

Design and Access Statement

Our Ref

N153PL

Report Date

12/07/2023

Address

449A West Green Road, London, N15 3PL

Proposal

Erection of additional second storey and a mansard roof to create separate self-contained flats



1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents for pursuing this Full Planning Application.

This statement accompanies a Full Planning Application and supporting documentation to indicate the erection of an additional storey and a mansard roof extension to create separate self-contained flats at 449A West Green Road, London, N15 3PL.

This application and drawings demonstrate that we will comply with Haringey Local Plan, London Plan and National Planning Policy Framework.

This statement should be read in conjunction with the drawings.

2.1 Planning Policy (Haringey Local Plan, London Plan, National Planning Policy Framework)

DM Policy (2017) DM1 'Delivering High Quality Design'

SP 11 Design

1. Principle of the development;
2. Design and appearance;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;

2.2 Planning History

HGY/2019/1592
Full Planning (Refuse)

HGY/2019/1593
Full Planning (Approved)

HGY/2022/2752
Full Planning
(Approved)

2019 (16 July 2019)
Erection of additional second storey to create extra living space to existing flat.

2019 (22 November 2019)
Erection of additional second storey to create a separate self contained flat.

2023 (19 January 2023)
Erection of a rear dormer with roof-lights on the front slope

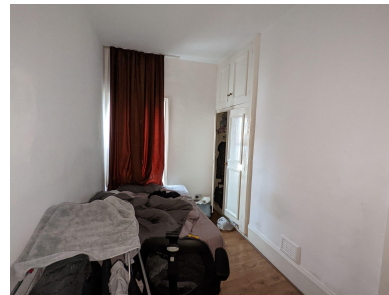
3.0 Location & Setting

The property is situated along West Green Road, predominantly commercial at the ground floor level and residential at the upper levels.

The site is immediately surrounded by buildings of a similar style, terraced, two/three storey buildings. Many of the flats on the upper levels have dormer extensions at the roof level.

The subject property is a terraced building set over two floors, brick external and pebble renders on the exterior facades.

The subject property does not fall into a Conservation Area.



4.0 Use

The existing property is used as a flat (C3 Use Class) and it's use will remain the same. The additions will provide 1x1-bed, 1x2-bed flats. The use will remain the same.

The application is superseded version of previously approved planning application. (HGY/2019/1593)

5.0 Amount & Layout

The existing GIA of the first floor is 60.32 sqm, and the proposed GIA will be remain the same.

The proposed GIA of the second floor is 46.89 sqm.

The proposed GIA of the mansard floor is 41.16 sqm.

External alteration includes building second floor walls similar to existing and building mansard roof with similar colour slate tiles to the existing.

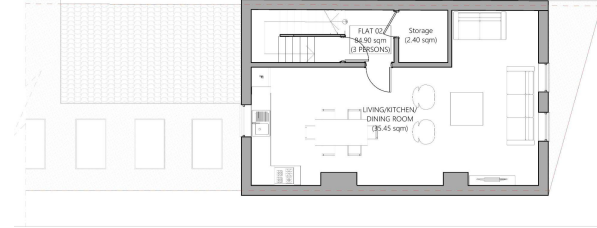
The space standard of the flats will comply with Council Local Plan and London Space Standards.

1 bed (2 persons) = 52.00 sqm

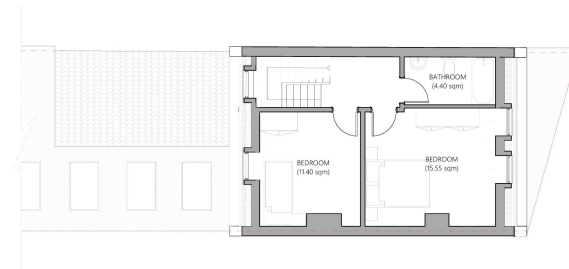
2 bed (3 persons-2 storey) = 84.90



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

6.0 Scale

The scale of the proposed extension has been kept aligned with the main building.

The proposed extension has been designed in line with the context and precedents. The proposed extension is, therefore, appropriate given the array of extensions that have been implemented and form the context of the street.

The proposed extension is sympathetic in both design and in proportion with the existing properties and public and private open spaces in the vicinity.

The development does not have an overbearing impact, nor does it cause a significant sense of enclosure or loss of outlook from or light to the main windows of the habitable rooms of the neighbouring properties.

7.0 Access

The main access to the building is located on the front elevation and will remain the same.

The proposal considers the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.

8.0 Appearance & Materials

The mansard roof tiles will be grey slate tiles. The existing windows are white uPVC, and the proposed windows will be the same.

The rear elevation was designed to be united with the host property's shape and outlook and not cause a sense of enclosure, loss of outlook from, or light to main windows of habitable rooms of the neighbouring properties.

The materials used will be appropriate to the context; therefore, the walls, windows and roof lights will match the neighbourhood's existing character.



White uPVC windows



Mansard roof tiles



Pebbledash Render

Conclusion

This application seeks a Full Planning Application for the erection of an additional storey and a mansard roof extension to create separate self-contained flats at 449A West Green Road, London, N15 3PL.

This application and drawings demonstrate that we will comply with the Haringey Local Plan, London Plan and National Planning Policy Framework.

The extension and conversion have been designed with integrity to the overall building character and on the basis that it would have no impact on the visual amenity of the surrounding area and occupiers of the neighbouring properties—the design and scale of the extension respect the existing building and the streetscape. The use of similar materials and architectural features ensures the development is sympathetic to the character of the building. The increased space will create high-quality living accommodation for current and future occupants, thereby increasing the overall sustainability of the residence.

The proposal would not materially harm the area's character and appearance and would accord with the Local Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information or clarification be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are more than happy to make any amendments to the proposal that the London Borough of Haringey may suggest.

Precedents



Planning Reference: HGY/2022/0325

18, Station Crescent, London, N15 5BE
Erection of a mansard roof extension



Planning Reference: HGY/2022/0067

Flat 4, 2, Crescent Road, London, N22 7RS
Front to rear mansard roof extension.

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