

DESIGN AND ACCESS STATEMENT

Proposed Development

Land to the Rear of 1 Woodside Gardens Tottenham London N17 6UY

Erection of a Three-Bedroom Single Family Dwelling

Prepared in support of a Full Planning Application

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Executive Summary

This Design and Access Statement has been prepared in support of a Full Planning Application for the redevelopment of land to the rear of 1 Woodside Gardens, Tottenham, London N17 6UY. The proposal seeks planning permission for the demolition of an existing detached single-storey structure and the construction of a high-quality three-bedroom single family dwelling (Use Class C3).

The proposal represents the sensitive redevelopment of a previously developed site within an established residential neighbourhood. Rather than seeking to maximise the development potential of the site, the scheme has evolved through a design-led process that carefully balances architectural quality, residential amenity, environmental performance and efficient use of land.

The proposed dwelling has been specifically designed for its location. The building footprint, scale, roof form, internal organisation and landscape strategy have all been informed by a comprehensive understanding of the site’s opportunities and constraints. The proposal responds positively to its surroundings while providing a high standard of accommodation for future occupants.

The redevelopment will replace a building of limited architectural and environmental value with a contemporary family home that enhances the appearance of the site, strengthens its environmental performance and contributes positively to the established residential character of the surrounding area.

The proposal delivers several significant planning benefits, including:

- **Regeneration of a previously developed brownfield site.**
- **Delivery of a high-quality three-bedroom family dwelling.**
- **Efficient use of existing urban land and infrastructure.**
- **Contemporary architecture that responds positively to local character.**
- **Protection of neighbouring residential amenity.**
- **Improved landscape quality and biodiversity.**
- **Integration of sustainable design principles.**
- **Long-term enhancement of the site’s environmental performance.**

Having regard to the National Planning Policy Framework, the London Plan (2021) and the Haringey Development Plan, the proposal represents a sustainable and policy-compliant form of residential development. Planning permission is respectfully sought.

1. Introduction

1.1 Purpose of the Statement

This Design and Access Statement has been prepared to explain the design rationale underpinning the proposed redevelopment of land to the rear of 1 Woodside Gardens. It demonstrates how the proposal has evolved from an understanding of the site, its surrounding context and the relevant planning framework into a carefully considered architectural response.

The statement should be read alongside the submitted architectural drawings and supporting technical information. While the drawings illustrate the physical form of the proposal, this document explains the reasoning behind the principal design decisions and demonstrates why the proposal represents an appropriate form of development in planning terms.

1.2 The Proposal

The application seeks planning permission for the demolition of an existing detached single-storey structure and the erection of a purpose-designed three-bedroom family dwelling.

The proposal has not been derived from a standard house type or predetermined layout. Instead, every element of the scheme has been developed specifically for this site following detailed consideration of its physical characteristics, neighbouring relationships, planning context and environmental opportunities.

The proposal seeks to deliver a contemporary family home that is proportionate to its setting, respectful of neighbouring properties and capable of providing a high standard of accommodation while improving the overall quality of the site.

1.3 Design Philosophy

The proposal has been guided by one fundamental principle:

The most appropriate development is not the maximum amount of development that a site can accommodate, but the highest quality development that the site can successfully support.

Accordingly, the design process has focused upon understanding the site before determining the architectural response. Planning policy, site analysis and architectural design have informed one another throughout the evolution of the proposal, ensuring that the completed scheme responds positively to both its physical and planning context.

Every significant design decision has been assessed against four questions:

- Does it respond positively to the site?
- Does it improve the quality of the development?
- Does it protect neighbouring residential amenity?
- Does it contribute towards sustainable development?

This methodology has resulted in a proposal that is balanced, proportionate and capable of making a lasting positive contribution to the surrounding residential environment.

2. Place Analysis

2.1 Context

The application site occupies previously developed land to the rear of 1 Woodside Gardens within an established residential area of Tottenham. The site is enclosed by existing residential boundaries and currently accommodates a detached single-storey structure together with associated hardstanding.

