

125 Redbridge Lane East
Ilford, Essex
IG4 5DB

Mob: 07888836710

Building Services
6th Floor
River Park House
London N22 8HQ

Date: 12/06/2021

DESIGN AND ACCESS STATEMENT

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990

Re: 189-191 Broad Lane, Tottenham N15 4QT

I hereby submit a Planning Application for 2 Storey side extension with loft conversion matching the existing residential units to provide 4 self-contained flats with external amenity space, secure cycle parking, refuse storage and security gate at 189-191 Broad Lane, London N15 4QT.

I enclose 3 copies of the application forms together with Certificate A, 3 copies of the drawings numbers 189-191-BLT – (A100 TO A108) & (A201 TO A203), including Block/Site Plan 1:1250, 1:500, 3 copies of the site plan outlining the site in red.

This proposal is an amendment of the last refusal application No. HGY/ 2021/2070, taking into account all the reasons for refusal.



East Elevation from Broad Lane

1.0 Description & site Analysis

1.1 The following statement provides our analysis with regard to the design and access issues relating to the proposed extension to the property' address sited above. This statement has been produced in accordance with the requirements of Section 62 and Section 327A of the 'Town and Country Planning Act' 1990 as inserted by Section 42 of the 'Planning and Compulsory Purchase Act' 2004, and Article 4C of the 'Town and Country Planning (General Development Procedure) Order' 1995 (as amended). The statement sets out an assessment of the development based on the criteria included within the non-statutory guidance provided by CABE.

1.2 The site is located on the western side of Broad Lane at the corner of Antill Road. It is part of the gyratory road system.

1.3 the surrounding area are of mixed use of commercial and residential area and opposite the site there is a 4-storey block of modern flats. Also, it is opposite the Tottenham Hale retail Park. Next to the properties from both sides are Victorian terrace 2-3 storey houses.

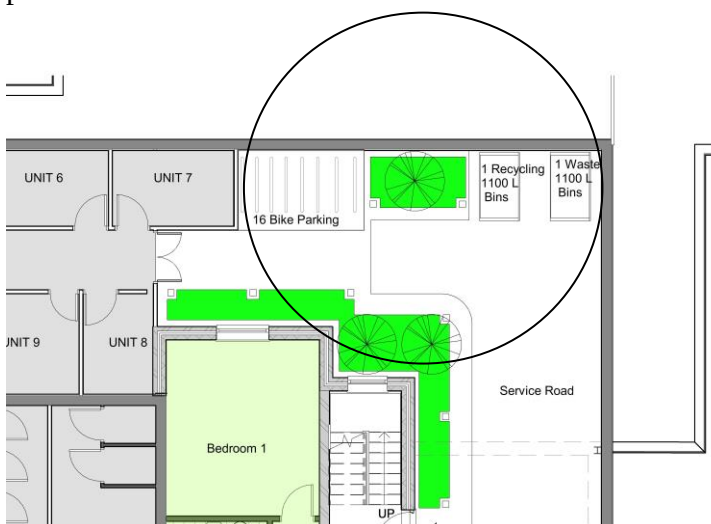


1.4 The existing building is a three storeys mixed use of commercial and residential has the same style as the surrounding area and the flats on the upper floor has been planning permission no. HGY/2013/1207.

1.5 Policy DM32 of the development management DPD, indicated that proposals with limited or no parking would be acceptable, if PTAL is at least 4 and the site is within the CPZ.

1.6 The proposal site benefits from good access to public transport and within Controlled Parking Zone. As such, it would be possible to propose a car free development. It has a PTAL of 6a.

1.7 the London Plan 2017 states 1.5 space for 1 bedroom flat and 2 spaces for all other dwelling, that's mean we need 7 spaces for the new flats and 9 for the existing, the total of 16 cycle has been provided on site the need is 16.



Propose cycle Parking Location and Waste disposal area

2.0 Use

2.1 The proposed is to add to the existing A1 and C3 with a 2 storey side rear extension to construct 1x2 bedroom flat and 3x1 bedroom flat.

