

DESIGN, ACCESS AND PLANNING STATEMENT

PROJECT: PROPOSED MANSARD ROOF ADDITION OVER EXISTING FLAT ROOF

LOCATION: 6 HARDY PASSAGE, N22 5NZ

CLIENT: HERMITAGE PROPERTY GROUP

DATE: JULY 2023

Loren **Design Ltd,
ARCHITECTS**

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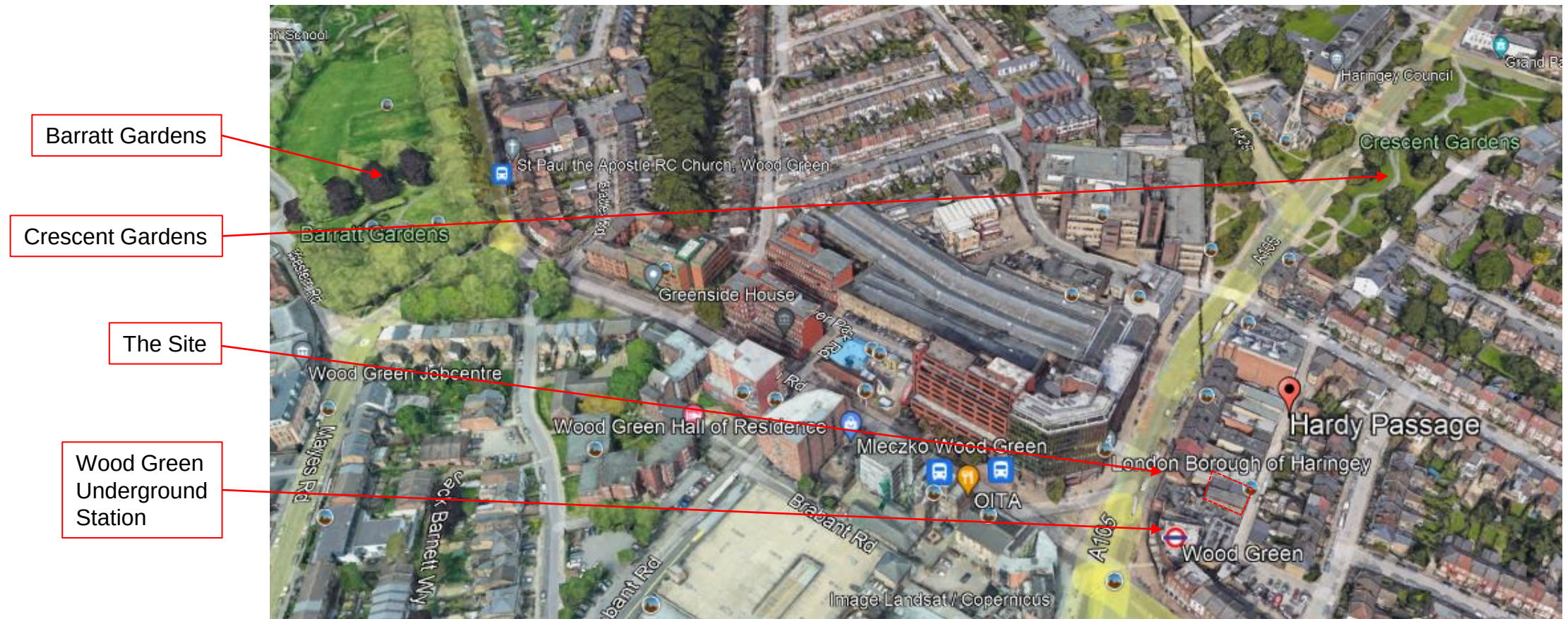
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1.00 Site Location

Hardy Passage is a narrow road running at the rear of the High Road, Wood Green, adjacent to the rear of the underground station. The rear of the station entrance area is taken up with plant and equipment serving the underground.