The surrounding neighbourhood has developed over many decades and is characterised by a mature residential grain comprising detached, semi-detached and terraced dwellings arranged within clearly defined plots. Although architectural styles vary, the area displays a consistent domestic character established through brick construction, pitched roof forms, private gardens and established landscape planting.

This varied but coherent townscape provides an appropriate setting for carefully considered contemporary architecture, provided that new development responds positively to the underlying principles of scale, proportion, rhythm and residential amenity. The proposal therefore seeks to complement the established character of the area rather than replicate individual neighbouring buildings.

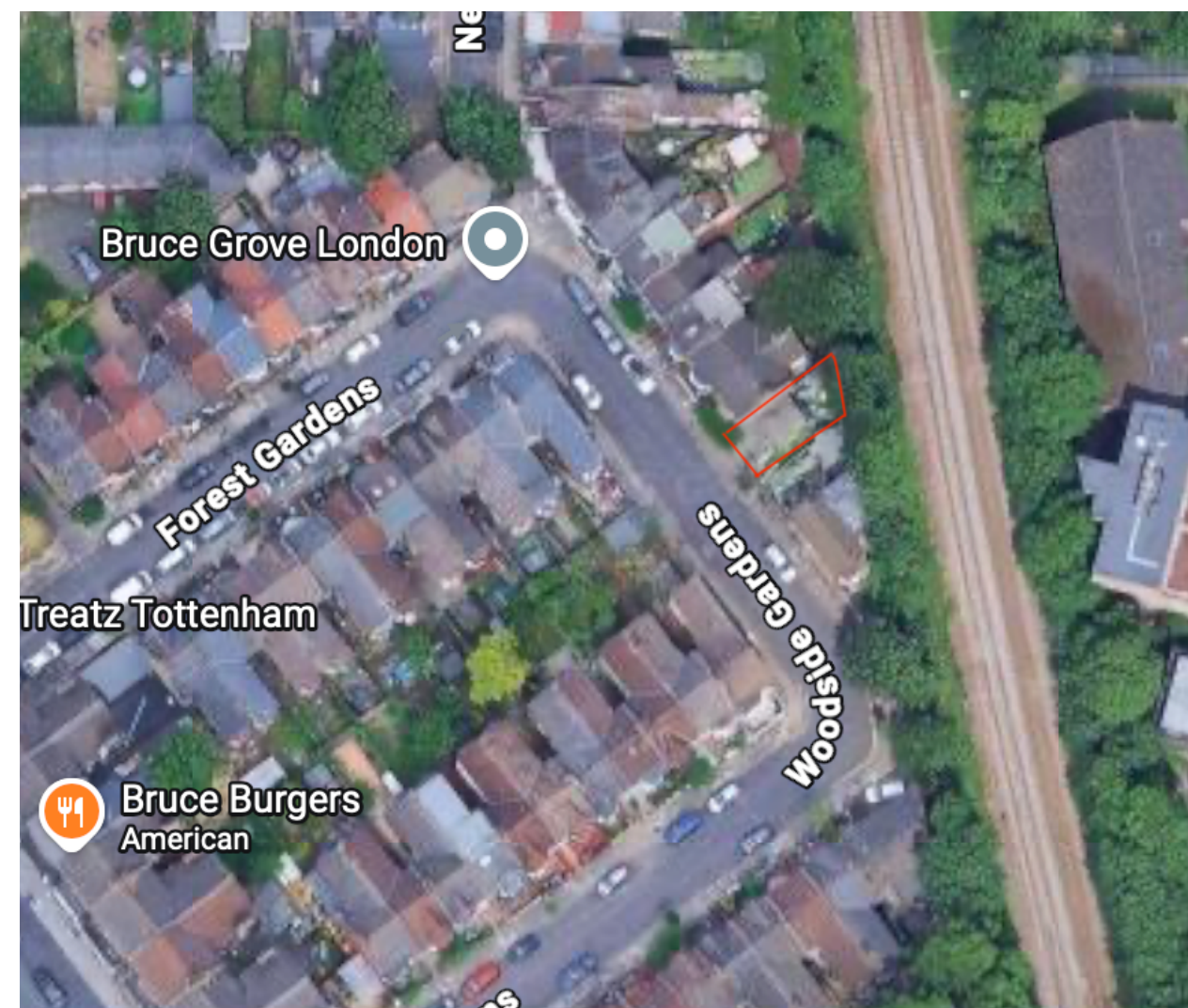


Figure 1 – Site Location Plan



Figure 2 – Existing Site Photographs

2.2 Existing Site

The existing site is occupied by a detached single-storey building of limited architectural quality. Although the site has historically been developed, the existing structure no longer represents an efficient or beneficial use of this accessible urban location.

