

Design and Access Statement

19, Whitley Road,
Tottenham,
London,
N17 6RJ

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Prepared by

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Location

The Site is located on Whitley Road in Tottenham. The street is Residential.

Transport Links

The property is approximately a 10 minute walk to Bruce Grove Station and a 5 minute walk to bus routes 123, 243 and W4.

Site

The property is not listed and is a single dwelling house. It is orientated from East to West. The existing building is formed of traditional construction with solid Flemish bond brick masonry walls incorporating predominantly timber framed single glazed top sash windows.

The property has had a roof extension previously.

There is a timber and glazed rear infill extension which is not fit for purpose and needs updating/replacing. The levels of insulation do not conform with current Building Regulations.



Timber and glass infill extension on the right of photo

Proposal

The owners are looking to remove the existing Ground Floor extension and replace with a brick faced infill extension with a double glazed roof and oriole window. It is also proposed that they will remove the existing doors to the garden and adjacent window and replace with a 2.6m high double glazed aluminum doors painted anthracite grey.

Gross Internal Areas (sqm)

	Existing	Proposed
Ground	81.5	78.2
First	73.2	73.2
Second	43.9	43.9
<u>Total</u>	<u>198.6</u>	<u>195.3</u>

Scale, Layout and Appearance

The proposed infill will not exceed the primary building line of the rear of the property. The proposed new internal layout will create a space more usable for a growing family than the current kitchen/living internal arrangement.

The owners have been made aware of the neighbouring property at 21 Whitley Road applying for a planning application at the same time. Ref HGY/2023/1498. The respective design teams have been in conversation regarding the independent applications.

The proposed massing of the infill extension has eaves at a lower level than the proposed extension at 21 Whitley road.

Materials and Design

The brick on the extension façade to the garden will be to match the existing brick to create a uniform elevation.

The overall designs of the proposed infill extension remodel, door replacement and window alteration are contemporary in their aesthetic but are in keeping with the proportions of the overall building. The footprint of the proposed extension is in line with the historic primary building line of the rear of the property. It does not dominate the rear façade, and is therefore in keeping with Haringey's Policy DM12 - 3.14.

The new doors will be double glazed with thermally broken coated aluminium 20mm frames painted anthracite grey.

The oriole window will be frameless structural glass, as will the proposed roof.

Access

The access to the property remains unchanged by this proposal.

Sustainability

The proposed new extension will be built in line with current building regulations in order to provide a higher level of energy efficiency, in materials sympathetic with the existing appearance.

An increase in glazed elements will bring natural light into the property and reduce energy consumption of electric lighting.

Conclusion

19 Whitley Road currently has a side lean-to extension which is not fit for purpose. The proposal in this application would remove and replace the extension with one what conforms with current building regulations and will create more usable space within the property.

The application also includes the addition of sliding glass doors which will enable the interior space to be more usable with the exterior in the summer months, and add more light to the property.