

208 Boundary Road

Planning Application – Design and Access Statement

208 Boundary Road

Tottenham

N22 6AJ

March 2026

This statement is presented in respect of a householder planning application for the construction of a single storey L-shape rear extension for the property at 208 Boundary Road submitted to the London Borough of Haringey by

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Introduction:

The Design and Access Statement should be considered together with the submitted drawings as part of the application. The design has been approved by the owner of the property.

This statement deals with the principles of design of this development.

Methodology:

This report has been prepared after on-site analysis of the application site and immediate context. Desktop research includes consideration of the London Housing Design Guide, policies DM1, DM9, and DM12 of the London Borough of Haringey Development Management Plan 2017, policies SP11 and SP12 of the Haringey's Local Plan Strategic Policies 2017, and the previously approved applications in Boundary Road.



Site Information:

The site is located on the eastern side of Boundary Road. The site is not listed and is not in a conservation area.

The Existing Building

The site is currently occupied by a mid-terraced 3-bed dwelling, with front and rear gardens. It is accessed from a private entrance on the front facade.



Design Principles:

Layout:

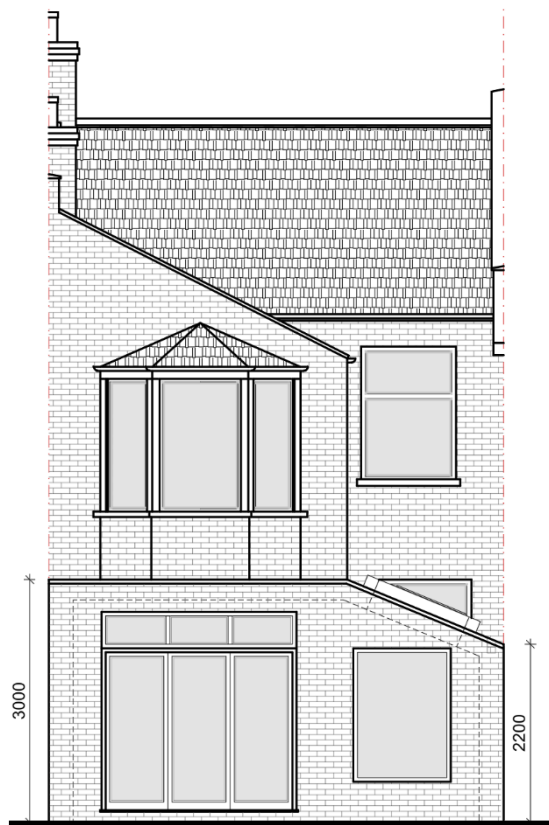
The internal layout has been redesigned to allow for a ground floor rear extension to enlarge the kitchen, create a laundry room, a study and relocate the existing toilet.

Access:

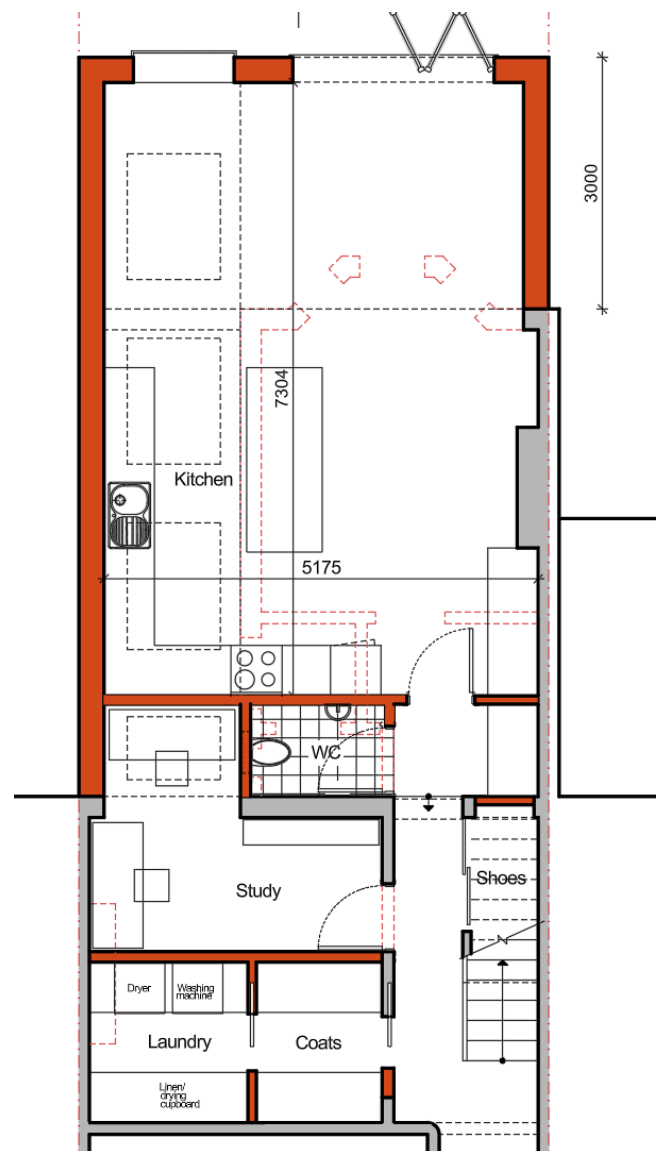
The current access to the property will remain as existing.

Scale:

The proposed extension will be set 3 meters behind the current rear façade. The height of the eaves of the proposed extension is 2.2m at the boundary with 210 Boundary Road, and the overall height of the roof is 3m.



Proposed rear façade



Proposed Floor plan

Impact on neighbouring properties:

The existing rear outrigger at the back of 208 Boundary Road is already set behind the existing extension at 206 Boundary Road. The new extension will not affect the light or the outlook of the existing windows at 206 Boundary Road.

The eaves of the proposed extension are set to a height of 2.2 metres at the boundary with 210 Boundary Road to mitigate any impact on the outlook of the existing windows at the rear of 210 Boundary Road.

**Appearance:**

The proposed extension will be constructed in brickwork to match the existing dwelling. The sloped sections of the roof will be tiled to match the existing roof. It will be constructed in high quality materials respecting the character of the block.

The proposed door and window will match the existing door and windows.

Precedents:

The proposed extension matches the previously approved application ref: HGY/2023/0355 for the neighbouring property at 214 Boundary Road N22 6AJ

Conclusion:

The materials and design have been chosen to provide additional space to the existing property.

The scale, choice of material and design of the development respect the character of the dwelling.

The proposal has no detrimental impact on the amenities of the neighbouring properties.

We therefore respectfully request that you support this application for planning permission.

Omar Sherif

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