

DESIGN AND ACCESS AND PLANNING STATEMENT

Site: 317A West Green Road London N15 3PA

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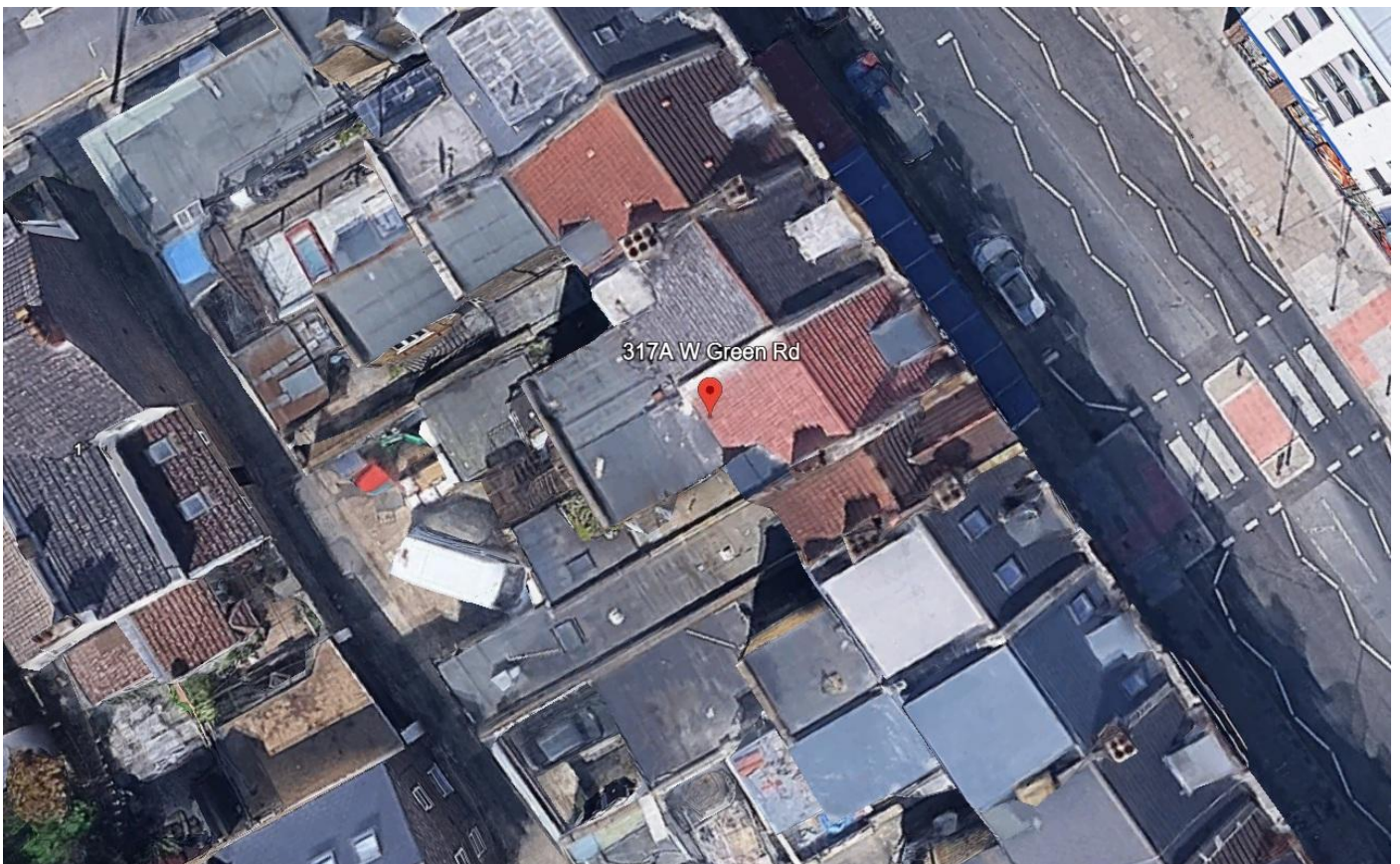
Prepared by Design Ghar Ltd.

