



48 Thorold Road, N22 8YE

Design & Access Statement

April - 2023

Project details

**Client property address:**

48 Thorold Road
Wood Green
London
N22 8YE

Resi address:

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London Borough of Lambeth

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Introduction & context

Description of proposed works

Proposed ground floor rear extension, loft rear dormer, floor plan redesign and all associated works at 48 Thorold Rd, N22 8YE

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 48 Thorold Road, Wood Green, London, N22 8YE.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The following report has been prepared as part of the submission for Householder Planning and Demolition in a Conservation Area Permission to London Borough of Haringey. The house is in Bowes Park Conservation Area.

The local area is of a predominantly residential nature and the immediate area consists of relatively unspoiled, attractive Victorian and Edwardian housing. Bowes Park is situated on the borders of Wood Green, Palmers Green and Bounds Green in London. It is a small community centred on Myddleton Road, which houses a number of shops. There are a number of properties on the adjacent streets constructed at the same time which have ground floor rear extensions.

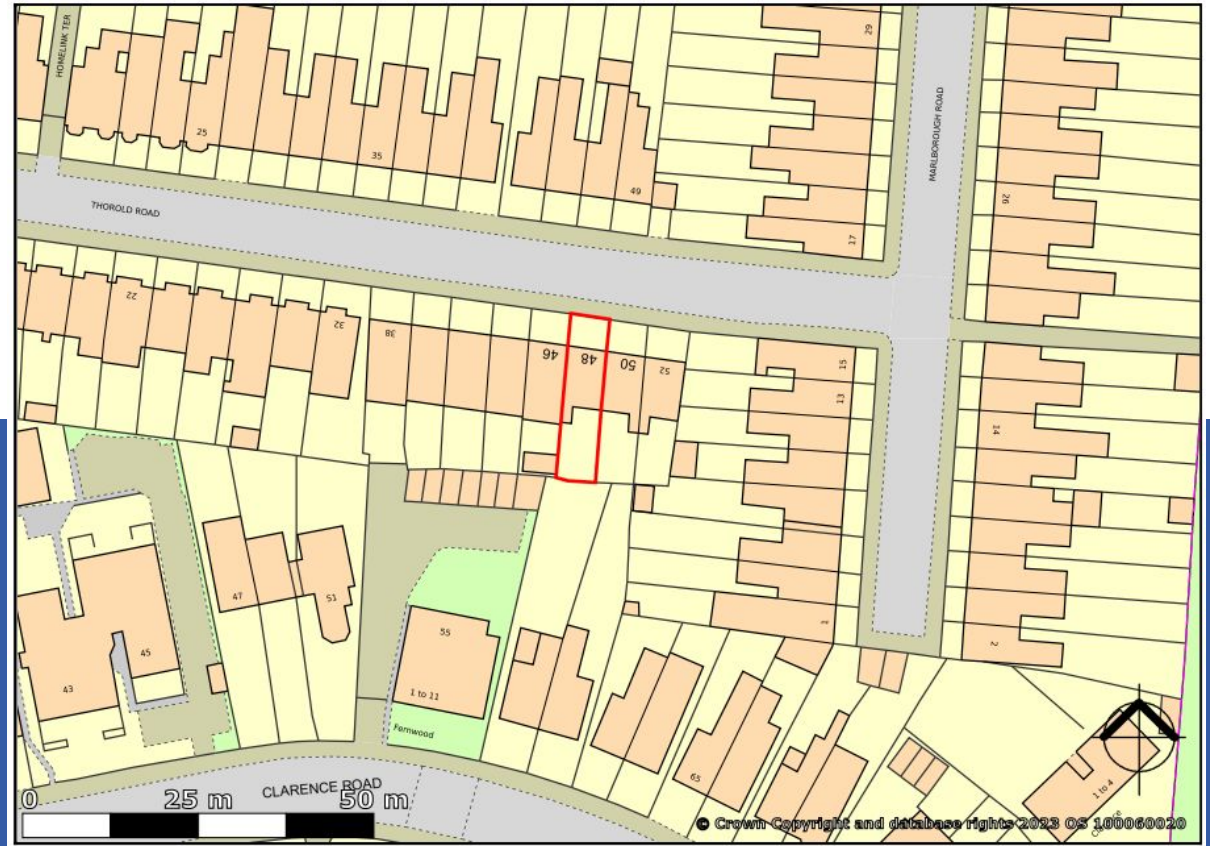
The proposal consists of extending an existing terraced property. The impact of the proposal on green and open spaces as well as on the environment will be minimal. There will be no loss of open space and no detrimental impact on nature conservation and biodiversity.

