



Design and Access Statement

173 Park Road N8 8JJ

Submit to Haringey Council for detail
panning approval

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Design and Access Statement:

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1. Local Area



Location Map

The application site is 173 Park Road N8 8JJ West from train station Hornsey and 20 minutes walks from this station. The existing house is typical of dwellings within two storey semi detached house domestic property constructed of brick and painted, with a tiled pitch roof. As with many properties within the area the dwelling benefits from front / rear garden with parking to the front.

2. Site Photos



Front view



Rear view

3. Site Analysis



Site Location plan

The applicant site is located at roughly at the intersection of Park Rd and Park Ave streets, 173 Park Road N8 8JJ. The property not is it located within a Conservation Area and The property is it located within a flood risk area.

4. Design Principle and Proposal.

The proposal is the single storey rear conservatory roof demolition, replace it with a flat roof, and create an open space between the kitchen, dining room and the living room. to enhance its use as a family home. Details as below:

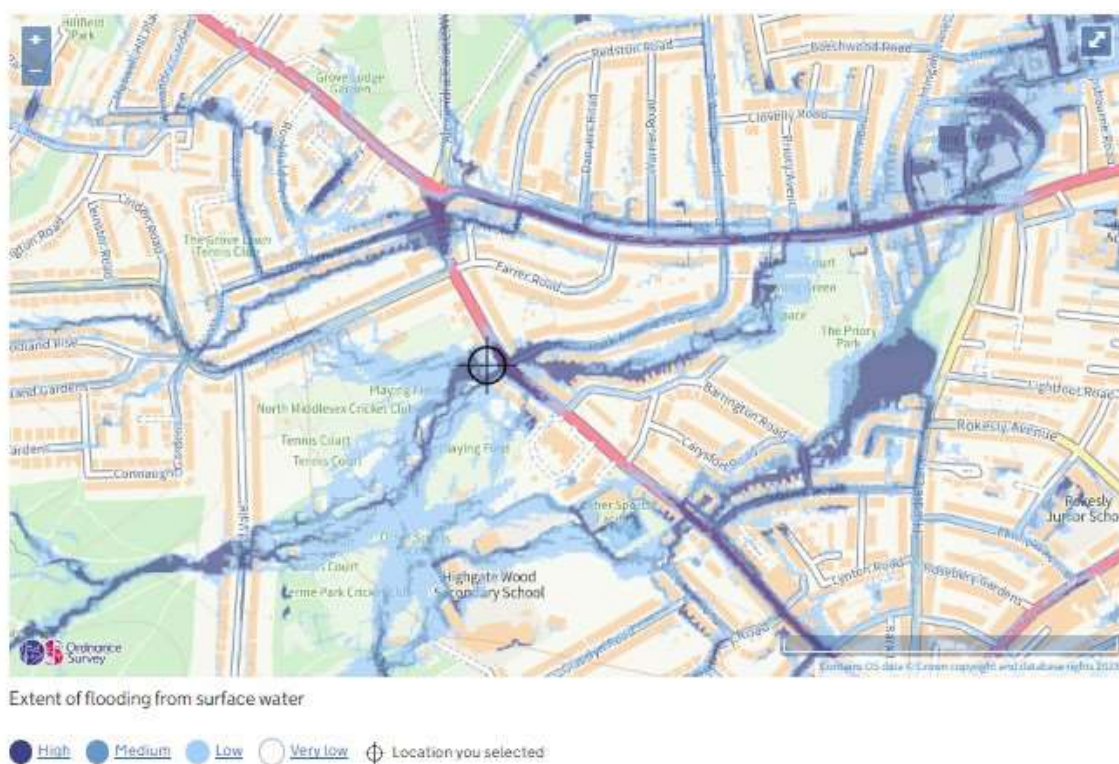
- Rear extension same depth as current conservatory, Existing extension side walls are solid walls so they can be used for new extension
- Remove the glass roof
- Make open plan
- Build utility room
- New subfloor in extension, existing kitchen and dining
- Flat roof with GRP
- Demolish internal load bearing walls, existing kitchen, floor
- Flat rooflight on upstand 1m x 2m
- Bifold door approx 5m wide
- Existing balcony glass rail may need removing and reinstalling (subject to site checks)
- The proposed extension will have no impact on the neighbouring amenity.

5. Flood risk summary.

High-risk Surface water

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

High risk means that this area has a chance of flooding of greater than 3.3% **each year**.



Very low risk Rivers and the sea

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This service takes into account any flood defenses.

Flooding from reservoirs is unlikely in this area

Flooding from groundwater is unlikely in this area

6. Access

The proposal has been designed to ensure that all users have equal access to local buildings and the public transport system via means of doors from the ground floor. The proposals have been designed to confirm to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the proposals.

The proposals have been designed to confirm to part M of the building regulations.