



Ground Floor Flat, 85 Gloucester Road, N17 6DA

Design and Access Statement:
Ground Floor Flat, 85 Gloucester Road, N17 6DA
January 2023

Proposed Ground Floor Wrap around and 3m rear extension, 2.3m height of eaves and 3.3m highest point of roof.

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01. INTRODUCTION

This design and access statement has been prepared to support the applicant relating to the Application Proposal by Virtue Architecture for a Full Planning Permission rights for the development on an existing site for a Proposed Ground Floor Wrap around and 3m rear extension, 2.6m height of eaves and 3.1m highest point of roof.

Location of development: Ground Floor Flat, 85 Gloucester Road, N17 6DA

This statement provides an assessment of the proposed site considering surrounding site conditions, access and setting to deliver the gradual process of designing a proposal that reflects its characteristics and design objectives. This reinforces how the design proposal will be deemed applicable for the property in context.

The application is supported with the following drawings:

- Drawing 1- Location Plan/Block Plan
- Drawing 2- Existing and Proposed Drawings

02. CONTEXT AND SURROUNDINGS

Site and Surroundings

Located West of the Road A10 and Bruce Grove Overground Train Station, East of Lordship Recreation Ground and Downhills Park and South of Tottenham Cemetery, the application site, Ground Floor Flat 85 Gloucester Road is a 2 Storey Terraced Residential Property. The surrounding area is characterised by two storey terraced housing along Clonmell Road, Handsworth Road and along Kitchener Road and Dongola Roads that are parallel to Gloucester Road.

Analysing Haringey Council Proposal Policies Map, the site indicated has not been designated. It is Bounded by Metropolitan Open Lands in surrounding Parks at Lordship Recreation Ground and Downhills Park. Similarly looking at Haringey Council Archaeological Priority Area, it shows that the site indicated is not part of this field. The site is not considered to be part of a Conservation Area rather bounded by Tottenham Cemetery Conservation area at North and Philip Lane Boundary at South.

The property at Ground Floor Flat 85 Gloucester Road is a two-storey Terraced housing in a middle of a row of terraced housing along Gloucester Road. The property has an existing wall material of Brickwork and Rendered and existing windows and doors made of uPVC double glazed units. The roof is of Pitched and of Slate tile material.

02. CONTEXT AND SURROUNDINGS

Network

This network assessment will exhibit a comprehensible information on the existing circulation within immediate to extensive road networks of the site. The application site is in a sustainable area, close to local amenities like Local Centres and Metropolitan Open Areas. It is within easy walking distance to Strategic Road Network that serve both public and private transportation. This shows that the site is an easily accessible area with various modes of transport networks to choose from.

Among the closest transport systems in Gloucester Road a 3 to 4-minute walk to the Bus Stop Areas along Highman Road and Philip Lane where a network of Bus system is accessible. The site is also in close proximity a strategic road network by the A10 road beside the Bruce Grove Overground Train Station Railway line which further connects and networks to other parts of London.



02. CONTEXT AND SURROUNDINGS - Site Photos



1. Front View of Site at Kings Road



2. View of Site from Gloucester Road



3. View of Site from Corner Handsworth Road



4. View of Site from Corner Field Road



5. Rear Aerial View of Site at Gloucester Road



6. Front Aerial View of Site at Gloucester Road

03. PRE-APPLICATION ADVICE

The following Minor Express Written Advice was sought for the Application in the site with the following final comments:

- **COMMENTS ON THE QUERY:**

The following points are made by Officers in response to the plans submitted and discussions at the pre-application meeting. The single storey rear extension would have a significant depth where it would infill and extend beyond the existing rear outrigger.

The neighbor does not appear to have any extension. It is advised that given the depth of the proposed infill extension the eaves height along the side boundary with the neighboring property should be reduced to not more than 2.3m above the adjacent ground level of the neighbor.

The comments have been taken into account and the proposal has been revised to fulfil the recommended heights and comments on the details as expressed in the Written Advice for the application at Ground Floor Flat, 85a Gloucester Road, N17 6DA.

