

**PROPERTY REAR OF 38 BROADWATER ROAD N17 6ES
(A.K.A. 33 LINLEY ROAD N17 6EX)**

DESIGN AND ACCESS STATEMENT

PROPERTY

The property is a converted garage built around the 1920's. It is a fully detached single storey building with a front garden / yard and entrance via Linley road. It was converted as a two bedroom dwelling and received a certificate of lawful usage as a live / work unit in 2022. The current flat roof is structurally unsound and needs to be replaced.

PROPOSAL

To redevelop the property as an eco-house with emphasis on **clean-green sustainable design** (solar panels on the south facing side of a pitched roof, air source heat pump, skylights for passive heating and ventilation, highest modern standards of insulation throughout.) The house will serve as an example of owner-led ecological and energy efficient compact housing while helping to clean up a side street of mostly abandoned garages and create a desirable and deterring presence to a corner rife with fly tipped litter, petty crime and anti social behavior.

LAYOUT

The pitched roof will allow to fit 10 pure black solar panels and 2 skylights on its south side. It has been carefully considered to add a minimum height extension while allowing the desired and required ability to generate clean solar power from the south facing inclination. The resulting roof size will be considerably smaller than previous planning applications. The floor plan will remain similar to the original plan and will maximize the available floor area adding a mezzanine and storage. The overall structure will be revised where needed in keeping with building regulations.

APPEARANCE

The outer street facing wall will be reinstated in brick and leveled off, and the pitched roof tiled with slate similar to other properties in the area. The remaining portions of flat roof will be turned into a living roof. The overall appearance and functionality will be discreet, neat and tidy, bringing improvement, cleanliness and desirability to the immediate environment while retaining a desired and consistent level of privacy.

ACCESS

The access will remain as is using the garden gate on Linley Road (registered on google maps as 33 Linley road N17 6EX.) As per Haringey council's requirements the address can be registered once it has building regulations approval.

Photos of site as existing.



Rendering of proposed alterations