2.00 Aerial view and Transport

Wood Green Bus Garage Stop (C)
221,232,N91,W4

Wood Green Bus Stop (D)
121,144,221,232,392,W4

Wood Green Station (B)
River Park Road
184,W3

Wood Green Station (A)
River Park Road
184,W3

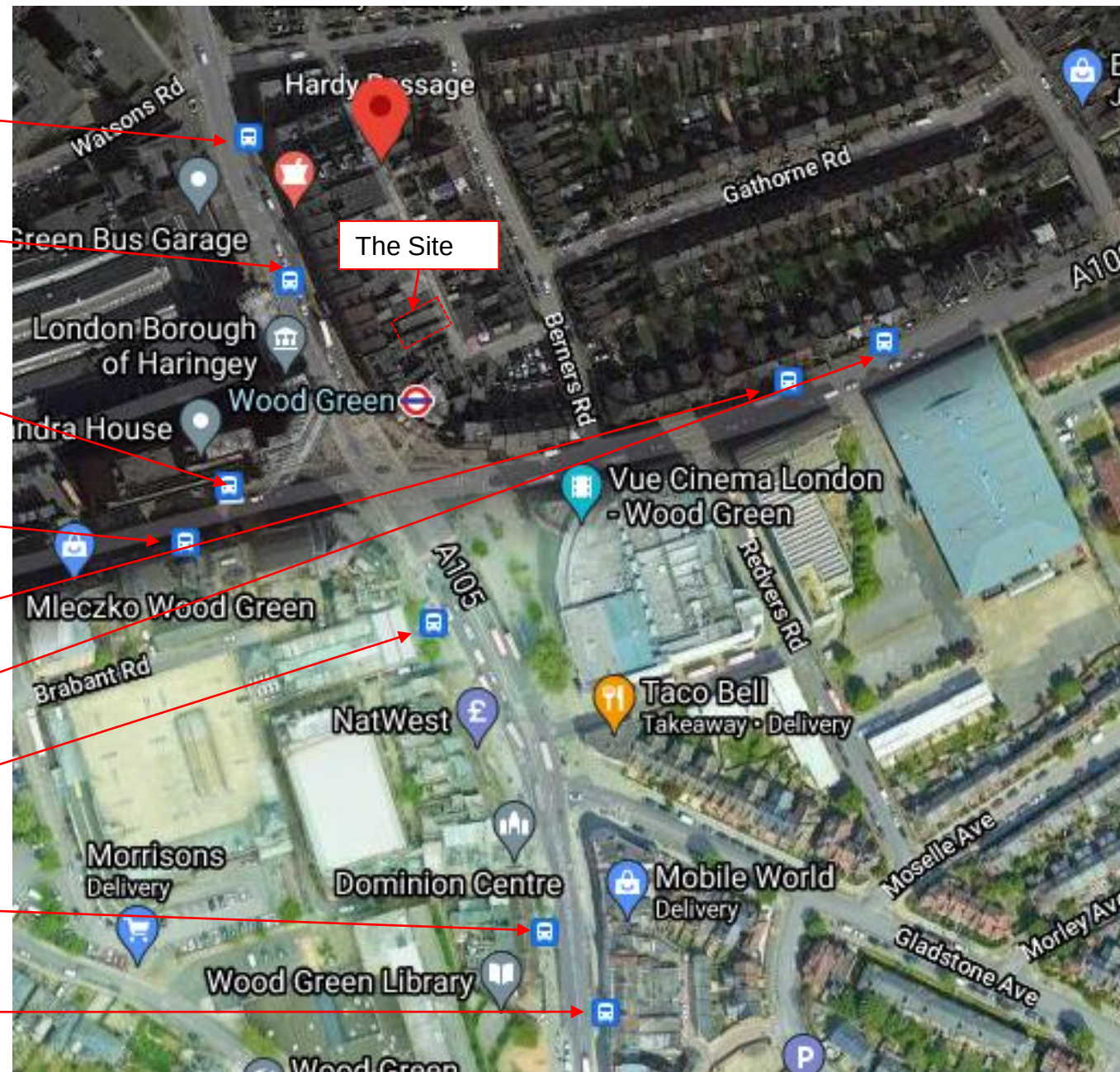
Rivers Road (E)
144,243

Rivers Road W3