04. PROPOSAL

Description

The purpose of the proposal is to utilize appropriate space within the rear and side of the property for a wrap-around rear extension as an extra living space within the application site. The proposal will be for a reconfiguring of internal spaces in the existing and additional extension in the rear and side area. The old Dining area becomes a shower and water closet room and the reconfigured spaces in the extension comprises the areas of the Kitchen, the Dining and the Lounge.

The existing internal floor area of about 76 square meters will have an additional of about 10 square meters of new extension. The total area provides for the shower, water closet room, kitchen, dining, and lounge areas.

Appearance

To preserve the image of the property and to match its present exterior finishes, the proposal will utilize similar and existing materials to it. The existing walls of Brickwork and rendered will remain as well as the Slate tiles for the Pitched roof. Windows of uPVC double glazed units will similarly be the same and an addition of Black Aluminium for doors at the rear will be proposed.

A series of Velux windows will be placed at the side of the wrap-around extension on the proposed dual pitch roof for the new development.

04. PROPOSAL

Use and Amount

The Proposal will be for a Ground Floor Single Storey Wrap-around and Rear Extension reconfiguring existing spaces and adding new floor area to establish a wrap-around extension comprising of areas including shower and water closet room, Kitchen area, Dining Area and the Lounge Area. The proposal will not have significant planning constraints as it's located within a residential precinct.

The scheme as outlined would provide the following accommodation on site:

Proposed Wrap Around Extension	GROSS INTERNAL AREA (Sqm)	GROSS EXTERNAL AREA (Sqm)
Shower	2.92	
Water Closet	2.12	
Hallway	2.04	
Kitchen	-	
Dining	-	
Lounge	-	
	Combined: 36.57	
TOTAL	43.65	52.00

Parking

The proposal will not affect the current parking arrangement.

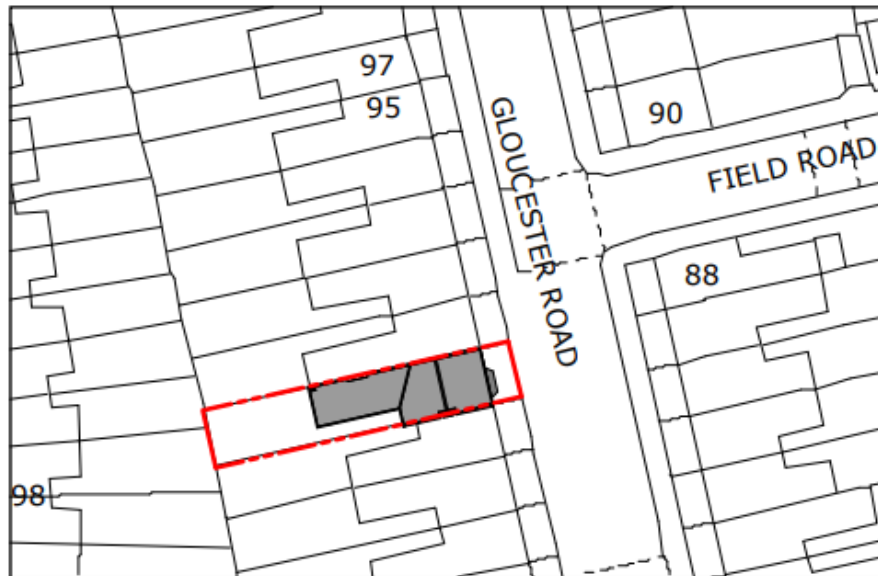
Access

The proposal will not affect the current access arrangement.