2.2 The property is not in restricted conversion area.

2.3 The further criteria outlined in Supplementary Planning Guidance (SPG) is taking into account.

3.0 Amount:-

3.1 The Proposal GIA is 208.85 m² by erecting 2 storey extension and loft level as the following :-

UNIT NO.	Level	BEDROOM/PEOPLE	GIA(m2)	Minimum GIA (m2) As Standard 2017	Notes
1	GF	2B 3P	65.25	61	
2	1 ST F	1B 2P	54.18	50	
3	1 ST F	1B 1P	37.06	37	Studio Flat
4	2 ND F	1B 2P	52.36	50	
Total			208.85		

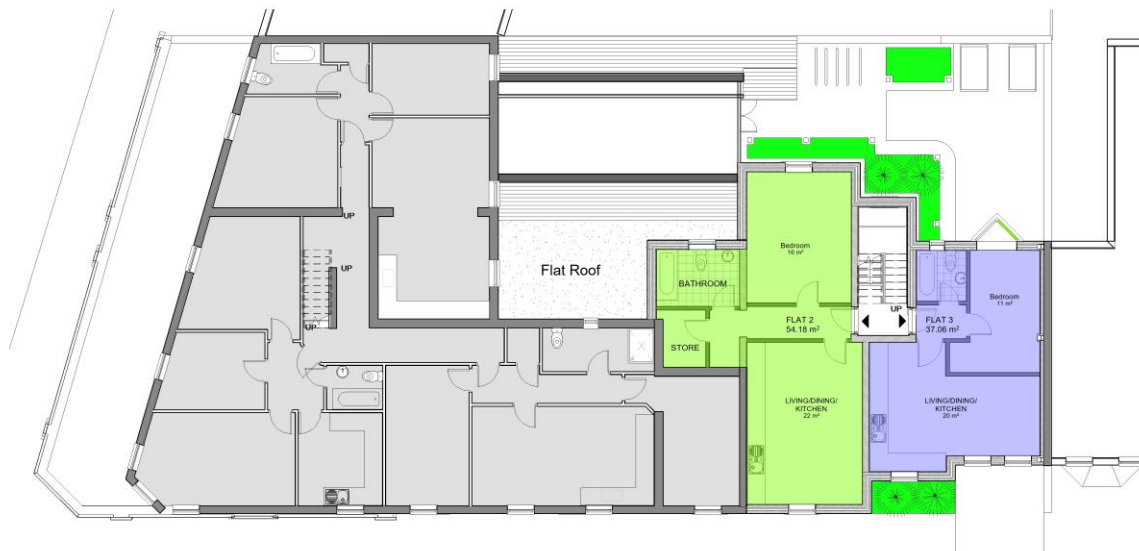
3.2 The development will have New 3 Self-contained Flats +1 Studio flat.

3.3 The existing commercial tenants will remain in their existing units, Unit 11 will be slightly reduced of size.

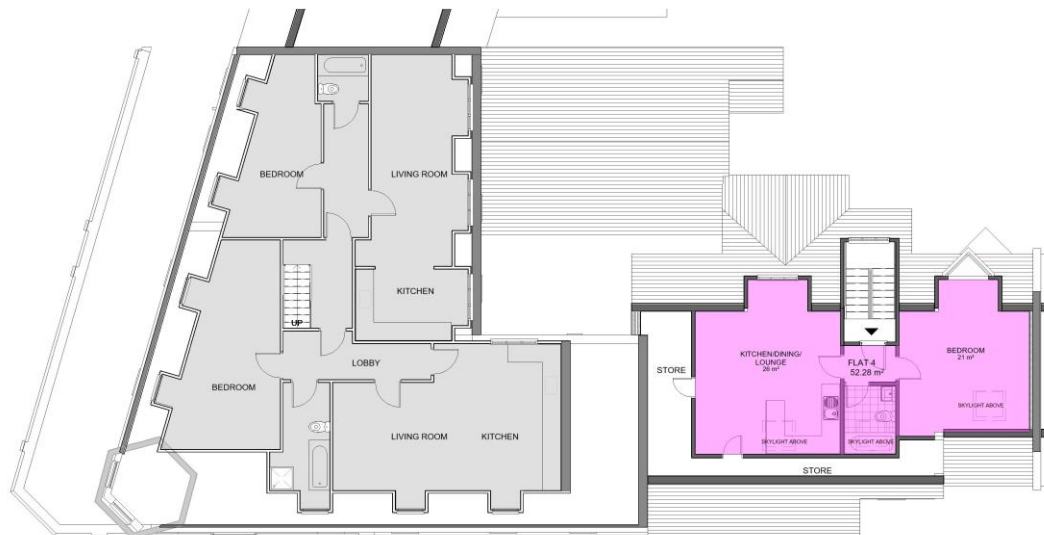
3.4 There will be no loss of commercial space to the existing tenants.



Proposed Ground floor Plan



Proposed First Floor Plan



Proposed Second floor Plan

4.0 Layout: -

4.1 The access to the development would be from Antill Road with secure gate and pedestrians' entrance and allowing for waste /recycling collection.