Wood Green Station (H)
121,141,184,221,232

Wood Green Station (HB)
144

Wood Green Station (GB)
121,141,184,221,232



3.00 Existing Views around the site



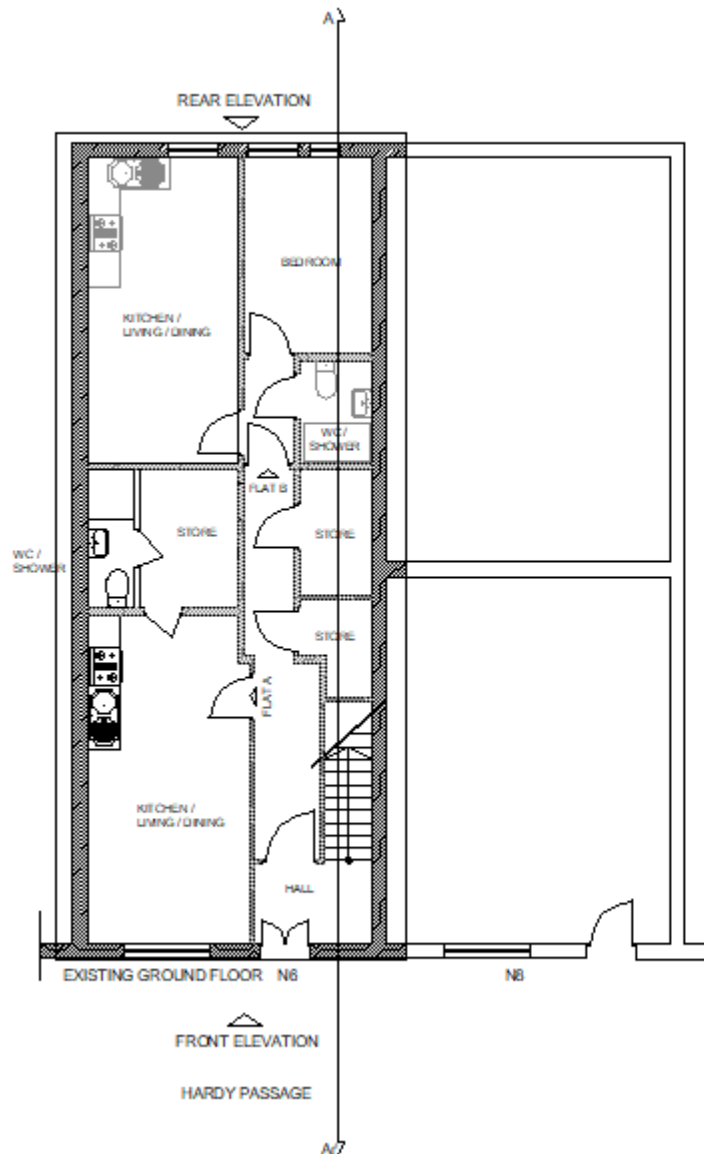
Houses opposite



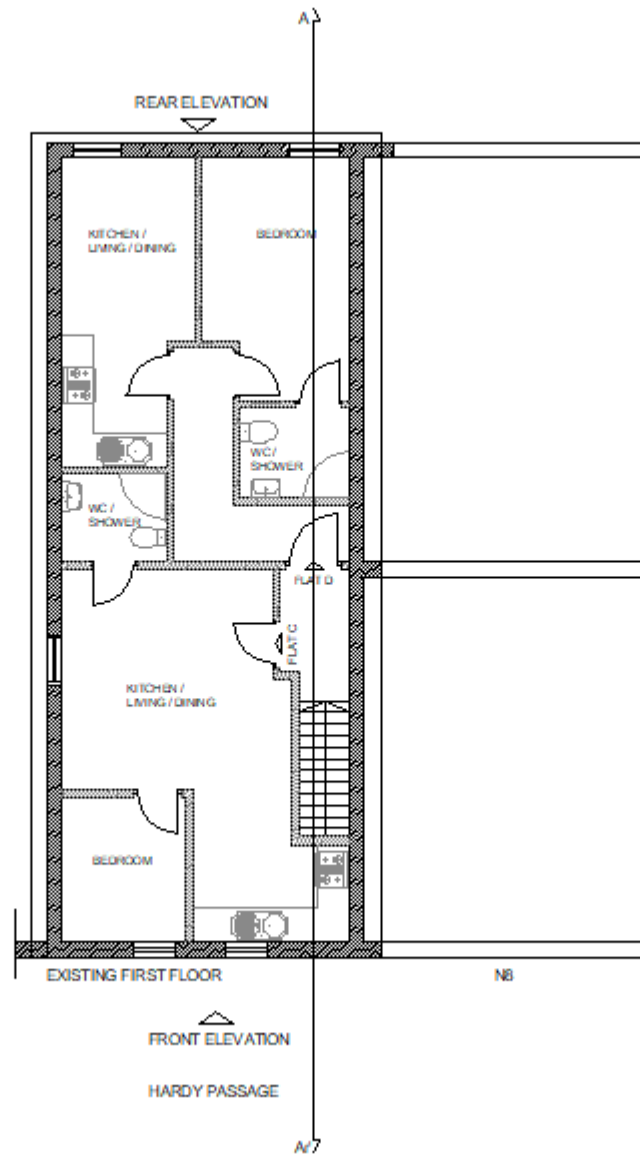
View from the rear window to roof of the underground station.