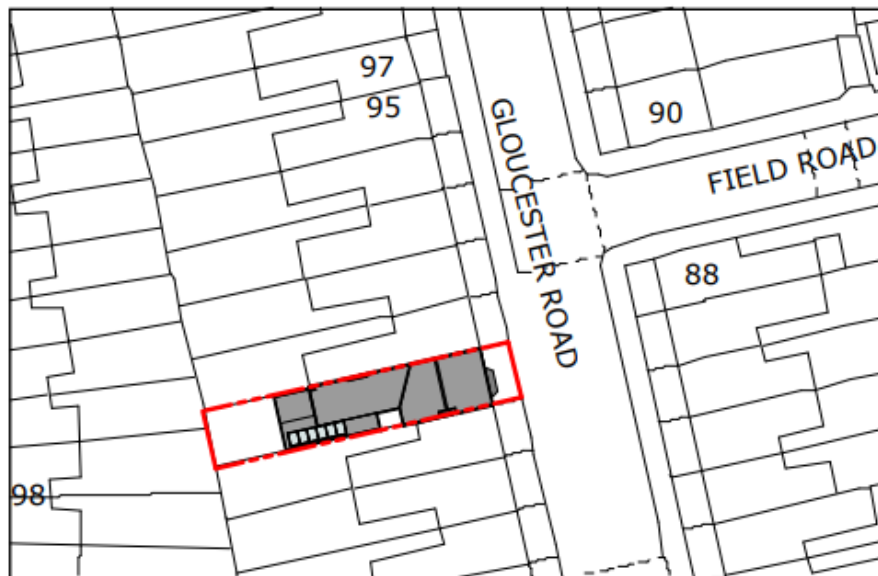
05. LAYOUT PLAN

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The Site



EXISTING SITE PLAN



PROPOSED SITE PLAN

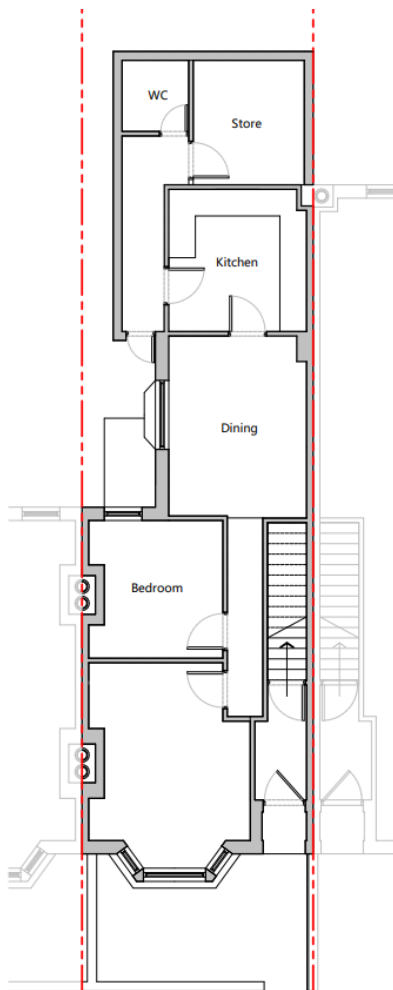
Ground Floor Flat, 85a Gloucester Road, N17 6DA



