

Design and access statement:

Land r/o flat 29A, Eldon Road N22 SDX
application no. HAY/2026/1289

The rear land is at present used for a storage yard and detached storage building with access off Melrose Avenue.

The proposal is for the demolition of the single storey rear building and provide a single storey 1 bed. dwelling with pedestrian access off Melrose Avenue. The existing vehicle crossover will be reinstated.

The building will be 9.5×5.7 m. with a height of 5.4 m. and set back 1 m. from the back edge of pavement in Melrose Avenue. The max. height against the rear boundary to no. 27 will be 2 m.

The floor area is 5056 m. for a 1 bed flat and this complies with the London Plan.

3056 m. of garden area is provided also leaving amenity area to the ground floor flat no. 29A

Cycle parking / refuse details enclosed.

There are no parking restrictions in Melrose Avenue. A park space can be provided where the existing crossover is reinstated. A residents parking permit can be obtained

The external finishes will match no. 29

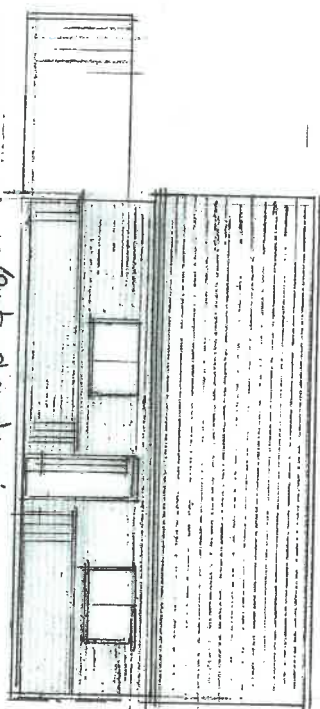
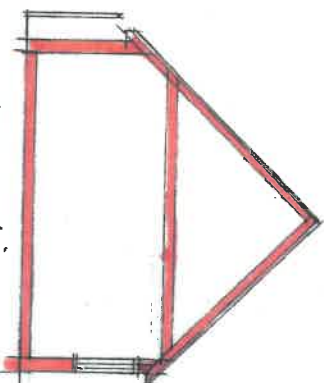
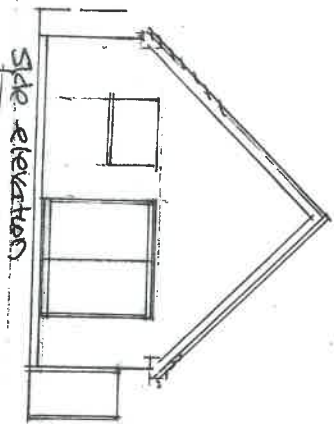
The proposal is for a residential unit in a residential area. The existing commercial use will cease.

The site is near bus transport in Lovatshup Lane.

enclosures: -

aug. no. 3603/2

cycle/bin store detail



Side elevation

Cross section

Front elevation

Clack Road

3 nos. sl. flats

garden to ground floor

at fence

new 18ft to 15ft fence

garden 30 sq. m.

bus stop

see actual

garage fence

lounge/dining

kitchen

st. alc.

bed

garage/shed demolished

out

Proposed 1 bed flat. 50 sq. m.

metre square

garage removed

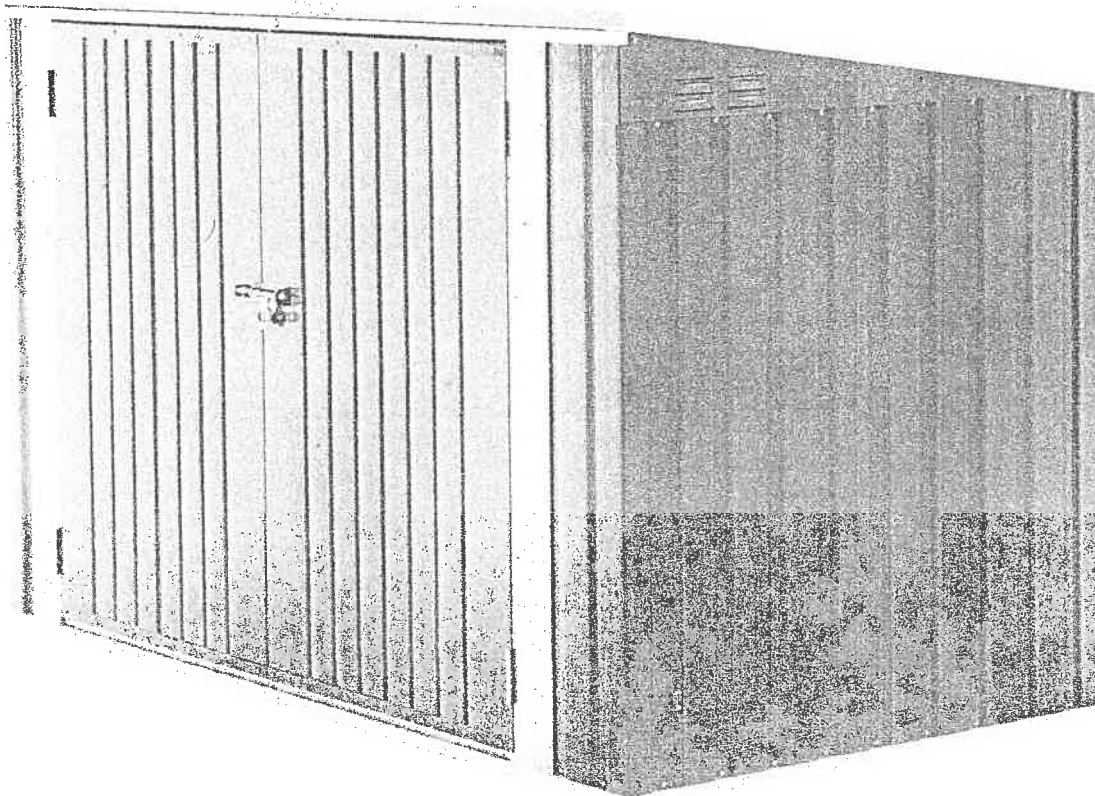
Proposed front space with permit

29 Eldon Road N22, SDX

Proposed dwelling

dwg no. 3603/2 April '26

scale 1/100 @ A3



2 Dike store unit, lockable 1050d. 2.1m.w
x 1.3m.h.



Covered bin store
800d. 2m.l. 1190h.

for proposed
dwelling, land 1/6 29A Eldon Road H22