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1 Google Street View



2 Google Earth View



3 Location Plan



4 Introduction

This Supporting Statement has been prepared by Design Ghar Ltd., on behalf of Nees properties Ltd to accompany a Full Planning Application to London Borough of Haringey in respect of the proposed use of the site. This Supporting Statement should be used alongside the plans, elevations, and any other pertinent documents related to this application.

The description of the proposal is as follows: -

Proposed first-floor rear extension and internal reconfiguration to facilitate the creation of one new independent, self-contained studio apartment, together with associated alterations to an existing flat, including the reduction in the number of bedrooms from three to two.

5 Planning History

REF:HGY/2001/0824; APPROVED

Change of use of second floor and part of first floor from offices to residential, to provide additional accommodation for existing self-contained flat.

6 Description of the site and the surroundings

The application site at 317A West Green Road is located within the London Borough of Haringey, along the busy and well-established corridor of West Green Road.

The property forms part of a continuous mid-terrace frontage, typical of the area, comprising two to three storey buildings with a mix of commercial uses at ground floor and residential accommodation above. The site shares party wall boundaries with adjoining properties of similar scale, form, and use, contributing to a consistent street rhythm and urban character.

To the rear, the site backs onto private amenity spaces and service areas associated with neighbouring properties, reflecting the established urban block layout. The surrounding area is characterised by a mix of residential streets and local commercial uses, creating a vibrant and active environment.

The site benefits from good accessibility, with bus routes along West Green Road and nearby access to Seven Sisters Station within walking distance.

Overall, the site is located within a dense urban setting with a well-defined character in terms of scale, use, and built form..

7 Design

Use:

The existing use of the property at 317A West Green Road is a Class C3 residential dwelling. The proposal retains the residential use of the site, with the introduction of one additional self-contained studio unit. As such, the development remains within Use Class C3 and does not represent a material change of use, but rather a modest intensification of residential accommodation within the existing building.

Layout

The proposed layout has been carefully designed to provide a clear and functional arrangement for both the existing and proposed units, as illustrated in the submitted drawings (see proposed plans on page 4).

The scheme introduces a self-contained studio flat of approximately 40 sqm at first-floor level, accommodated within the proposed rear extension. The unit includes a combined living/sleeping space, kitchen, shower room, and dedicated storage, ensuring a compact yet efficient internal arrangement.

The existing flat is reconfigured to improve its internal layout, including the reduction in the number of bedrooms from three to two. This allows for a more balanced and functional living environment, with improved circulation and spatial quality.

Both units are designed with clear access arrangements and separation, ensuring privacy and independence of occupation. The layout also incorporates appropriate natural light and outlook, including the use of rooflights within the extension, as shown on the plans.

Overall, the proposed layout represents an efficient use of space, delivering a high standard of accommodation while remaining proportionate to the host building and consistent with the character of similar properties in the area.

8 Access

The site will retain its existing access arrangements, including current entrances and any established crossovers.

Access to the flats will continue to be provided from Etherley Ct, with no changes proposed. The existing arrangement will continue to facilitate appropriate access for emergency services, consistent with the current situation.

9 Transportation Links

The site at 317A West Green Road benefits from good public transport accessibility, with a Public Transport Accessibility Level (PTAL) of 3, indicating a moderate level of connectivity.

The property is located approximately 0.9 miles from Seven Sisters Station, which provides access to both Underground and National Rail services.

Bus stops including La Rose Lane (Stop T) and West Green Primary School (Stop B) are situated within close walking distance of the site. These stops are well served by local bus routes, including the 41, 67 and 230, offering convenient connections to surrounding areas.

Overall, the site is reasonably well connected by public transport, supporting sustainable modes of travel.