Large areas of hardstanding dominate the site, limiting opportunities for landscape enhancement, biodiversity and sustainable drainage. Consequently, the redevelopment provides an opportunity not only to replace the existing building but also to improve the environmental quality of the site through a coordinated architectural and landscape strategy.

Importantly, the proposal should be understood as the regeneration of an existing brownfield site rather than the introduction of development onto previously undeveloped land.

2.3 Opportunities and Constraints

The site appraisal identified several opportunities that have informed the proposal.

The redevelopment allows the productive reuse of previously developed land, the replacement of a building of limited architectural merit and the creation of a high-quality family dwelling within an established residential neighbourhood. It also provides opportunities to enhance landscape quality, improve biodiversity, reduce areas of hardstanding and incorporate sustainable design measures from the outset.

Alongside these opportunities, the design has responded to several important constraints, including the compact nature of the site, neighbouring residential relationships, protection of privacy and daylight, the provision of meaningful private amenity space and the integration of cycle and refuse storage.

Rather than limiting the proposal, these constraints have informed the design process and contributed directly to the final architectural solution.

2.4 Design Response

The completed proposal represents a direct response to the opportunities and constraints identified through the site appraisal.

The building footprint has been carefully controlled to retain generous external amenity space and opportunities for planting. The roof form has been simplified to reduce visual impact and reinforce the domestic character of the surrounding area. Window placement has been informed by neighbouring relationships to maximise natural daylight while protecting privacy and outlook.

The proposal therefore demonstrates how careful analysis can transform a constrained urban site into a well-balanced residential development that enhances both the site and its wider context.

3. Planning Assessment and Design Response

3.1 Design-Led Development

The proposed development has evolved through a comprehensive design-led process in which site analysis, planning policy and architectural design have informed one another throughout the evolution of the scheme. Rather than seeking to maximise the development potential of the site, the design process has focused on identifying the most appropriate form of residential development capable of enhancing the site while responding positively to its physical characteristics and established residential context.

From the outset, the proposal has been guided by a thorough understanding of the site’s opportunities and constraints, including neighbouring relationships, access arrangements, environmental considerations, existing landscape features and residential amenity. These factors have been considered alongside national, regional and local planning policy to ensure that every design decision contributes towards a coherent and sustainable development strategy.

This approach reflects the principles promoted by the National Planning Policy Framework (NPPF), the London Plan (2021) and the Haringey Development Plan, all of which recognise that good design should form the foundation of sustainable development. Consequently, the proposal should be understood as the outcome of an integrated planning and architectural process rather than simply the replacement of an existing building.

Table 3.1 – Design-Led Development Principles

Design Principle	Application to the Proposal
Site-Led Design	The dwelling has been specifically designed for the opportunities and constraints of the site rather than adopting a standard house type.
Contextual Response	The proposal reflects the established residential character through appropriate scale, massing, roof form and material selection.
Residential Amenity	The design safeguards neighbouring privacy, outlook and daylight while providing a high standard of accommodation.
Environmental Performance	Passive environmental principles, landscaping and renewable technologies have been integrated into the design.
Efficient Land Use	The redevelopment makes effective use of previously developed land without resulting in overdevelopment.

3.2 Planning Policy Framework

The proposal has been assessed against the National Planning Policy Framework (NPPF), the London Plan (2021), the Haringey Development Plan and the Haringey Housing Design Guide (2017). Together, these planning documents establish a clear expectation that new residential development should be design-led, contextually responsive and environmentally sustainable.

The proposal has therefore been developed to optimise the use of a previously developed brownfield site while respecting the established residential character of the surrounding area and delivering a high-quality family dwelling.