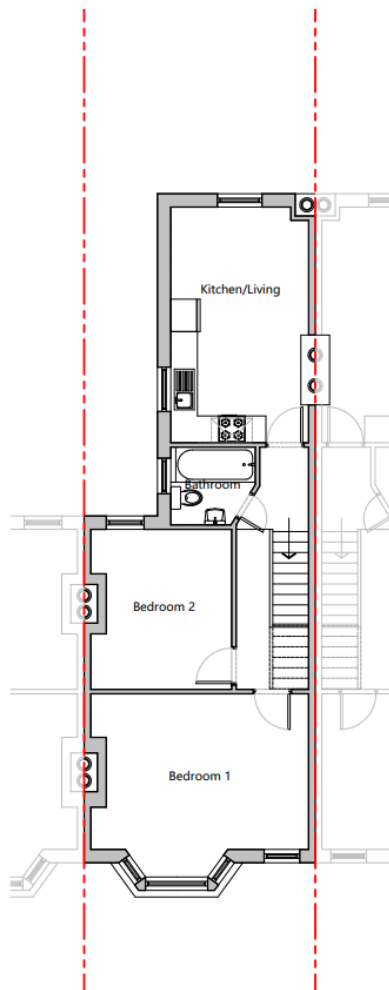
05. LAYOUT PLAN

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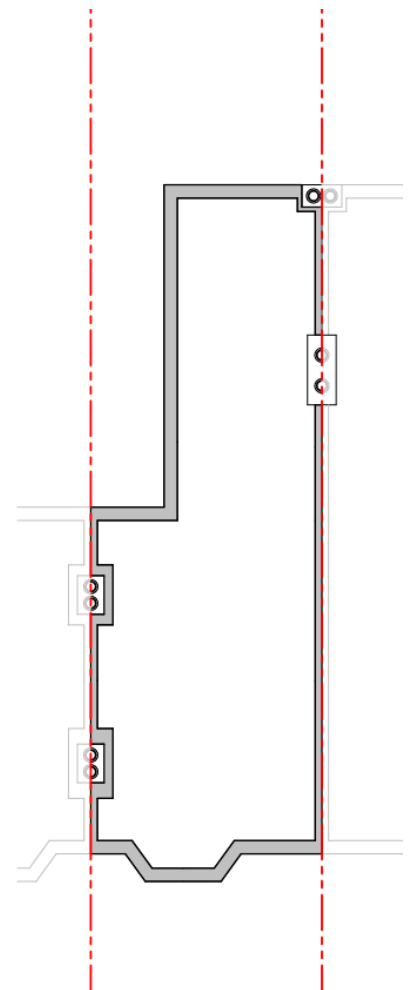
Existing Floor Plan