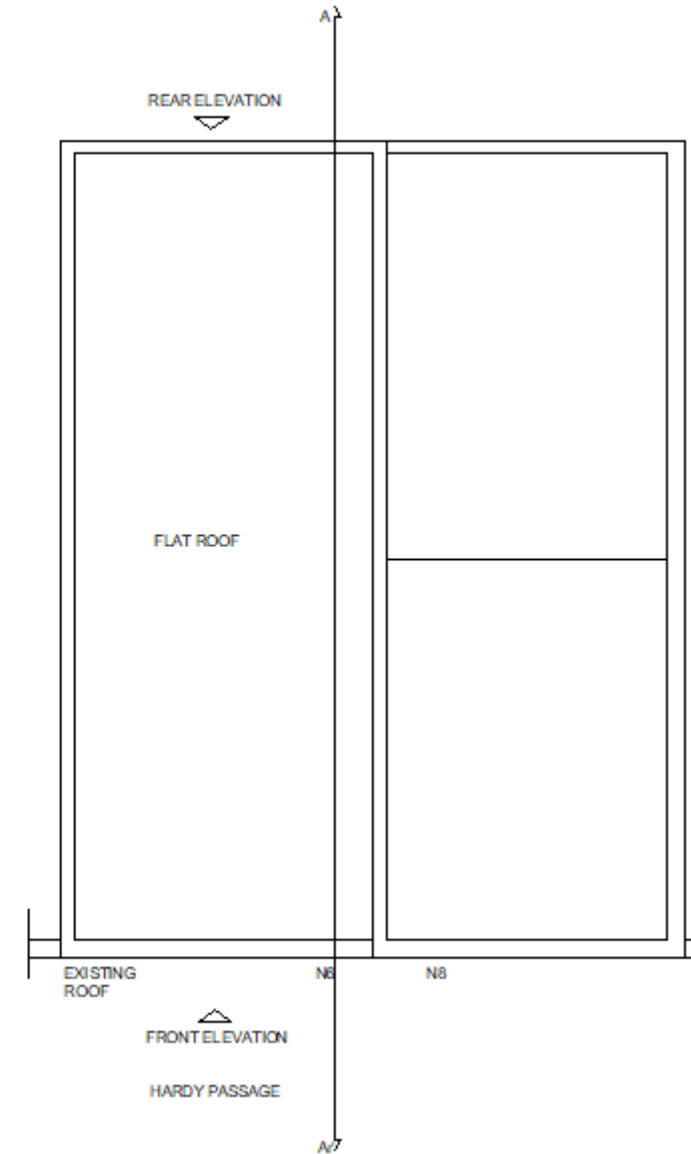
4.00 Existing and Proposed Drawings



Existing ground floor

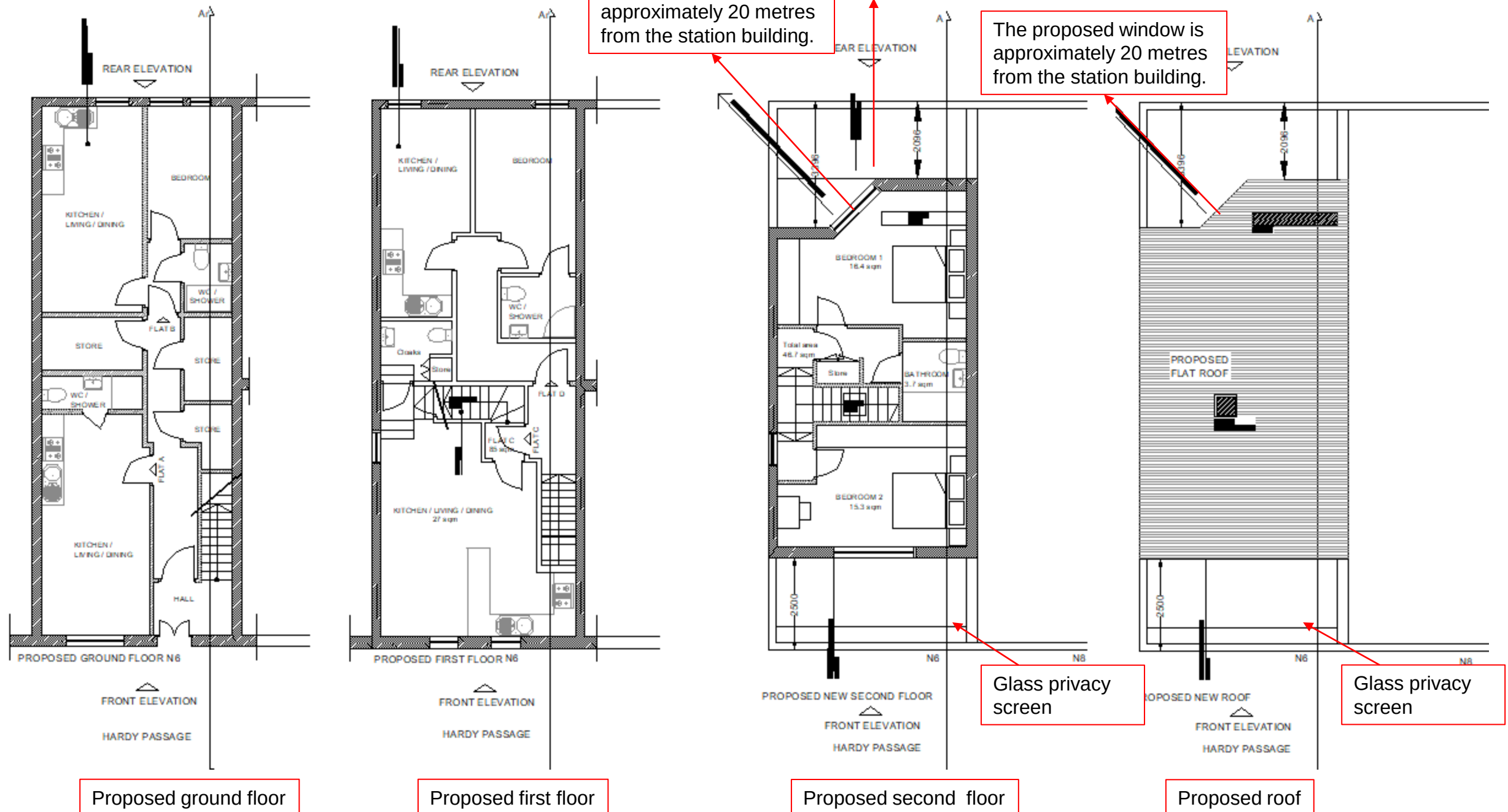


Existing first floor

