

DESIGN & ACCESS, and HERITAGE STATEMENT

Land Adjacent to 70 TOTTENHAM LANE, LONDON N8 7EE



PROPOSAL:

**Replacement of Single Storey Side Garage with a New Build
Two Storey (Plus Loft) Mid-Terrace Infill Town House.**

1.0 The Site

The site is a side single-storey garage linked to the host end-of-terrace house, which has been historically converted into flats. The site lies on the northern side of the road. To its left is a new terrace of two-storeys in height.

The house to the left does appear significantly higher, which is due to the rising gradient of Tottenham Lane increasing from east to west.

The site itself is of a wedged shape with the front being widest with the garage doors, and narrowing towards the rear, with a small open yard, which is fenced off from the adjacent gardens.

2.0 The Location

The site is located in a primarily residential area, close to many public amenities, schools, shops and public transportation all within walking range.

Tottenham Lane has a variety of terraced houses, many which have been converted into flats. Priory Park (Public open park and playground) is 500m away (11 minutes walk).

3.0 The Proposal

The proposal is to demolish the existing single storey garage, and erect a 2 storey infill development with a pitched roof and rear dormer to form a 3 storey 2 Bedroom townhouse.

The entry level ground floor will be an open plan Lounge (20sqm) in the wider front area, with a kitchen (7sqm) in the tapered rear element of the unit. There is a small open courtyard of 2.2sqm to the rear leading of the kitchen.

The first floor has an open landing in the centre, with the shared family shower room (4.7sqm) to the rear and a double bedroom (14 sqm) to the front, with adequate storage space.

The 2nd floor (loft level) will accommodate a further double bedroom (12.2 sqm) and an open top roof terrace of 5.1 sqm, which will have 1.1m high frosted balustrade screening to provide privacy.

The proposed townhouse will be 81m² which exceeds the London Plan minimum housing standard of 79m² and incorporate within the rooms adequate storage space.

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4.0 Landscaping

The front forecourt will accommodate 1-car parking space with an electric charging point, a secure cycle storage unit for 2 bikes.

5.0 Refuse & Recycling

2-wheelie bins one being general waste and the 2nd for Recycling will be located on the front forecourt in a timber enclosure to screen and provide a more sympathetic forecourt.

6.0 Transportation & Cycle Parking

The site has a PTAL Rating of 4, and also has the benefit of a single off-street parking space, and an Electric Charging Point will be installed.

A Secure cycle storage facility will be provided to the front forecourt to accommodate 2-bikes on the forecourt.

7.0 Appearance

The design of the front elevation has been adopted from the traditional Victorian bay properties flanking the site, using a brick to match with the host dwelling, but with a modern twist to the vertical brick bonding pattern between the lower and upper window panel.

The windows will be double glazed, white powder coated forming large format picture frame windows, and long Velux skylights at roof level.

The roof will be finished in matching slate tiles to the host dwelling, 70 Tottenham Lane to ensure the appearance is consistent with the surrounding properties.

8.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.