Table 3.2 – Planning Policy Compliance

Policy	Design Response
NPPF Chapter 12 – Achieving Well-Designed Places	The proposal has evolved through a design-led process that enhances the built environment while responding positively to local character.
London Plan Policy D1 – London’s Form, Character and Capacity for Growth	Appropriate scale, massing and architectural form reinforce the established residential character.
London Plan Policy D3 – Optimising Site Capacity through the Design-Led Approach	Development capacity has been determined through careful site analysis rather than maximising the site.
London Plan Policy D4 – Delivering Good Design	The proposal provides high-quality architecture, excellent residential amenity and durable materials.
London Plan Policy D6 – Housing Quality and Standards	The dwelling provides spacious accommodation, logical internal planning and generous private amenity space.
London Plan Policy SI2 – Minimising Greenhouse Gas Emissions	Passive environmental design, renewable technologies and an efficient building envelope improve environmental performance.
London Plan Policy G5 – Urban Greening	Existing hardstanding is reduced and replaced with soft landscaping and biodiversity enhancements.
London Plan Policy T5 – Cycling	Secure covered cycle parking is incorporated within the site.
Haringey Strategic Policy SP11 – Design	The proposal enhances the appearance of the site while respecting the surrounding residential context.
Haringey Policy DM1 – Delivering High Quality Design	The development demonstrates a high standard of architectural design, proportion and detailing.
Haringey Policy DM3 – Housing	The proposal delivers a high-quality three-bedroom family dwelling with excellent living conditions.
Haringey Policy DM12 – Environmental Protection	The design safeguards neighbouring amenity while improving landscape quality and biodiversity.

The proposal is therefore considered to accord with the relevant objectives of the Development Plan when read as a whole.

3.3 Planning Strategy

Having regard to the planning policy framework outlined above, the proposal has been developed in accordance with the principles of sustainable development promoted by national, regional and local planning policy.

The application site occupies a sustainable urban location within an established residential neighbourhood where housing forms the prevailing land use. Existing infrastructure, public transport, local services and community

facilities are already available to support additional residential development, making the site an appropriate location for the efficient redevelopment of previously developed land.

The proposal replaces an outdated detached single-storey structure with a purpose-designed three-bedroom family dwelling that has been carefully designed to respect the established character of the surrounding area while significantly improving the appearance, environmental performance and functionality of the site.

Rather than representing an isolated architectural exercise, the proposal forms part of a wider planning strategy that seeks to regenerate a previously developed brownfield site through high-quality design, environmental enhancement and sustainable development principles.

Table 3.3 – Planning Strategy

Planning Objective	Design Response
Efficient Use of Brownfield Land	Redevelopment of an existing previously developed site within an established residential area.
Improve Site Quality	Replacement of an outdated structure with a high-quality contemporary family dwelling.
Protect Residential Amenity	Careful siting, scale, massing and window placement minimise impacts on neighbouring occupiers.
Deliver Sustainable Development	Sustainable construction, landscape enhancement and biodiversity improvements are incorporated throughout the proposal.
Enhance Local Character	Contemporary architecture complements the surrounding residential environment without replicating neighbouring buildings.

Accordingly, the proposal has been developed to achieve four complementary planning objectives:

- To make efficient and sustainable use of previously developed urban land;
- To improve the quality and appearance of the site through thoughtful architectural design;
- To safeguard the amenity of neighbouring occupiers through careful siting, scale and layout; and
- To deliver a sustainable family dwelling that contributes positively to the long-term character and environmental quality of the surrounding residential area.

These objectives have informed every stage of the design process and provide the strategic planning framework underpinning the proposed development.

3.4 Design Evolution

The final proposal represents the outcome of an iterative design process informed by detailed site appraisal, planning policy analysis and architectural refinement. Throughout the evolution of the scheme, a number of alternative design approaches were explored and evaluated before the preferred solution was selected.

Each design iteration was assessed against the principal objectives established at the outset of the project, ensuring that the proposal remained proportionate to its setting while responding positively to the site’s opportunities and constraints.