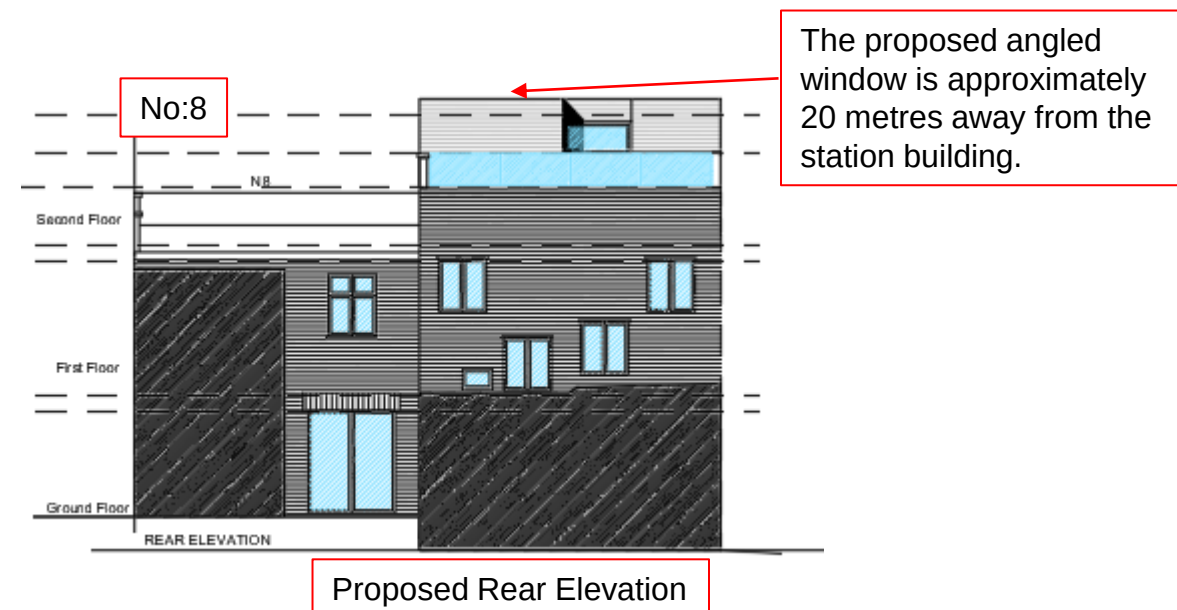
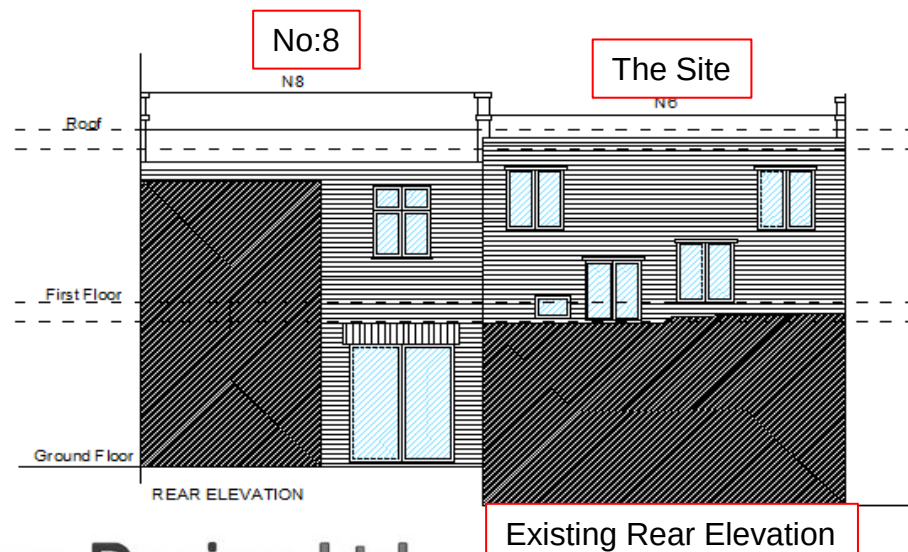
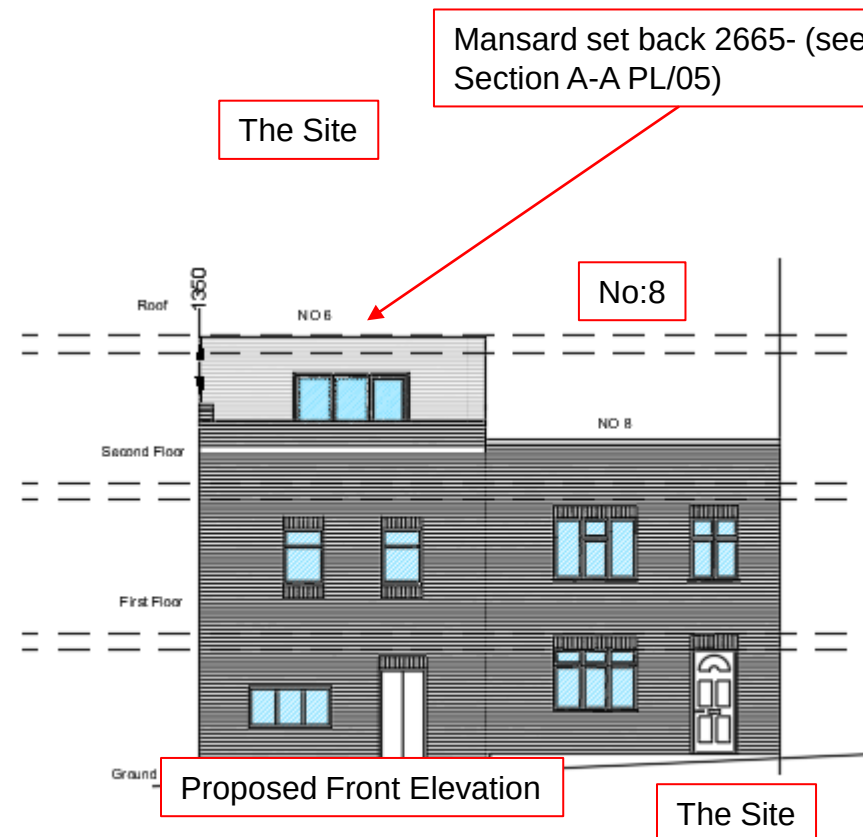
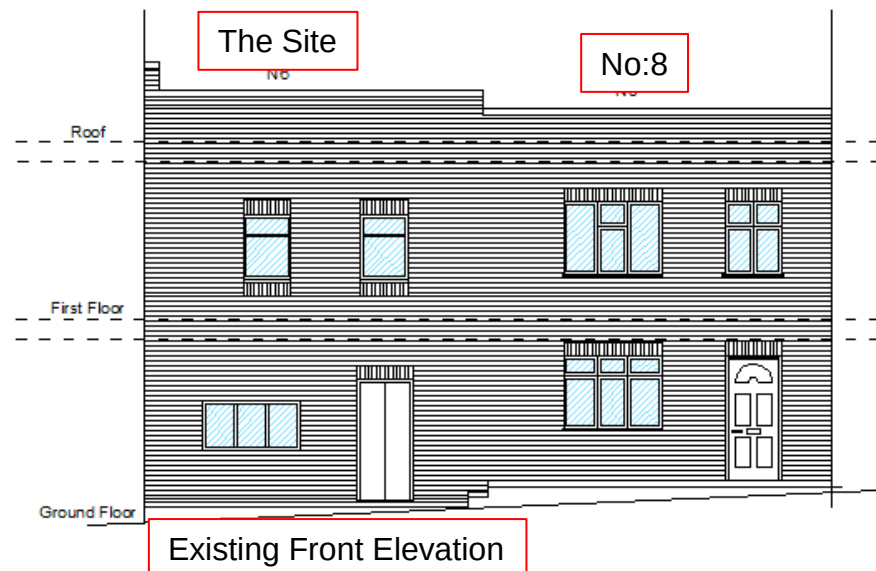


