

1.0 INTRODUCTION

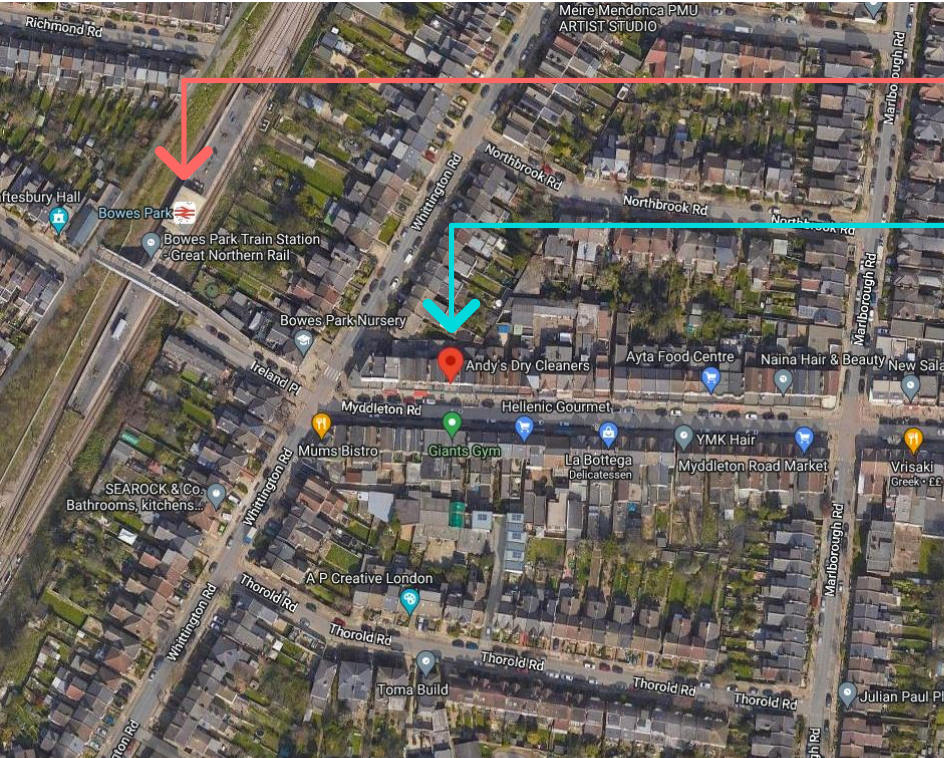
This document has been prepared in support of a submission of a planning application for the conversion of the existing ground floor commercial unit from A1 use to E(f) (formerly D1), incorporation of some of the ground floor into the residential accommodation above, and creation of 2 residential flats at 1st + 2nd floor levels.

It incorporates the Planning Officer's comments from the previously withdrawn application HGY/2020/1536. The property is not listed. It is located within the Bowes Park Conservation Area.

The proposed part width rear extension follows a similar form to several which have been approved along the terrace or were part of the original properties and have been in existence for many years.

This document explains the design principles and development process relating to the proposal and surrounding context and that it complies with current policy. This report should be read in conjunction with the supporting drawings listed on drawing 185/P/001/A Drawing List + Site Location.

The overall approach to the design is to follow the guidelines in the Haringey SPD and the London Plan.



AERIAL MAP OF THE AREA AROUND BOWES PARK STATION + MYDDLETON RD

The position of the Site at 124 Myddleton Road and Bowes Park Station are indicated.

2.0 SITE LOCATION, CONTEXT & ANALYSIS

124 Myddleton Road, N22 8NQ is located on the Northern side of Myddleton Road, having a site area of approximately 100sqm and it contains a property which comprises of a three-storey terraced building with a vacant A1 commercial unit at ground floor and residential accommodation at first and second floors. The property is located in Bowes Park Conservation Area.

Much of Myddleton Road retains the rhythm of the original shopfronts, and the traditional shop framework of the pilasters, consul brackets, cornices, and fascias. Some of the shopfronts contain fragments of original building fabric, and in three cases, complete intact original 19th century fabric. Myddleton Road has a scale, rhythm and pattern that are typical of late 19th century London suburban development. While most of the original shopfronts have been stripped out and/or covered up, the host buildings have a distinctive texture and rich materiality, combined with delicate decorative flourishes. The upper floors and sometimes the rear of some of the existing ground floor units have been mostly converted into small size flats, from studios to 1 or 2 bed flats, mostly due to this part of the Road, not being suitable for families and the lack of ground floor amenity/gardens.

2.0 SITE LOCATION, CONTEXT & ANALYSIS (cont.)

The site has a PTAL of 4, a short walking distance of Bowes Park railway station and Bounds Green Underground stations to the west, together with numerous bus stops along the surrounding arterial roads.

3.0 ACCESS AND TRANSPORT

The proposed site is easily accessible on foot, via bus or the Underground, by car or bicycle. This high accessibility is highlighted when using the TFL Webcat tool for calculating a site's Public Transport Accessibility Level (PTAL) which indicates it is rated as 4. This PTAL rating is primarily due to the proximity of Bowes Park Railway and Bounds Green underground stations which provide excellent access to central London.

Space for secure internal cycle storage has been allocated in the entrance hall of the flats.

BOWES PARK STATION

124 MYDDLETON ROAD

124 MYDDLETON ROAD



AERIAL VIEW LOOKING AT THE REAR OF MYDDLETON ROAD

The outline of the proposed part-width rear extension of 124 Myddleton Road is indicated yellow.

Notes: Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A P T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A P T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.	Revisions: REV A: 07.2023 ISSUED FOR PLANNING	Client: MR + MRS YOUSSEF	Dwg Title: DESIGN + ACCESS STATEMENT (1)				Project: 124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185/P/004
		Dwg Status: FOR PLANNING	Scale: N.T.S. @ A3	Job No: 185	Date: 07.2023	Rev: A		
		Local Authority: L B HARINGEY						