Particular attention was given to the relationship between the proposed dwelling and neighbouring properties, the retention of meaningful private amenity space, opportunities for landscape enhancement, environmental performance, access arrangements and the overall architectural composition of the building.

Table 3.4 – Design Evolution

Design Stage	Principal Considerations	Outcome
Site Appraisal	Context, access, neighbouring properties, opportunities and constraints.	Established the design parameters.
Concept Design	Building footprint, orientation, roof form and massing.	Developed an appropriate architectural concept.
Planning Review	Residential amenity, planning policy and environmental performance.	Refined layout, scale and building proportions.
Detailed Design	Materials, landscaping, sustainability, cycle storage and refuse storage.	Produced a coordinated architectural and environmental strategy.
Final Proposal	Overall planning balance and architectural quality.	Delivered a high-quality family dwelling specifically designed for its setting.

Table 3.5 – Summary of Planning Benefits

Planning Benefit	Outcome
Brownfield Regeneration	Efficient redevelopment of previously developed land.
Housing Delivery	Provision of one high-quality three-bedroom family dwelling.
Design Quality	Contemporary architecture responding positively to local character.
Residential Amenity	High-quality accommodation while protecting neighbouring living conditions.
Environmental Performance	Reduced hardstanding, improved landscaping and sustainable design measures.
Urban Greening	Increased planting and biodiversity enhancement.
Active Travel	Secure covered cycle parking integrated into the scheme.
Long-Term Sustainability	Adaptable, durable and environmentally responsible family home.

The completed proposal represents a carefully considered architectural response that has evolved specifically for this site. Rather than applying a standard house type or predetermined solution, the design has been shaped by its context, informed by planning policy and refined through an integrated design process that successfully balances architectural quality, residential amenity and sustainable development.

4. Architectural Design

4.1 Design Concept

The architectural concept is founded upon simplicity, proportion and contextual response. The proposal does not seek to imitate neighbouring buildings. Instead, it interprets the defining characteristics of the surrounding residential environment through a contemporary architectural language that remains respectful of its context while expressing a clear and confident identity.

Architectural quality has been achieved through disciplined composition, careful proportioning and a restrained palette of durable materials rather than unnecessary complexity or ornamentation.

The objective has been to create a building that appears entirely appropriate for its setting while remaining recognisably contemporary.

4.2 Form and Massing

The overall form of the building has evolved directly from the physical characteristics of the site.

The footprint has been carefully limited to retain meaningful private amenity space and opportunities for landscaping while providing generous internal accommodation. This balanced relationship between built form and external space prevents the proposal from appearing overdeveloped despite the compact nature of the site.

The simple pitched roof reinforces the domestic character of the building and reduces the perceived scale of the upper floor. The resulting roof profile responds naturally to the established roofscape of the surrounding residential area.

Careful consideration has also been given to the relationship between the building and neighbouring properties, ensuring that the proposal remains proportionate to its setting and maintains appropriate standards of privacy, outlook and daylight.

4.3 Internal Organisation

The internal arrangement has been designed around the requirements of contemporary family life.

The ground floor accommodates an open-plan kitchen, dining and living space that forms the principal family area and benefits from direct access to the private rear garden. This arrangement strengthens the relationship between internal accommodation and external amenity while maximising natural daylight throughout the principal living spaces.

The upper floors accommodate well-proportioned bedrooms, bathrooms and integrated storage arranged to create a clear distinction between active family spaces and quieter private accommodation.

The layout has been designed to provide:

- efficient circulation;
- flexibility for changing household needs;
- excellent natural daylight;
- logical room relationships; and
- long-term adaptability.