10 Flood Risk Assessment

The site is within flood zone 1 means that

▪ **Flood Risk from Surface Water**

Yearly chance of flooding ----- > Very low risk*

Yearly chance of flooding between 2040 and 2060 ----- > Very low risk*

- **Flood Risk from rivers and the sea**

Yearly chance of flooding ----- > Very low risk*

Yearly chance of flooding between 2036 and 2069---> Very low risk*

- **Flood Risk from Ground Water**

This location is outside of a groundwater flood alert area. *

- **Flood Risk from Reservoirs**

Flooding from reservoirs is unlikely in this area.----> Unlikely *

*Source: <https://check-long-term-flood-risk.service.gov.uk/risk#>

11 Waste Management

The proposed development at 317A West Green Road includes a first-floor rear extension and internal reconfiguration to facilitate the creation of one additional self-contained studio unit, alongside alterations to the existing flat, including a reduction in the number of bedrooms from three to two. As a result, the overall level of occupancy is not expected to increase significantly, and the volume of household waste generated will remain broadly comparable to current levels.

In 2018, the volume of household waste collected by local authorities in England was approximately 394 kg per capita. Furthermore, according to a London Councils Member Briefing (November 2013), Londoners generate less waste than residents in other parts of England, and the proportion of waste sent to landfill has reached a record low. These trends represent positive outcomes for both the environment and local authorities managing waste collection costs.

Accordingly, the proposal is not expected to place any additional burden on local authority waste collection services, and communal refuse storage and collection arrangements will be retained.

12 NATIONAL AND LOCAL PLANNING POLICY

The proposed development has been assessed against relevant national, regional, and local planning policy.

At the national level, the National Planning Policy Framework (NPPF) promotes the efficient use of land, the delivery of high-quality design, and the optimisation of housing supply within sustainable

locations. It encourages development that makes effective use of previously developed land while maintaining a high standard of amenity for existing and future occupiers.

At the regional level, the London Plan (2021) is of particular relevance. Policy D6 (Housing Quality and Standards) requires new residential development to achieve high standards of internal space, layout, daylight, outlook, and overall quality of accommodation. Policy D3 (Optimising Site Capacity) supports making the best use of available land, while ensuring development responds positively to local context. Transport policies, including T1 and T6, promote sustainable transport and car-free or low-car development in accessible locations.

At the local level, the proposal is assessed against the London Borough of Haringey Local Plan (2017) and Development Management DPD. In particular:

- Policy SP11 requires high-quality design that respects local character.
- Policy SP2 supports the provision of new housing to meet local need.
- Policy DM1 (Delivering High Quality Design) and DM12 (Housing Design and Quality) require development to be well-designed, contextually appropriate, and of a high standard.
- Policy DM16 seeks to ensure an acceptable standard of accommodation.
- Policy DM31 (Sustainable Transport) supports developments that promote walking, cycling, and public transport use.
- Policy DM4 (Waste Management) requires appropriate provision for refuse and recycling.

13 Principle of Development

The proposal seeks to provide an additional self-contained residential unit through a first-floor rear extension and internal reconfiguration of the existing flat at 317A West Green Road.

The development represents a modest intensification of residential use within an established urban area. The creation of an additional unit contributes towards local housing supply in line with national and London Plan objectives to optimise housing delivery on suitable sites.

The scale and nature of the proposal remain proportionate to the host building. The reconfiguration of the existing unit, including the reduction in bedrooms from three to two, assists in managing overall occupancy levels and ensures that the development does not result in over-intensification.

The proposal has been carefully designed to integrate with the existing building and surrounding context, as illustrated in the submitted drawings , and does not extend beyond what is typical for similar properties in the area.

Overall, the development represents an efficient use of previously developed land in a sustainable location and is supported in principle by national, regional, and local planning policy objectives.

14 Conclusion

The proposed development at 317A West Green Road comprises a first-floor rear extension and internal reconfiguration to create one additional self-contained studio unit. The scheme represents a modest and well-designed form of residential intensification, making efficient use of the site while maintaining the character of the host building and surrounding area. The proposal provides a good standard of accommodation, retains existing access arrangements, and benefits from sustainable transport connectivity, with no adverse impacts on neighbouring amenity, flood risk, or local services. Overall, the development accords with the objectives of the NPPF, the London Plan, and the London Borough of Haringey Local Plan, and is therefore considered acceptable in planning terms. It is respectfully requested that planning permission be granted.