EXISTING GROUND FLOOR PLAN



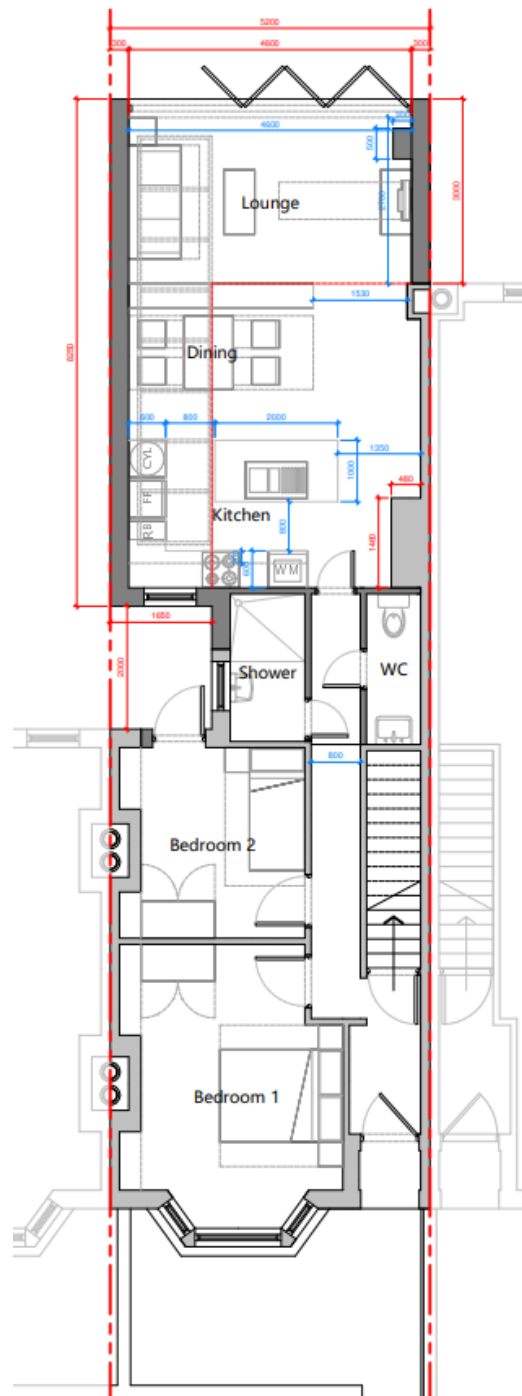
EXISTING FIRST FLOOR PLAN



EXISTING LOFT FLOOR PLAN

05. LAYOUT PLAN

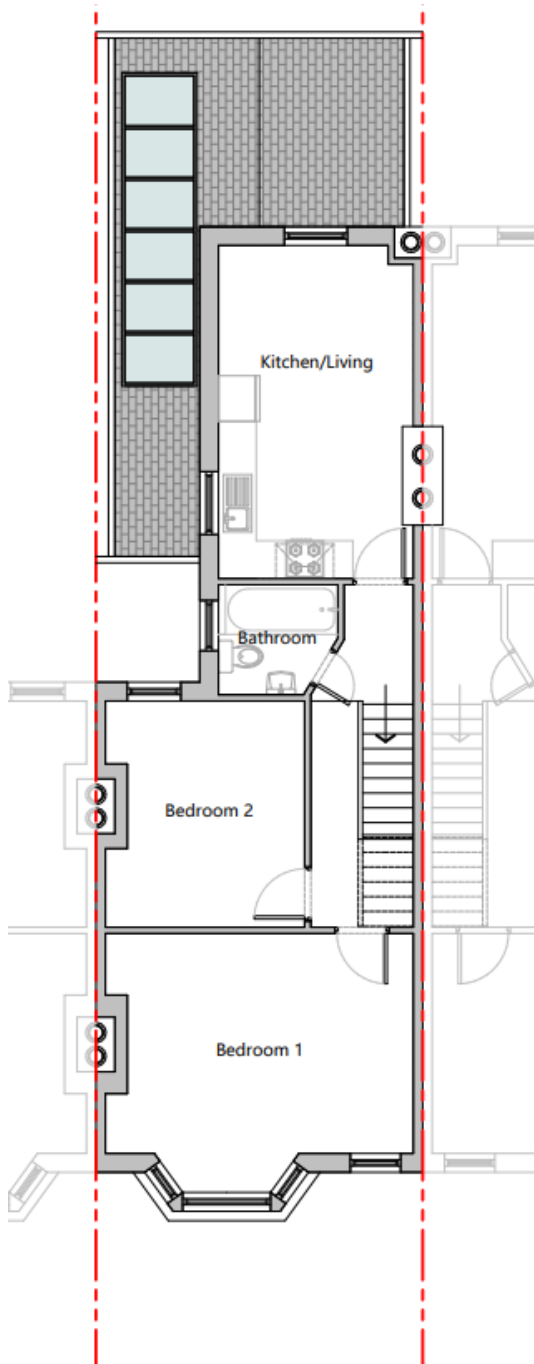
