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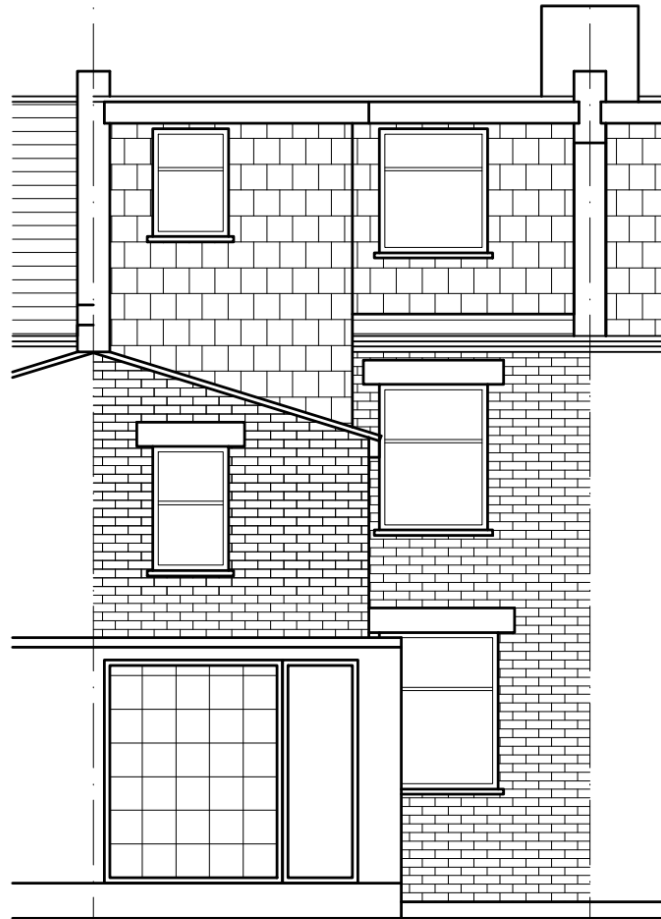
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DESIGN ACCESS STATEMENT

In support of a planning application for a Rear Extension at 28 Tilson Road, London, N17 9UY



EXISTING
REAR ELEVATION



1. INTRODUCTION

This statement has been prepared to accompany a planning application submission for the proposed development on 28 Tilson Road, London, N17 9UY.

The site is approximately 140sqm with an existing two storey terraced house located in the residential area of Tottenham, London Borough of Haringey.

The proposal is to include a rear extension to the two-storey terraced house, in order to match either side neighbouring properties approved rear extension.

2. SITE APPRAISAL

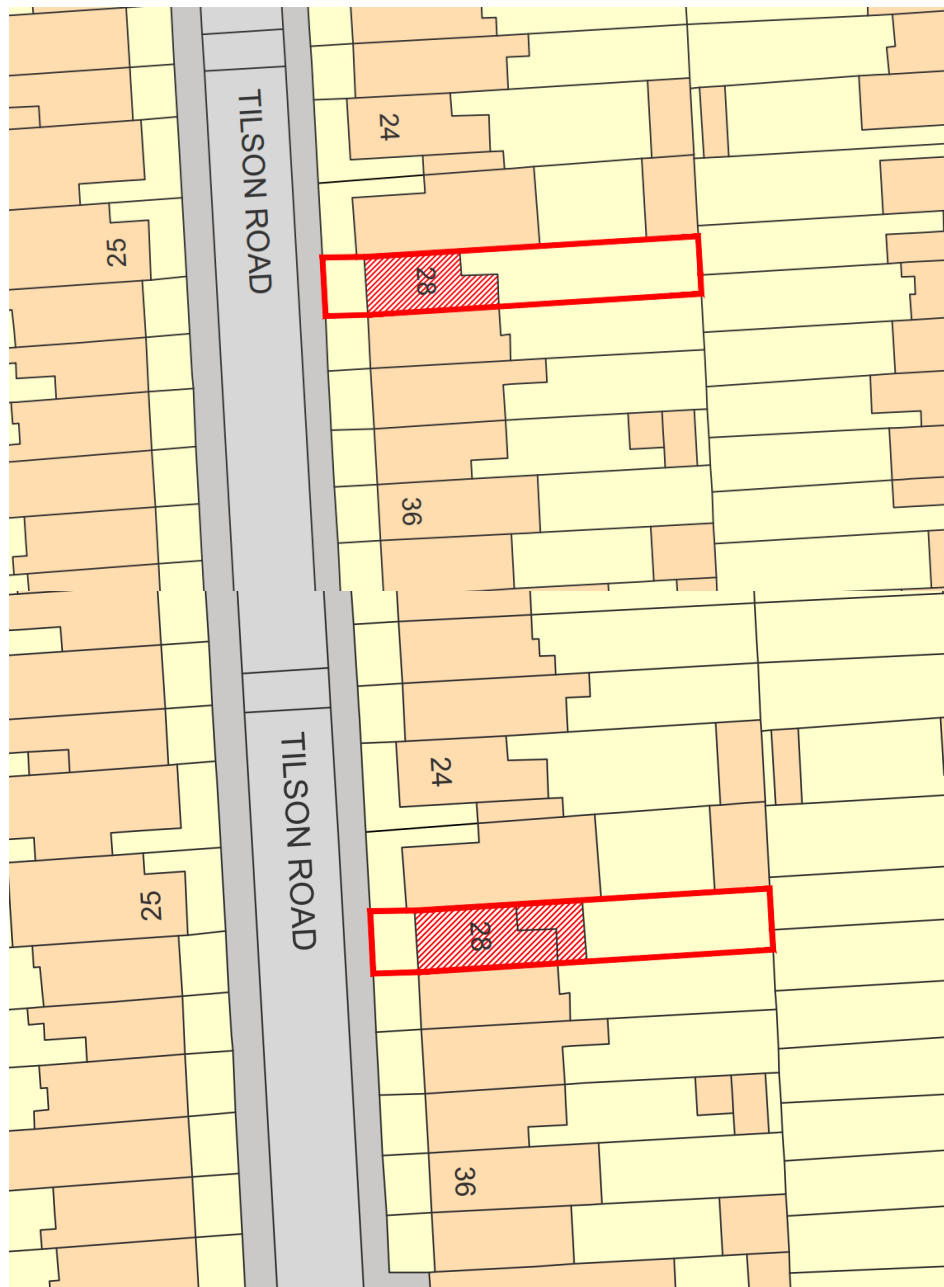
The site is accessible by public transport within two miles from Bruce Grove, Northumberland Park and White Hart Lane station. 28 Tilson Road is very well located for public amenities which are included