The Layout will enhance the surrounding area and will add a green area to the site, the area which was used as storages will be replaced with communal green areas to contribute to the distinctive character and amenity of the surrounding area.

4.2 The other change would be to add a 7 cycle parking to the residents.

4.3 the addition has been stepped inwards to eventually line up the entrance with the adjoining terrace along Antill Road. Soft Landscaping added to the front to enhance the entrance appearance.



Proposed Antill Road Elevation

5.0 Scale: -

5.1 No major structure work to the development, the demolition would be for the rear units only.

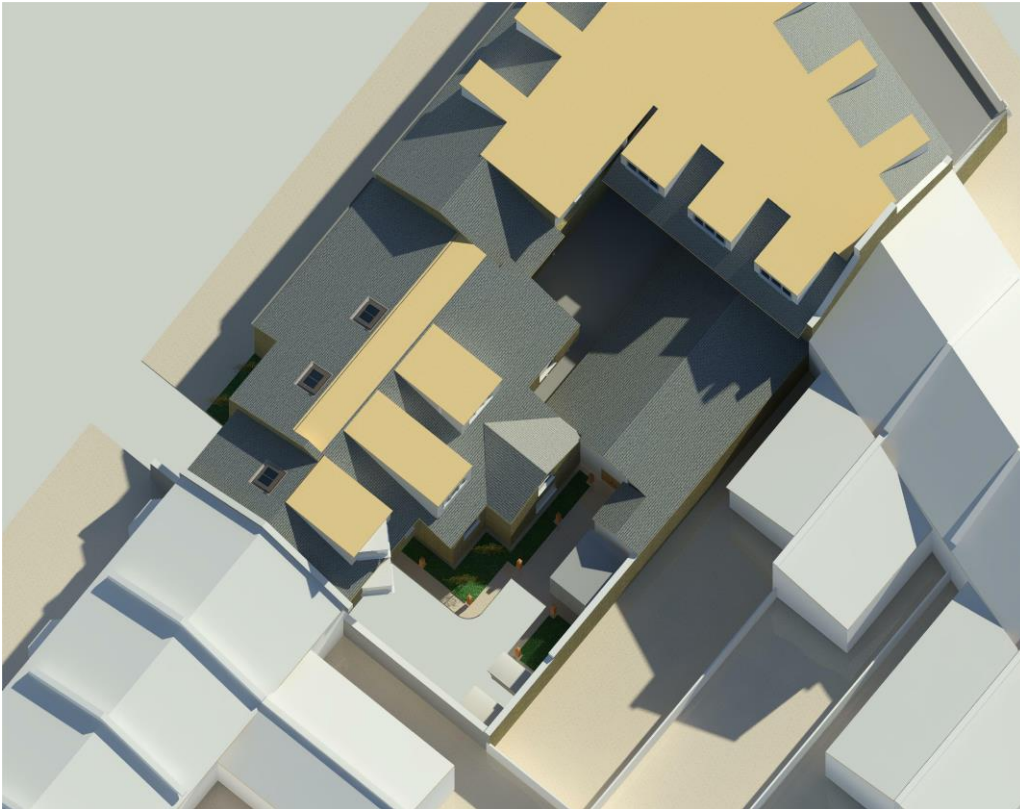
5.2 The height of the new buildings will not exceed the height of the ridge.

5.3 There will be no changes to the East facade.

6.0 Landscaping: -

6.1 The existing hedge will be retained to protect our privacy.

6.2 A new planting and trees to be added to the site as shown on the drawings, also some seating areas for the resident.



Landscaping

6.3 New 2 bins & 7 cycle space will be added to the rear and will be easy accesses from Antill Road, It will be as 1 x 1100L refuse bin + 1 x 1100L recycle bin.



Internal Elevation

2 Bins 16 Cycling park

7.0 Appearance:-

7.1 All material to be used has to match the existing as much as possible, and the windows to have the same profile as the existing.

7.2 The boundary fence will be retained to protect privacy for us and the neighbouring properties.



North East view

8.0 Access: -

8.1 There is a bus stop immediately outside the premises on Broad Lane.

It is a 1minute walk to Tottenham Hale underground station (Victoria Line), and has good links into the West End and City.

8.2 Disable access to the front entrance via the ramp.

8.3 Shops opposite to Broad Lane are easily accessible.

Please find enclosed the proposed plans as above. Do not hesitate to contact me if you need more information.

Best Regards

YOM ARCH Ltd