Existing roof

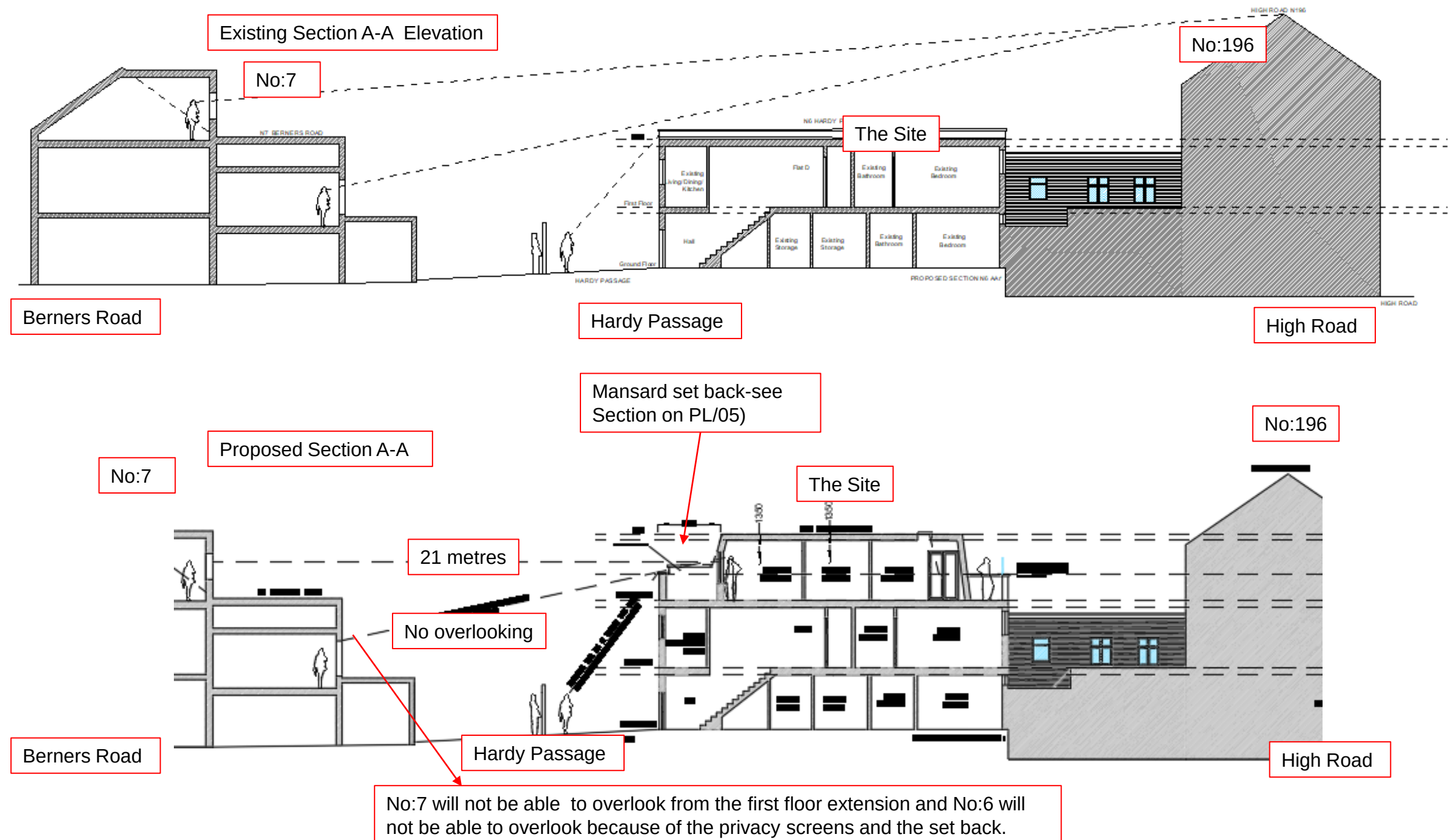
4.00 Existing and Proposed Drawings-Continued