Proposed Ground Floor Plan



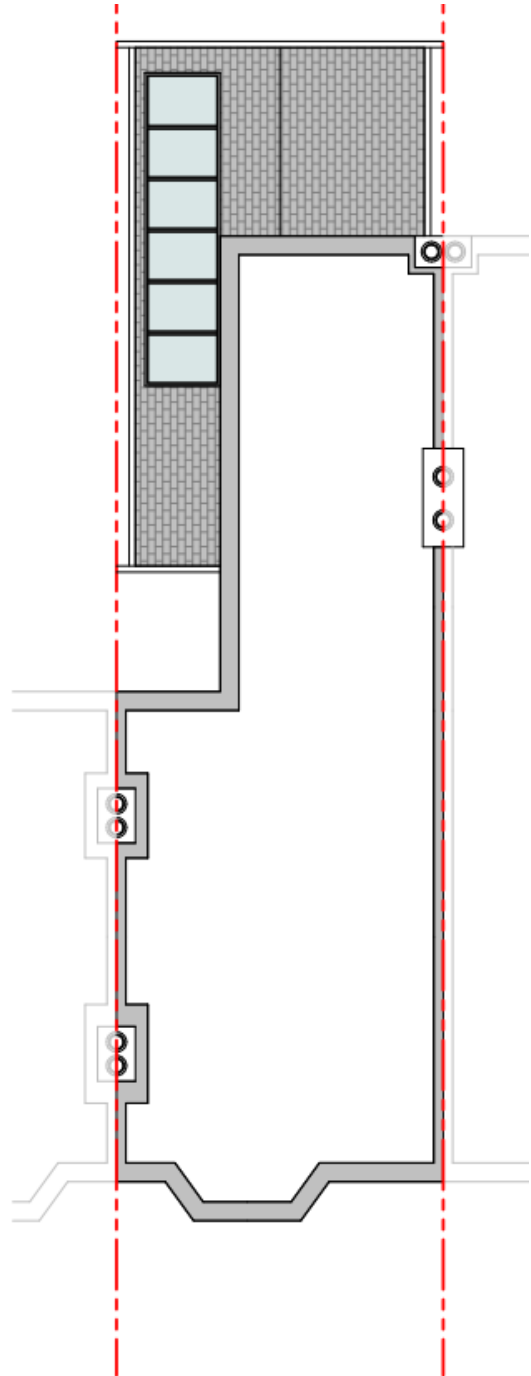
PROPOSED GROUND FLOOR PLAN

05. LAYOUT PLAN

Proposed First Floor and Loft Plan