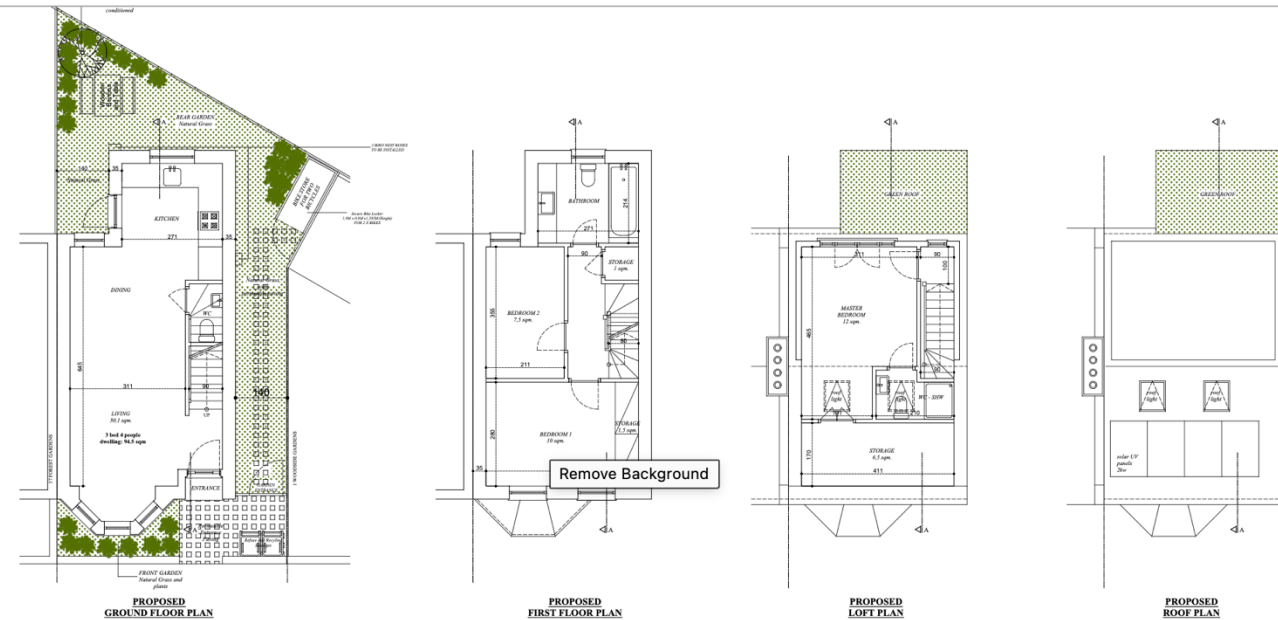


Figure 3– Proposed Floor Plans

4.4 Elevational Composition

The elevations have been designed to express the internal organisation of the building while maintaining a balanced and coherent architectural composition.

Window openings have been carefully positioned to maximise natural daylight, provide attractive outlooks and respond sensitively to neighbouring residential properties. Their arrangement establishes a consistent rhythm across each elevation and reinforces the proportions of the building.

Architectural interest is created through the careful relationship between solid walling, glazing and roof form rather than through decorative detailing.

The result is a calm, well-balanced architectural composition that contributes positively to the surrounding residential environment.

4.5 Materials

The proposal adopts a restrained palette of high-quality materials selected for their durability, longevity and compatibility with the surrounding residential context.

Subject to the approval of detailed specifications, the principal materials comprise:

- facing brickwork;
- roof tiles that complement the surrounding roofscape;
- high-performance double-glazed windows and doors;
- conservation-style rooflights where appropriate; and
- simple contemporary rainwater goods and external detailing.

The limited material palette reinforces the architectural clarity of the proposal while ensuring that the building remains robust, durable and visually attractive throughout its lifetime.



Figure 4 – 3D Proposed Elevation

4.6 Architectural Outcome

The completed proposal demonstrates how thoughtful architecture can successfully regenerate a constrained brownfield site through careful attention to context, proportion and environmental performance.

The resulting dwelling is proportionate to its setting, respectful of neighbouring development and capable of providing a high standard of residential accommodation while making a lasting positive contribution to the character and appearance of the surrounding area.

5. Access and Environmental Strategy

5.1 Integrated Design

The proposal has been developed on the basis that accessibility, landscape design and environmental performance should form part of a single design strategy rather than being treated as separate technical considerations. This integrated approach has informed the proposal from the earliest stages of the design process and has resulted in a development that performs successfully both as a building and as part of its wider residential environment.

By considering movement, landscape, sustainability and biodiversity together, the proposal creates a coherent residential setting that supports the long-term quality and resilience of the development.