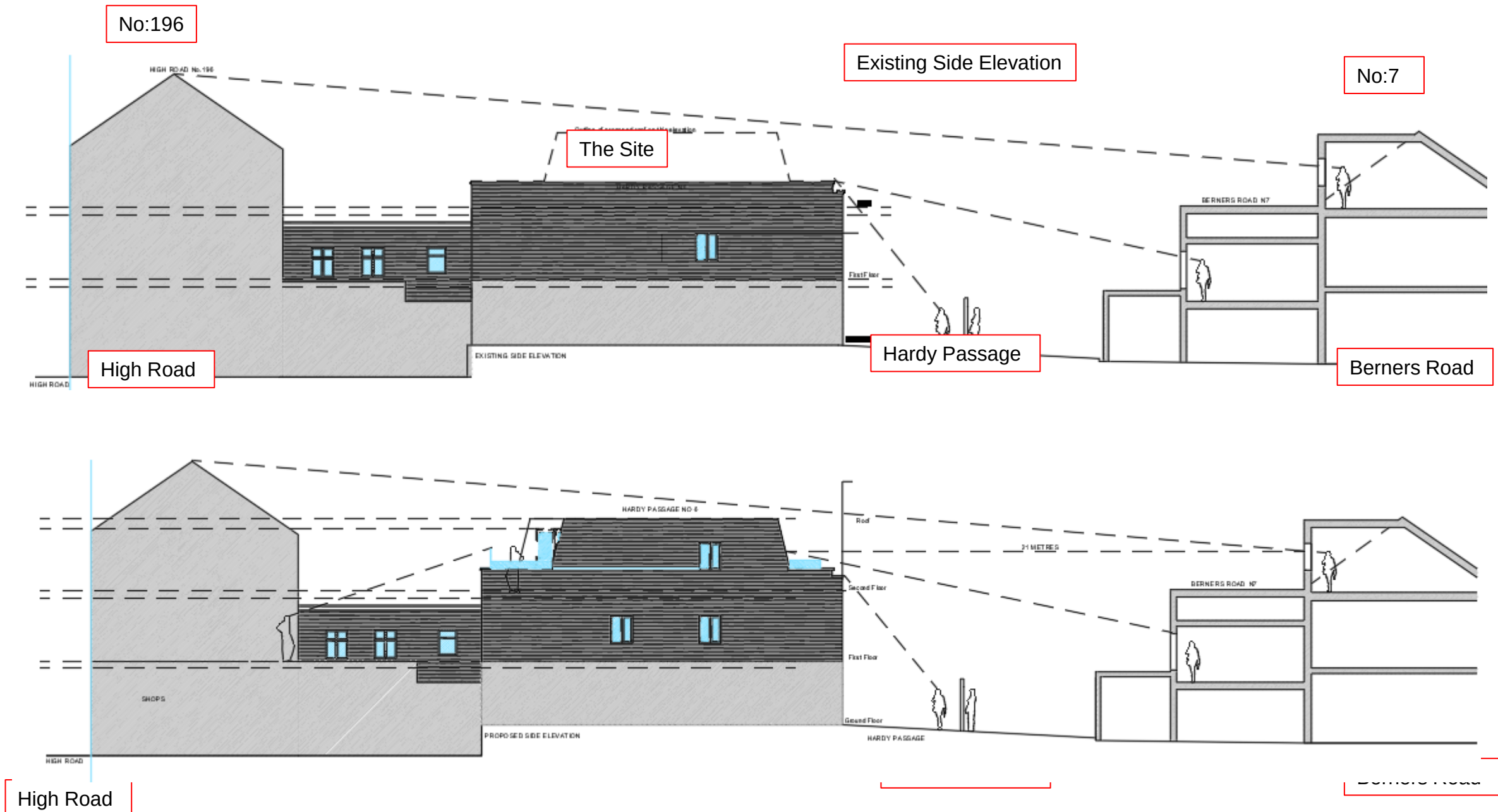
4.00 Existing and Proposed Drawings-Continued



4.00 Existing and Proposed Drawings-Continued



4.00 Existing and Proposed Drawings-Continued



5.00 The Proposal

5.01 The proposal is for a mansard addition over the existing flat roof of No:6 Hardy Passage.

5.02 The last planning application for N0:6 was refused in 2009 (Ref.No-HGY/2009/0010) and since then there has been applications made for mansard additions on Hardy Passage. The new design addresses the issues that were raised then in terms of outlook and privacy.

5.02 In 2014 a planning application was made for conversion of 2 split level maisonettes into 4 self-contained flats (Reference No- HGY/2014/12670 and permission was granted.



No:212-214 High Road
Permitted Extension

The Site

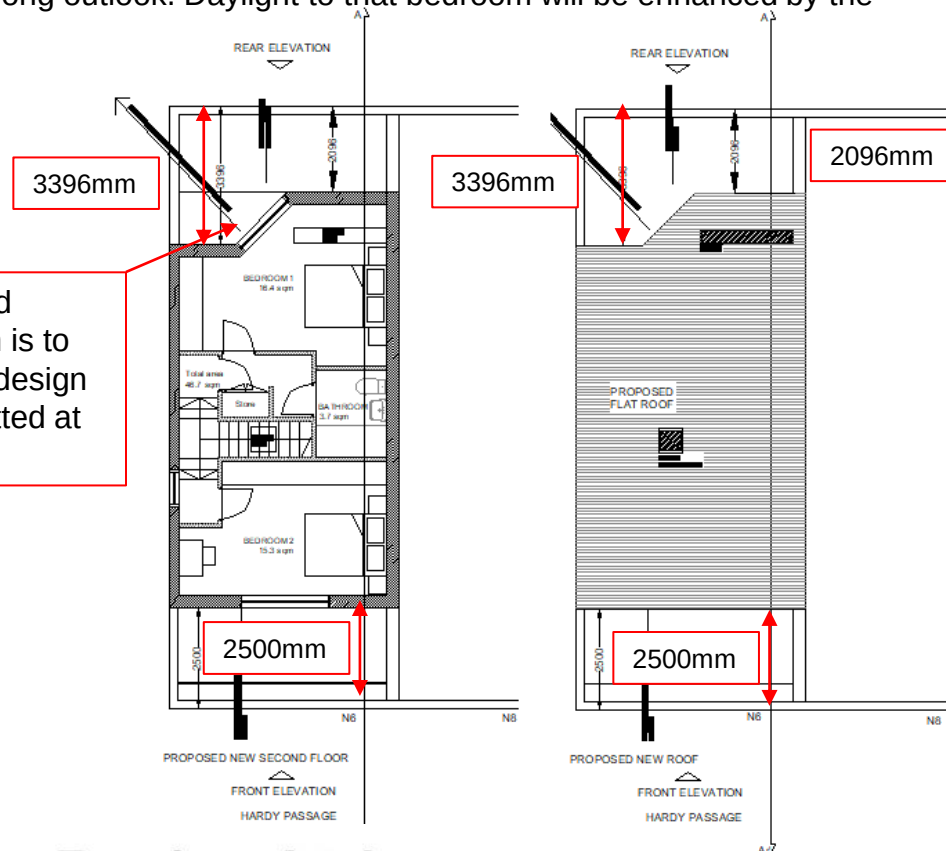
No:212-214 High Road
Permitted Extension

The proposed double
return is to be similar in
design to that permitted at
214.

