

PLANNING, DESIGN AND ACCESS STATEMENT

Loft Conversion and other alteration
93 Broad Lane
N15 4DW
Tottenham



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1. INTRODUCTION

1.1 Access Statement: Document

This design and access statement has been prepared in support of Full planning application for a loft conversion works at 93 Broad Lane, Tottenham , N15 4DW

The planning, design and access statement will demonstrate that:

1. The proposal will not negatively impact the neighbouring amenity, the amenity of the main house, and would constitute high quality design.
2. The proposal would respect the general townscape and prevailing height and scale of buildings in the area.
3. The proposal is following the pattern which is already set in Broad Lane and the neighbouring areas, ex. 101 Broad Lane.

The property is not in a conservation zone or a listed building.

In determining the scheme, the following plans and drawings should be considered:

- | | |
|---|------------|
| • Block plan | 1:500 @A3 |
| • Site plan | 1:1250@ A3 |
| • Combined Drawings - Plans, Elevations, Sections | 1:100 @ A3 |

The Statement should be read in conjunction with the drawings package , which forms part of the application.

2. Site Analysis

2.1 Site Location

The application site is located on 93 Broad Lane, LONDON N15 4DW which runs roughly East-West in direction, and it is a mixed use property. Broad Lane is located in the centre of the local shops with highly accessible with public transport.

The buildings along the Broad Lane are typically Within this section of Broad Lane all properties are of similar Victorian architectural characteristic, and are terraced buildings with shops on the ground floor with two floors above.

The shop fronts are all of different in shapes. The rear parts of the most of the shops converted into residential units. The immediately surrounding area is of mixed use and. There is also a small park within a few minutes of walking distance of the site.



Aerial Site view

2.2 Site Pictures



Front View



Birds Eye View

2.3 Accessibility

The site is situated on the Broad Lane with highly accessible with public transport. The nearest station is Seven Sisters for journeys into central London and the West End also to the north of England.

Also, it is within a walking distance to Tottenham Rail Station serves travels to Stanstead Airport and Liverpool station.

Access

The existing access will be retained.

3. PROPOSAL

3.1 Description of the Proposal

- Loft Conversion, two front roof light and other alterations.

The Proposal is to convert and extent the loft at the rear of the building, that extends over the entire width of the back, two front roof lights and comprising some internal alterations, that will provides bedroom with a bathroom.

The proposed rear roof extension is designed with careful consideration to ensure that it does not negatively affect the character of the street. All elements of the proposed scheme re-pond positively to the surrounding and the street, and sit comfortably in terms of visual appearance and massing.

The following scheme drawings illustrates the new arrangement of the space, in respect with the proposed additional loft space. According to the Housing Standards Minor Alterations to the London Plan, all new dwellings are subject to minimum space standards depending on design layouts proposed. Here are the designs as follows:

3.2 Design and Appearance

The scale of the erection of the additional floor is as follows:

- The proposal consist of an additional bedroom space and a bathroom at the loft floor.
- The conversion of the loft space repeats the rhythm in height of the existing floors and the surrounding buildings.
- The new addition does not have an adverse impact on the amenity of the area or the neighbours, and no ill-effects in terms of security, overshadowing, or access to rest of buildings.
- The proportion of the proposed extra floor harmonises with the scale of the built fabric, and the fenestration is aligned with the existing windows.
- The proposed rear roof extension is similar in design and scale to the existing rear roof extensions at some of the neighbouring properties

The proposals maintain amenity, harmony, materials, and details. Most importantly, it aim to minimise the ill effect on the existing street's architectural character by the following actions:

- As the buildings in the street are characterised by stock brick finish façades, the materials proposed are carefully selected and proven to marry in with the existing building and With in the surrounding scene to give a high quality finish and aesthetic.
- The new addition do not have an impact on the amenity of the area or the neighbours. There are no ill-effects in terms of security, overshadowing, or access to the rest of the existing buildings.

The design and detailing of the proposed extensions are to be carried out in a sympathetic manner to reflect the detailing of the existing building incorporating high quality materials and workmanship.

[Further dimensions can be found in the drawing package]

4. MATERIAL

4.1 Existing and Proposed materials

The proposal maintains materials and finishes as the existing ones for the exterior walls facing the side and the rear elevation.

The materials chosen aim to reflect the surrounding building's material so the new extension will be coherent and consistent with the street's aesthetic characteristics. They are chosen and curated so that the visual impact of the new additions are at a minimum.

The design of the loft conversion proposes one window, which will be exposed from the rare facade and will be made uPVC casement windows.

5. CONCLUSION

The design is of high quality and maintains the architecture style of the existing house. We believe that the proposed loft conversion is suitable in scale, mass and form in order to not detract from the existing building and surrounding area.

Furthermore, the proposed loft conversion will provide a better quality of life of its occupants.

The proposal will not "lead detrimental impacts on neighbouring" thanks to the conscious design and materials chosen to match the existing.

New window will not impact on nearby properties privacy, due to its position.

In addition, the area already has presence of several similar designed dwellings with a loft conversion.