

DESIGN & ACCESS STATEMENT

LOCATION: 7 Marlborough Road, N22 8NB

Physical Site Assessment & Socio-Economic Character

This is a re-submission for the timed-out previously approved application Ref: HGY/2020/1233.

The property lies in the middle of a short terrace of houses at the end of a cul-de-sac on the west side of Marlborough Road, within the Bowes Park Conservation area in the London borough of Haringey.

The local area is predominantly residential, and the immediate built environment consists of relatively unspoiled Victorian and Edwardian housing.

Bowes Park is situated on the borders of Wood Green, Palmers Green and Bounds Green in London, England.

It is a small community centred around Myddleton Road, which incorporates several shops.

The area has a good reputation for being quiet and residential. Socially it is an area with good levels of income and a good proportion of people educated to a high level.



Planning Policy

The area is identified as a conservation area and as such any proposed development is guided by a series of policies set by Haringey Borough Council. Haringey's development plan is made up of the London Plan 2011, the Local Plan 2013 and UDP saved policies.

Introduction to the Development

The application property is located at 7 Marlborough Road, N22 8NB.

The property is a Mid-terrace freehold house with Ground and First Floor accommodation. The accommodation comprises a Lounge /Dining Room, W.C. and Kitchen on the Ground Floor, 3 Bedrooms, a Bathroom and a separate W.C. on the First Floor.

The property has had previous works carried out before this application, which includes the formation of an opening through the ground floor spine wall between the front and rear reception rooms, along with alterations to the existing windows within the kitchen area and a painted render finish to external brickwork.

The brief for the proposed alterations as set by the client Ms. A. Walker is as follows:

Design Brief

- Remove existing kitchen window to side elevation and alter and adapt opening to suit proposed new window and supply and install new powder-coated double-glazed aluminium window.
- Form an additional kitchen window opening in the side elevation and install a new powder-coated double-glazed Aluminium window set in a modern contemporary fully glazed style.
- Remove existing French Doors from Rear elevation altering existing openings and installing new powder-coated double-glazed Aluminium wider French Doors with full-length sidelight windows.
- Remove the existing sash window from the rear Dining area, adapt the opening and install new powder-coated double-glazed Aluminium French Doors.
- Remove the existing window over the rear door of the enclosed side access and infill area above the door with rendered brickwork to match the existing.
- Remove the existing redundant chimney stack/flue from the exterior wall of the side elevation and make all associated finishes match the existing.
- Remove existing blown and hollow render and make good with the new render system.
- Construction of a new patio seating area at the rear of the house.

Access

The existing parking provision is maintained as there are no works to the front of the property, access to the rear garden area is achieved via the existing side access.