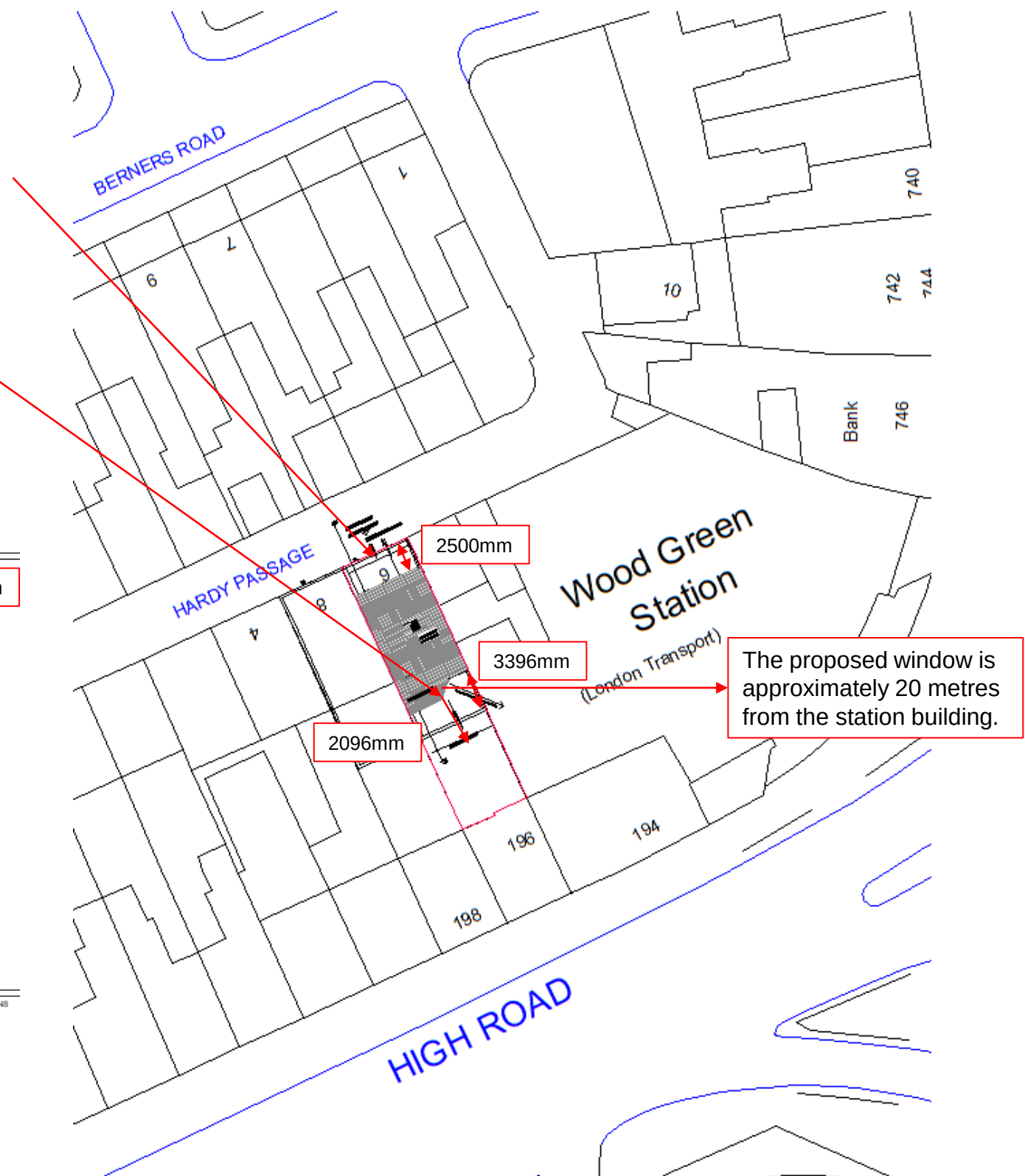
5.00 The Proposal- Continued

5.04 The proposed design will not be visible when viewed from the main length of Hardy Passage. The proposed design has a privacy screen at the front and has been set back by 2500mm to prevent overlooking and ensuring privacy. No:7 Berners Road will not be overlooked because of the privacy screen and the large set back. (See Section A-A, PL/05)

5.05 The proposed rear is set back by 3396mm on one side and 2096mm on the other side. The new window facing the Wood Green station is approximately 20 metres to the station buildings and it will not have any significant impact on privacy or overlooking. A higher frosted glass screen is proposed directly facing No:196, ensuring complete privacy is maintained between the two properties, while the angled glazed door will enable a long outlook. Daylight to that bedroom will be enhanced by the rooflight.



The proposed double return is to be similar in design to that permitted at 214.



6.00 Refuse collecting

6.01 There is a communal collection point of a number of 1100 litres near the entrance to Hardy Passage used by Hardy Passage residents

7.00 Bikes

7.01 There is no provision for bikes as the property is less than a minute's walk from the underground and is located next to the main shopping area with major shops, restaurants, pubs and cinemas within a couple of minutes walk.