

DESIGN AND ACCESS STATEMENT

4 South View Road, London, N8 7LT

To Accompany Planning Application for Planning Permission

This Design and Access Statement is intended to explain the addition of cycle storage, a garden shed and two rear Velux windows to 4 South View Road, London, N8 7LT. The Design Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Site, Listing and Conservation

4 South View Road is a terraced purpose built house built in the 1950's on a bomb site. It is in the Campsbourne Cottage Estate Conservation Area. However, 4 South View Road is not one of the original Cottages and it is not a Listed Building.

The Use

4 South View Road is a family home occupied by a single family and falls under class C3.

Scale and Access

The scale and access of the property will not be altered.

Landscaping, Materials

The property is part of a residential street with similar properties. The properties are set back from the road and have a front and rear garden. The massing and design of the garden shed and cycle storage are in line with other similar outbuildings in the area. They are small in size and built of traditional materials.(timber). The Velux windows proposed are at the rear and of conservation standards like others in the area.

The proposals will enable the residents of 4 South View road to increase their garden storage and have a secure storage in place for their bicycles. Which is encouraged in the London Plan. The Velux windows will add much needed light into the top floor of the property and help with ventilation.

Policy

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: London Plan 2021: Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design. Haringey Local Plan: SP11 Design; DMP 2017 DM1: Delivering High Quality Design and Policy DM12: Housing Design and Quality. And the "Campsbourne Cottage Estate policy statement".

We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents.

Similar Application to the one we propose:

HGY/2017/3305 - Certificate of lawfulness: roof addition and front roof lights x 2

Site photos:



Front Elevation Photo taken 06.06.2023



Area for cycle storage

Photo taken 06.06.2023



Rear Elevation Photo taken 06.06.2023



Area for garden shed

Photo taken 06.06.2023