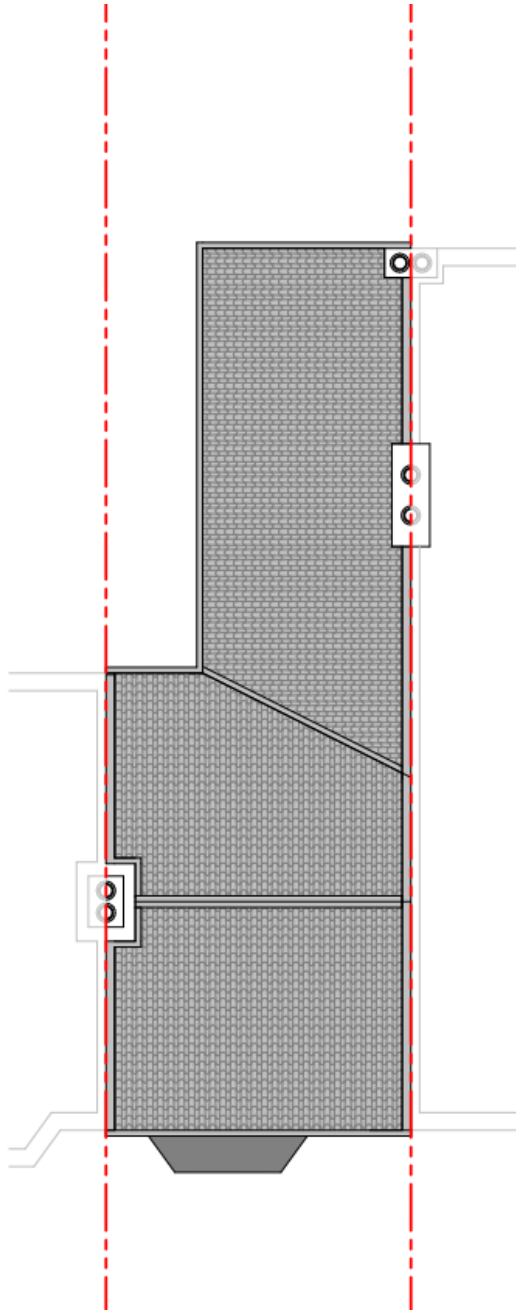
PROPOSED FIRST FLOOR PLAN
(no alteration)



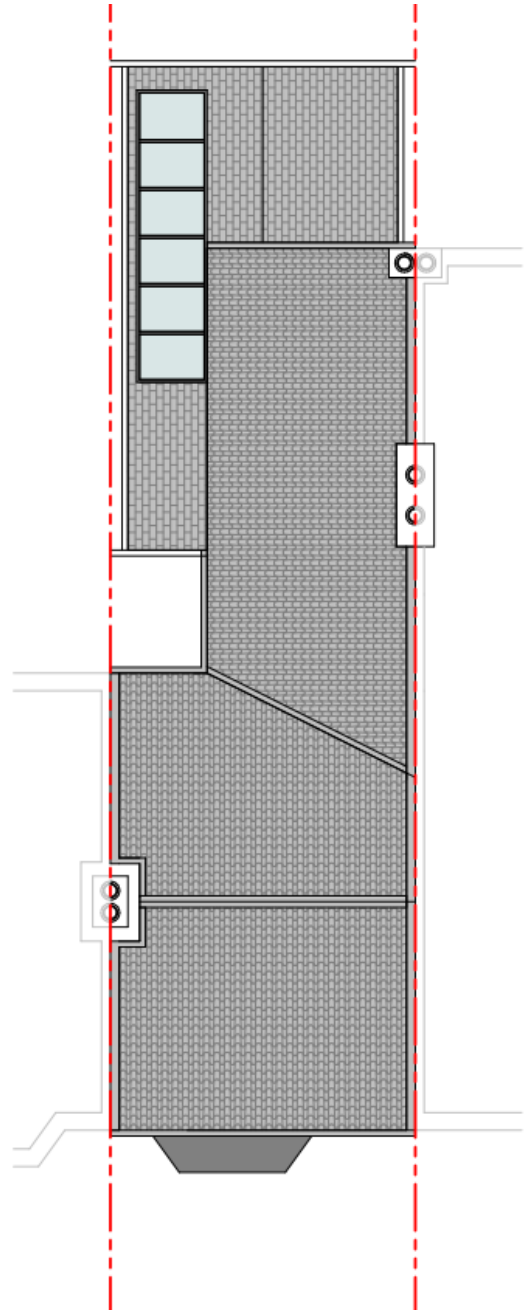
PROPOSED LOFT FLOOR PLAN
(no alteration)