The proposal is for a small scale rear extension matching the neighbouring property extension depth and therefore will not have impact nor will be affected by the risk of flooding. The proposal takes into account the capacity of the water and sewerage infrastructure. No new connections are proposed. The proposed rear extension would connect to the existing water and drainage system and would not alter it in any way. All proposed materials are traditional: brick, timber, glass, lead, slates, that can be easily repaired by specialised trades.

The proposed addition would be well insulated and constructed of modern materials, with openable windows that allow for natural ventilation and cooling of the building. All building works would be compliant with current Building Regulations, inspected and certified by a Building Control authority.

Site analysis

2.1 Site location plan



Site analysis

2.2 Site View



Site analysis

2.3 Existing photographs



Front view



Rear view

Site analysis

2.4 Existing plans

The ground floor plan is spacious but lacks a modern layout that is more suitable for a growing, modern family.



Ground Floor Plan

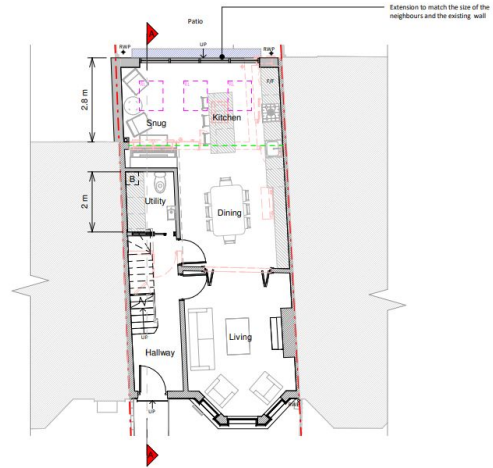


First Floor Plan

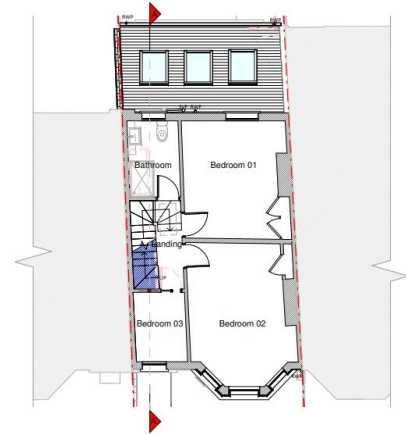
Site analysis

2.5 Proposed plans

The proposed works have been designed in order to improve the dwellings spatial layout.



Ground Floor Plan



First Floor Plan

General arrangement drawings

3.1 Plans, notes & considerations

Plans

The proposal involves a ground floor rear extension, loft rear dormer, floor plan redesign and all associated works at 48 Thorold Rd, N22 8YE

The proposal consists of extending an existing terraced property. The impact of the proposal on green and open spaces as well as on the environment will be minimal. There will be no loss of open space and no detrimental impact on nature conservation and biodiversity.

The area where the property is sited has a low probability of flooding. The proposal is for a small scale wrap around extension and therefore will not have impact nor will be affected by the risk of flooding. The proposal takes into account the capacity of the water and sewerage infrastructure. No new connections are proposed. The proposed extension would connect to the existing water and drainage system and would not alter it in any way.

All proposed materials are traditional: brick, timber, glass, lead, slates, that can be easily repaired by specialised trades.

Notes

The proposed alteration will improve the existing settings, providing the occupants with a higher quality of living.

The design has been carefully outlined to comply with all planning guidelines. All materials to be of a high quality and durable, so the ageing of the materials integrates with the existing building.

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.