5.2 Access and Inclusive Design

The proposed dwelling is accessed via the existing access arrangements serving the site. The proposal does not alter the established pattern of movement within the surrounding residential area and integrates naturally with its context.

The internal arrangement has been designed in accordance with the principles of inclusive design and is intended to satisfy the objectives of **Approved Document M4(2) – Accessible and Adaptable Dwellings**, subject to detailed Building Regulations approval.

The proposal provides:

- clear and efficient internal circulation;
- adaptable family accommodation;
- direct access between principal living accommodation and private amenity space;
- secure covered cycle parking;
- conveniently located refuse and recycling storage; and
- a layout capable of adapting to changing household needs.

These measures ensure that the dwelling remains practical, flexible and capable of supporting long-term occupation.

5.3 Landscape Strategy

Landscape design forms an integral part of the overall architectural concept.

The existing site is characterised by extensive hardstanding and limited planting. The redevelopment provides an opportunity to replace this condition with a more attractive and environmentally responsive residential landscape that complements the proposed dwelling.

The landscape strategy has been developed to:

- soften the appearance of the building;
- reinforce the residential character of the site;
- increase biodiversity;
- improve opportunities for urban greening; and
- provide a high-quality private outdoor environment.

The private rear garden has been designed as an extension of the principal living accommodation, strengthening the relationship between architecture and landscape while maintaining the established pattern of residential gardens within the surrounding area.

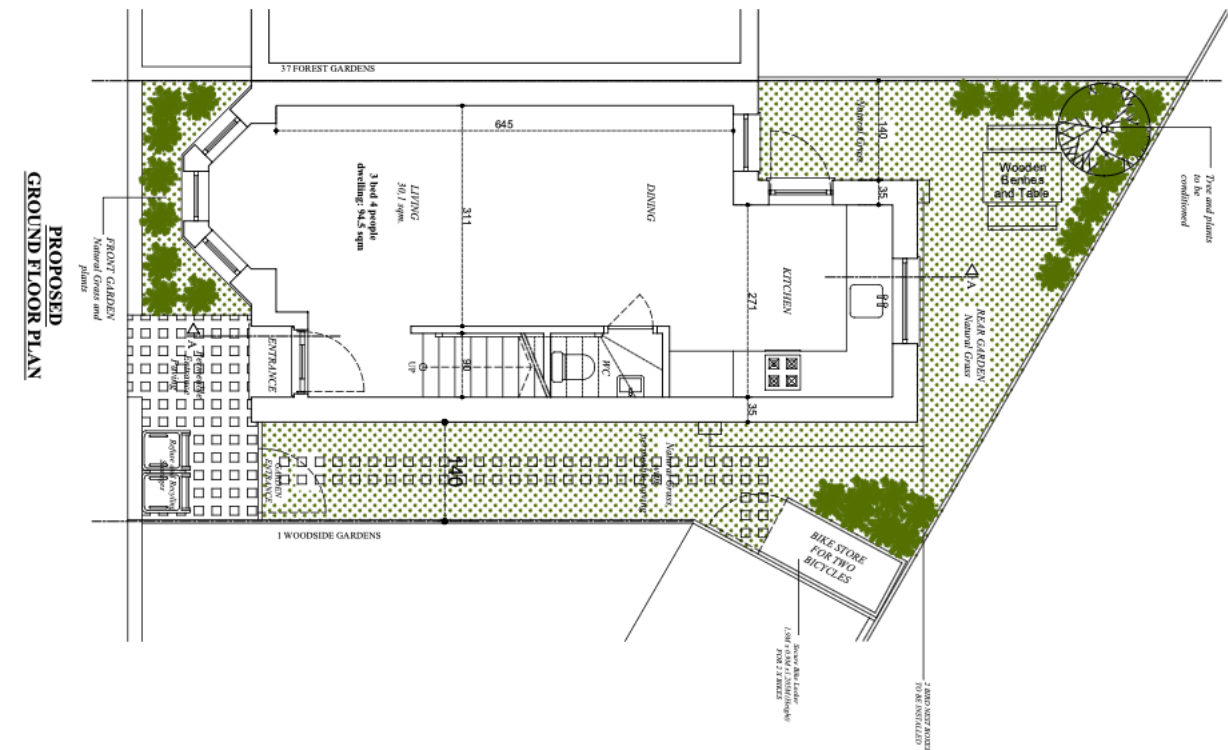


Figure 5 – Landscape Strategy

5.4 Sustainability

Environmental performance has informed the proposal from the outset.