05. LAYOUT PLAN

Existing and Proposed Roof Plan



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

05. LAYOUT PLAN

Existing Front and Rear Elevations



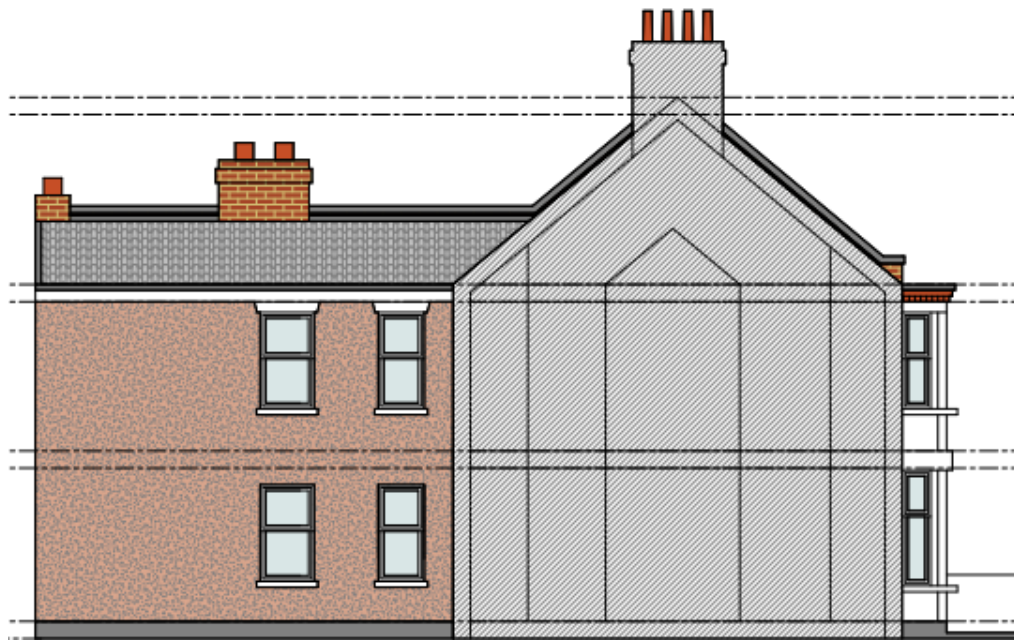
EXISTING FRONT ELEVATION



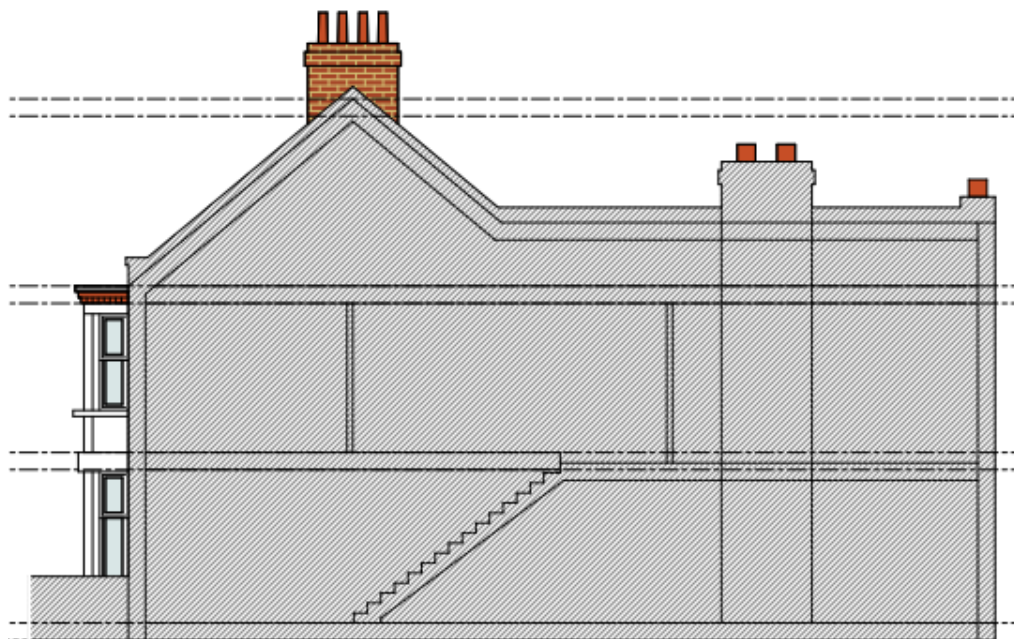
EXISTING REAR ELEVATION

05. LAYOUT PLAN

Existing Side Elevations



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

05. LAYOUT PLAN

Proposed Front and Rear Elevations



PROPOSED FRONT ELEVATION



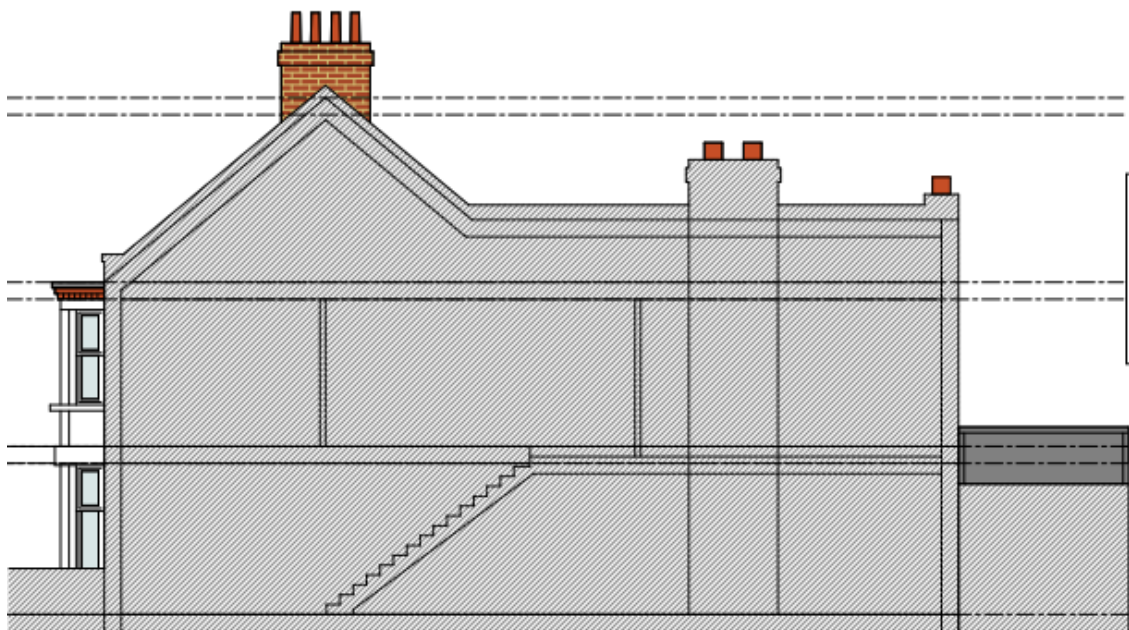
PROPOSED REAR ELEVATION

05. LAYOUT PLAN

Proposed Side Elevations



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

06. CONCLUSION

The proposal provides an opportunity to deliver an additional residential space as a wrap-around and rear extension. The proposal strives to maximize site potential through a suitable scaled extension with a design that complements the original property image.

With relatively similar applications along the site for extensions and providing for the comments from the express written advice during pre-application, it is concluded that the proposal in the application site is suitable for housing development and that will uplift the quality of the site and will improve consumer's quality living.

The proposal amendments are considered to be acceptable having regard to the permitted scheme, relevant planning policies, recommendations and council design guides. The single storey wrap-around extension imposes no adverse impact on the street scene or amenity of neighbouring properties.