shops, doctor's surgery, dentists, hospital, church, park, school, leisure centre, library, post office and etc.

Tilson Road is predominantly residential area and it is within a walking distance to shops at White Hart Lane. The start of Tilson Road consists of terraced house with mixture of stock facing brick elevations or rendered details. The houses would have plain tile roofs but most have been replaced with interlocking roof tiles.

The existing building is a two-storey terraced house with a living, dining, kitchen, 3 bedrooms, bathroom and ensuite.

Existing and Proposed Houses Footprint



3. PLANNING APPLICATION HISTORY

Previous Application

Ref: HGY/2023/1836

A previous Prior Approval application was made on the 11th July 2023 and was refused on the grounds that “the extension is to the side (prior approval is only applicable to single-storey rear extensions). The proposed extension wraps around the property's original 2-storey rear outrigger. As such the extension will be to the side of an original side elevation of the house and cannot therefore be PD under Class A.

This has been noted and a new submission is made under the Full Planning Permission route.

5. PROPOSED SCHEME

A. General description

The design proposal is to utilise the front part of the rear garden that sits in between two neighbouring rear extensions. The design of No.28 Tilson's rear extension is such that it replicates No.26 Tilson Road's, rear extensions roof design. This is to ensure that there is consistency with the appearance of the rear extensions.

B. Building

Ground Floor

- Living room: m²
 - Hallway/ Stair: m²
 - Bedroom 1: m²
 - Bedroom 2: m²
 - Bathroom 3: m²
 - Utility: m²
 - Kitchen/ Dining: m²
- Total ground floor area of m²

Loft Floor

- Bedroom 1: m²
 - En-Suite: m²
 - Hallway/ stair: m²
- Total first floor area of m²

Grand total floor area for Plot 3: m²

C. Principles

The current site is located in the Tottenham, this proposal will bring it up to a good standard.

Opportunities

- To enhance the street level treatment
- To continue the life of the existing building
- To create a design solution complementing the existing building
- To be sustainable

Objectives

- Optimising the use of the site.
- Contribution to overall regeneration of the area.
- Increasing the supply of high quality housing in the area.

- Delivering good quality architecture.

D. Layout

The access to 28 Tilson Road is not proposed to be amended at all and will still be directly from Tilson Road.

E. Living conditions

The proposed development will provide excellent living conditions for the future residents with a positive impact on the environment in the surrounding area in

F. Character / Appearance / Materials

The character of the area is a residential town. Tilson Road consists terraced houses with front and rear gardens and rear extensions. Therefore the proposed design approach keeps in line with the existing buildings, aiming to complement the adjacent buildings.

As a result, the proposed building is undoubtedly related to its surroundings; in its language, detailing and materials, yet respectful to the character of the area in terms of its scale & massing.

6. Public Transport

The public transport available is as follow:

The nearest train station is Bruce Grove, Northumberland Park and White Hart Lane, within 2 miles away from proposed site.

The nearest bus stop is available within 5 minutes walking distance.

7. Parking

The existing parking arrangements at the front of the property remain the same.

8. Conclusion

Principle Concepts

This is great opportunity to regenerate the run-down property at 28no. Tilson Road and enhance the rear elevation with an appropriate design and continued use for the site in this ideal location. The new proposal will provide high quality aesthetics to the rear elevation of the building in keeping with the surrounding neighbours rear extensions.

Supporting Drawings:

Plans & Elevations

As a direct result of considering principle concepts in conjunction with the local planning polices, we are able to support the statement with the following attached drawings:

1. PL00 – Location Plan
2. PL01 – Site Plan (Existing)
3. PL02 – Site Plan (Proposed)
4. PL101 – Existing Ground Floor, First Floor, Loft Plan and Roof Plan
5. PL102 – Existing Elevations

6. PL103 – Proposed Ground Floor, First Floor, Loft Plan and Roof Plan
7. PL104 – Proposed Elevations