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**Land at the rear of Avondale,
109 Truro Road, London. N22 8DP**

Design & Access Statement

Preface

The following Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Haringey Urban Design Guidance and is to be read in conjunction with the accompanied planning drawings:

Site

220_0000 - Location Plan

220_1000 - Site Plan

Existing Drawings

220_0001 – Existing Ground Floor & Roof Plan

220_0200 – Existing Elevations

Proposed Drawings

220_1001 – Proposed Ground Floor & Roof Plan

220_1100 – Proposed Sections AA & BB

220_1200 – Proposed Elevations

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Appendices:

A Land Contamination

B Sustainable Drainage (SuDS)

C Ecology

D Daylight, Sunlight, Energy and Sustainability

1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a planning application for the replacement of seven existing single-storey garages with a new detached, single-storey, one-bedroom dwelling providing much needed accommodation in the borough and greater London.

2.0 Site Location & Context

The site measures approximately 94 sqm and is located off Truro Road, to the rear of Avondale and Richard Court to the north.

It currently comprises of a row of seven single-storey garages, which are in domestic use and let to local residents under Licence Agreements, primarily for storage purposes.

The surrounding area is predominantly residential in character, with single-storey pitched roof terrace dwellings to the south, the rear gardens of properties fronting Truro Road to the east, and additional single-storey garages to the west.

There are no trees on-site protected by a Tree Preservation Order, the site is not within a conservation area, and there are no listed buildings or other designated heritage assets.

3.0 Site Photos



Aerial photo of site with private side access road and Avondale & Richard Courts adjacent.

4.0 Existing Building

The site contains a row of seven single-storey garages.

5.0 Proposed Development and Impact on Character

The proposal comprises a detached, single-storey, one-bedroom dwelling. Its design has been informed by the surrounding residential context, drawing reference from the adjacent single-storey properties on Alesia Close, while maintaining a scale that is clearly subordinate to the nearby one- and three-storey residential buildings.

The dwelling is positioned low within the site to minimise any sense of enclosure and to preserve an open character when viewed from the public realm. The scale, height, and siting of the dwelling ensure that it integrates successfully with its surroundings, safeguarding the character and appearance of the locality.

6.0 Appearance

The proposed dwelling responds sensitively to the varied residential context by drawing on the scale, volume, and form of the single-storey dwellings located opposite the site. The use of matching brickwork for the proposed elevations reinforces the development's relationship with its surroundings.

No windows are proposed on the immediate side elevations, preventing overlooking and safeguarding the privacy of neighbouring properties. Private amenity spaces are accessed via sliding doors, while a centrally positioned lightwell introduces natural daylight deep into the internal layout, enhancing the quality of the living environment.

The façade composition has been carefully considered to achieve a coordinated and balanced arrangement, resulting in a clear and rational architectural form, replacing a dilapidated and unused structure with a high-quality residential dwelling.

Metal window and door frames, along with metal railings, will be finished in a dark grey colour, providing a contemporary yet restrained appearance that is compatible with the surrounding built environment.

7.0 Relevant Planning History

No planning history is recorded for the site.

8.0 Quality of Accommodation

The proposed development comprises a single, one-bedroom detached dwelling with an internal floor area of 66 sqm.

The accommodation broadly accords with the minimum gross internal floor area and storage standards set out in the London Plan Housing Design Guide.

The dwelling has a footprint of approximately 94 sqm and provides 10 sqm of private amenity space, incorporating both soft and hard landscaping.

Large sliding doors are incorporated to maximise natural daylight and strengthen the visual and functional connection between internal living spaces and the external amenity areas.

One bedroom as well as the kitchen dining area benefits from direct access to the central garden and the living room is served by a smaller amenity space. Both external areas provide opportunities for natural ventilation and daylighting.

The development will significantly improve existing site conditions by replacing a dilapidated and unused structure with a high-quality residential dwelling. This will enhance the public realm and deliver well-designed, much-needed accommodation.

9.0 Impact on Neighbours' Amenity

Key considerations include maintaining privacy, sunlight, and daylight for adjoining properties.

Although a formal Daylight and Sunlight Assessment has not been undertaken, the modest scale, single-storey height, and siting of the dwelling indicate no material loss of daylight or sunlight.

The proposal will not adversely affect the amenity of surrounding occupiers and is therefore considered acceptable.

10.0 Highway Considerations

The existing garages' current use has limited functional parking capacity. The proposed development does not result in the loss of any usable covered parking.

Vehicular access is via the existing private side road connecting to Truro Road.

The development complies with Part M of the Building Regulations, ensuring accessible and inclusive design.

11.0 Waste Management Strategy

Provision is made within the kitchen for the separate storage of refuse and recyclable waste, in accordance with local authority requirements. Bins will be stored within the property and, when required, taken to the collection point adjacent to the road.

12.0 Technical Assessments

A range of technical assessments have been undertaken, demonstrating that the proposed development is suitable for the site and will not result in unacceptable impacts on the environment, ecology, or neighbouring amenity. Full details of these assessments are provided in the appendices.

13.0 Summary

The proposed development delivers a high-quality, sustainable, and contextually sensitive residential dwelling that responds positively to the character and appearance of the surrounding area. By replacing a dilapidated and underutilised row of garages, the scheme enhances the public realm, introduces well-designed family accommodation, and contributes to the local housing supply.

Careful consideration has been given to scale, massing, and materials, ensuring that the dwelling integrates seamlessly with adjacent single-storey properties while remaining subordinate to nearby two- and three-storey buildings. The design safeguards the privacy and amenity of neighbouring occupiers, maximises natural light and ventilation, and provides functional private amenity spaces, creating a comfortable and sustainable living environment.

Comprehensive technical assessments confirm that the development will not result in unacceptable impacts on the environment, ecology, or local infrastructure. Potential risks, including contamination, surface water runoff, and ecological disturbance, are either negligible or will be mitigated through proportionate and effective measures, in accordance with national and local planning policy.

The proposal demonstrates a commitment to sustainable design, energy efficiency, and biodiversity enhancement, exceeding regulatory standards where appropriate. Waste management, access, and circulation are carefully considered, ensuring practical and safe operation throughout the lifetime of the development.

The proposed scheme is a thoughtfully designed, environmentally responsible redevelopment that will deliver clear benefits to the site and future occupiers. By enhancing the local environment and promoting sustainable design, it demonstrates a strong commitment to quality and sustainability.

It fully accords with relevant planning policies and guidance and is therefore considered a valuable addition to the local area.