



**Design and Access statement for the proposed works to the rear of 10A
The Broadway, Wood Green, N22 6DS
For the proposal for a first floor rear extension**

Jamie Sleep
Architectural design

Sleep Design Studio Ltd
60 St Martin's Lane
WC2N 4JS

www.sleep-design.co.uk

Sleep Design Studio

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1.0 Introduction

1.1 The purpose of this document

This document is to support the application for a first-floor rear extension at the back of 10A, The Broadway, Wood Green, also know as the land to the rear of the Crystal restaurant.

1.2 Corresponding reports and drawings

This statement should be read in conjunction with the following drawings:

- 154-101-Plans as existing
- 154-102-Rear elevation as existing
- 154-103-Side elevation as existing
- 154-301-Plan elevation as proposed
- 154-302-Rear elevation as proposed
- 154-303-Side elevation as proposed

2.0 Context and background

This chapter will introduce the site and investigate the constraints and opportunities that developing it provides.

2.1 The site

The site has already been the subject of a successful planning application, reference number HGY/2020/2962 and validated in November 2020. That application was for a first and second floor extension to the rear of the existing property to provide more residential units. These building works have been carried out and now this application is to extend the unit on the rear of the first floor to provide an extra bedroom to what is currently a one-bed flat.

2.2 Access and local facilities

The site is accessed from the rear of the Broadway, a main shopping highstreet in Wood Green. This site is therefore very well placed to all the amenities in the local area, and is well situated in close proximity to Wood Green tube station which provides access to the rest of London.

3.0 Design

3.1 Scale and massing

The design has been considered in terms of its relationship with other buildings. The proposed extension matches the footprint of what has been previously built and does not create any overshadowing issues to the neighbours.

The proposed works will add an extra bedroom to what is currently a one-bed residential unit. There is a need for extra housing, particularly towards more units with multiple bedrooms, so this proposal is in line with this council's policies.

3.2 Overlooking

The proposed window to the rear elevation does not look over any residential properties so there are no issues with overlooking.

3.3 Materials

The materials proposed in this application have been chosen to match exactly the materials in the previous application which have been carried out on site. This primarily consists of white render on the external walls and a grey UPVC triple glazed window on the rear elevation.

3.4 Amenity

3.4.1 Communal areas

As part of this application, there will be no alteration to the existing communal areas as the current flat roof on the first floor is not accessible as it has a metal fence around it.

3.4.2 Boundary conditions

The boundary will not change from what is currently there. In the party wall to the South, no works with heavy machinery will take place within the shared boundary wall.

3.4.3 Car parking and cycle storage

The site has no on-site car parking spaces and the bike storage was included in the previous application. It is planned to keep this as it is.

3.4.4 Refuse

Likewise with the above, substantial provisions for refuse storage were made as part of the previous planning application which plan on being retained for this application.

4.0 Access statement

- 4.1** As part of the proposed works, there will be no proposed change or alterations to how the residential units are accessed