



Design & Access Statement

for

76 Scotland Green, London N17 9TU

10th April 2023

Ref: 1078/das

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1.0. Background

This property originally had a planning permission HGY/2020/0958 which is due to run out on 27.05.2023 and the purpose of this application is to extend this application for further terms to allow the applicant to implement the works.

The property at 76 Scotland Green, London N17 9TU is a two storey, end of terraced building. The property is currently used as a single family dwelling.



76 Scotland Green, London N17 9TU

The property is in the south consists of 2-storey Victorian terrace houses and to the North is Hartington Park. The surrounding area is predominantly residential.

REVELANT PLANNING LEGISLATION

National Planning Policy Framework
London Plan

3.14 Existing Housing
7.1 Building London's Neighbourhoods and Communities
7.4 Local character
7.6 Architecture

Haringey Local Plan
SP0 Presumption in favour of sustainable development
SP11 Design

Unitary Development Plan 2006
UD3 General Principles

Supplementary Planning Guidance
SPG1a Design Guidance
Housing SPD
House Extensions in South Tottenham SPD draft 2013

Appearance

Policies 7.4 and 7.6 of the London Plan and Policy UD3 of the Haringey UDP require development proposals be of high design quality, complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

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Two Storey Side Extension

The proposed side extension is to scale that is comparable to the existing property therefore the proposal will be in keeping with the pattern of development. The proposal is therefore in compliance with Policy UD3 of the Unitary Development Plan 2006 and Policy SP11 of the Haringey Local Plan.

Amenity

London Plan Policy 7.6 'Architecture' and Saved UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development. Saved UDP Policy ENV6 requires developments to minimise harm from noise pollution.

2.0. Design

The proposal is for a two storey side extension.

The brickwork to the extension will be to match existing.

The roof tiles will be plain tiles to match existing.

The new windows will be new uPVC plastic windows.

Policy SP11 Design of the Haringey Local Plan March 2013 seeks to ensure that new development respect and not undermine the form, structure and urban grain of a locality.

The proposed new extension is to be set back from the boundary wall provide side access.

3.0. Access

The building fronts west access and provisions are as existing from Scotland Green.

4.0. Use

The property will be kept as a single family dwelling to provide additional living space for large families.

5.0. Layout

The entire property will be refurbished and it is likely that there will be some internal changes to the layout of the property.

6.0. Scale

The side extension will be 2350mm wide by 9775mm deep. The roof height will be parallel to the existing roof.

7.0. Landscaping

The existing landscaping will be improved to provide better landscaping.

8.0. Appearance

The proposed development has been carefully considered to avoid any major changes to the property. The front elevation of the property will blend in with the existing property and rest of the road.