

OCC, Building
A, 105 Eade
Road, London
N4 1TJ

Email: info@eadeplanning.com
Office: 020 8150 1820
Mobile: 07815 794 958

Design and Access Statement

For

The refurbishment of existing structure to form x1 2 bed flat for three
persons

Land at

36 Chalgrove Road, London, N17 0NS



By

Eade Planning Ltd

February 2023

Introduction

The site, a corner plot fronting Chalgrove Road and Manor Road is located within the London Borough of Haringey. The site has an area of approximately 300 sq. m. At present the site at ground floor level is occupied by a grocery store providing the sale of essential items to the local community. This part of the building is not part of the application.

Fronting Manor Road is a single storey mono-pitched structure currently used as storage and in a state of disrepair. The structure is setback from the boundary and provides a shared access to the occupants at first floor level. Changes made to this access are very minimal and in fact have been improved.

The proposal seeks the refurbishment of the entire structure to accommodate an additional 2 bed flat with insertion of rooflights. As pictured below the structure can be seen from streetview dated 2008.

The primary objectives of this statement are to demonstrate that the involved development is lawful and has progressed in accordance with the National and Local Policies, as well as the Local SPD from London Borough of Haringey.



Proposal

The intention of the planning application submitted is to enrich the local area by creating a 2 bed flat. The pitched structure is to be refurbished to its entirety to improve the local street scene as it is currently cluttered. The monopitched felt roof will be replaced with clay tiles to match the design of existing structures along the street.

While the larger portion will be renovated to high standards for daily living it is expected that the smaller section will be provided to the shop for storage purposes. The continuation of the monopitch along this storage is of good intention aiming to keep the street scene more orderly than it currently is.

It is considered the refurbishment of the structure would be beneficial to the street scene and the local area. The proposal is considered to be acceptable in terms of design.

Layout

The ground floor plan appeals to the more popular demand of open living spaces in the local area where traditional living and dining spaces are combined into one space. The foot print of the structure is unaltered and will not cause harm to the street scene. There will be no changes to the boundary treatment. The setback nature of the existing walls provides the occupants with a defensible area.

Effect on Amenity of Neighbours

The proposed development does not have an overbearing impact, or damage the character and appearance of the neighbours structure. It also does not compromise views. It is therefore believed the development will not have any adverse effects on the amenity and privacy of the neighbours.

Transport

Access to public transport would seem acceptable in terms of buses, which stop nearby resulting in a PTAL of 2. The property is also reasonably situated for the local amenities of the surrounding area.

Security

It is considered that the property is very secure. Access is provided by the front gated entrance with no further access points from the rear of the property. Access from the shared porch area serving the first floor flats above the shop will be sealed off from this property.

Appearance

The appearance of the proposed works will have a balanced and neutral impact on the existing street scene. The design is simple in its appearance and is a great improvement of the current dilapidated structure.

Landscaping:

No landscaping scheme is provided. The garden area is to be of paving slabs.

Scale

The proposed 2 bed unit fits well within the constraints of the plot.

As a result, the proposed construction is in scale and entirely in keeping causing no visual disruptions to the neighbours and no visual harm to the local architecture.

Conclusion

The proposal sits well within the existing context of the street and makes a contribution to the character and appearance to the local area. The proposal has no negative effect on their surroundings and complies with all requirements.

The applicant is keen to ensure that works are completed to high standards of construction, with regard to energy efficiency and sustainability the performance/durability of the building will also be improved.