Willingale Associates, in support of a full-planning application following a pre-application, submitted on behalf of Mr. & Mrs. Mustafa and Husinye Ayvas, the freeholders of the bungalow and site at No.7 Brantwood Road, Haringey, London N17 0DT.

1.2

The full-planning application is for the

Proposed residential redevelopment of the bungalow and site at No.7 Brantwood Road, Haringey, London N17 0DT.



Looking west along Brantwood Road with Rivers Apartments seen in the background



Looking north towards No.7 Brantwood Road and the Altair Close Brantwood Road junction with Stellar House seen in the background



Front elevation of No7 Brantwood Road

2 SITE AND CONTEXT

NO.7 BRANTWOOD ROAD

2.0

Site and Context

2.1

The application site of 265sq.m is located on the northeast corner of Brantwood Road and Altair Close in the Northumberland Park district of the London Borough of Haringey. The site is occupied by a detached, hipped-roof, 3-bedroom bungalow of some 85. 5sq.m gross internal area built in 1925, with an open frontage on Brantwood Road, a sideways beside the flank elevation of the terraced housing to the east, a narrow garden passageway to the west and a rear garden with sheds and storage to the north. Though on a street corner, access is only from Brantwood Road to a central porch and to the east sideways where there is a side entrance door. The width of the east sideways and the shed in the rear garden suggests it may once have been used as a garage though there is no pavement crossover today. The open frontage of the plot is laid out with crazy-paving and there are 5No. cast iron bollards in the Brantwood pavement and 1No. beside Altair Close curb to prevent off-street parking. A fence of concrete posts and timber panels encloses the west and north boundaries. The east boundary to No.9 has a rear garden fence and brick wall to the rendered flank of the neighbouring rear extension, the exposed Fletton brick end wall of the terraced house and a low front garden wall to the Brantwood frontage. The bins for the bungalow are located in the front area beside the low front garden wall of No.9. The narrow strip of the Altair Close frontage is unmade-up between the curb and the fence. On the street corner there is a pine telegraph pole that carries seven BT lines to neighbouring houses including No.7. There is a street tree in the Brantwood pavement close to the boundary with No.9.

2.2

Brantwood Road runs east-west to the High Road (A1010) some 70m to the west of the site. Altair Close runs north from Brantwood Road towards the tower block of Stellar House (G, 1-18) and the 3-storey blocks of the housing estate managed by Homes for Haringey on behalf of Haringey Council. Opposite the site to the south a joint access road serves Cooperage Close and The Lindales. Brantwood Road to the east of the site is occupied by two and three storey terraced housing and to the west on the north side by a three-storey block that forms part of the housing estate. Cooperage Close is occupied by two-storey terraced housing, The Lindales by a three-storey block of flats and beyond that to the south there are the four-storey blocks on Bennetts Close off Northumberland Park and further south the new Tottenham Hotspur Stadium some 200m from the application site.



Looking east towards the Junction at Altair Close and Brantwood Road



Looking east along the Brantwood road building line

2 SITE AND CONTEXT

NO.7 BRANTWOOD ROAD



Existing bins and parking arrangements behind No.7 Brantwood Road



Looking east from the Junction at Altair Close and Brantwood Road



Existing bins arrangement behind No.7 Brantwood Road



Looking south along Altair Close with the Tottenham Hotspur Stadium in the background