Passive environmental principles have been prioritised through the orientation of the building, the arrangement of principal habitable rooms and the careful positioning of glazing to maximise natural daylight and minimise operational energy demand.

The dwelling incorporates the sustainability measures identified within the submitted application documents, including a high-performance building envelope together with the renewable energy technologies shown on the accompanying drawings.

Water-efficient fittings, durable construction materials and responsible specification contribute towards reducing environmental impact throughout the lifetime of the development.

Rather than relying upon isolated technologies, the proposal adopts an integrated sustainability strategy in which architectural design and environmental performance reinforce one another.

5.5 Surface Water Management

The redevelopment provides an opportunity to improve the environmental performance of the site through a coordinated approach to surface water management.

Existing impermeable hardstanding will be reduced where practicable and replaced with permeable paving and landscaped areas that encourage natural infiltration and reduce surface water runoff.

These measures support sustainable drainage principles while contributing positively to the overall landscape strategy and improving the resilience of the site to future rainfall events.

5.6 Biodiversity and Urban Greening

Although the proposal is expected to fall within the *de minimis* provisions of the Biodiversity Net Gain Regulations, ecological enhancement has nevertheless formed an important component of the design process.

Additional planting increased soft landscaping and green infrastructure identified within the submitted drawings will improve habitat opportunities and ecological value compared with the existing condition.

These interventions contribute towards:

- enhanced biodiversity;
- improved urban greening;
- increased environmental resilience;
- improved visual quality; and
- a healthier residential environment for future occupants.

The proposal demonstrates that meaningful environmental enhancement can be successfully achieved through careful design even on a relatively compact residential site.

5.7 Environmental Outcome

The proposal delivers a coordinated environmental strategy that extends beyond compliance with individual planning requirements.

By integrating accessibility, landscape design, sustainability, drainage and biodiversity within a single architectural response, the redevelopment transforms an underutilised brownfield site into a resilient, attractive and environmentally responsible residential environment.

The completed development therefore provides measurable improvements over the existing condition of the site while supporting the wider objectives of sustainable development promoted by national, regional and local planning policy.

6. Planning Judgement

6.1 Overall Assessment

The proposal has been assessed against the Development Plan as a whole, together with all other material planning considerations. In doing so, regard has been given not only to the physical form of the development, but also to the wider planning, environmental and design benefits arising from the redevelopment of the site.

The proposal should not be viewed simply as the replacement of an existing building. It represents the comprehensive regeneration of a previously developed residential site through a carefully considered form of infill

development that has been shaped by its context, informed by planning policy and refined through an iterative design process.

The proposal demonstrates that a modest residential development can successfully balance efficient use of land, high-quality architecture and environmental responsibility while maintaining appropriate standards of neighbouring residential amenity.

6.2 Planning Benefits

The redevelopment delivers a series of interrelated planning benefits.

The proposal makes more effective use of previously developed land within an established residential area, contributing towards the efficient use of urban land and supporting sustainable patterns of development.

The replacement of a building of limited architectural quality with a purpose-designed family dwelling improves the visual quality of the site and reinforces the established residential character of the surrounding area.

The proposal also delivers environmental improvements through enhanced landscaping, biodiversity enhancement, sustainable surface water management and the environmental measures identified within the submitted application documents.

Future occupants will benefit from a high standard of residential accommodation designed to support contemporary family living while remaining adaptable throughout the lifetime of the building.

Collectively, these outcomes represent a significant improvement over the existing condition of the site.

6.3 Assessment of Impacts

The proposal has been carefully developed to minimise potential planning impacts.

The scale, footprint and roof form have been refined to ensure that the development remains proportionate to its surroundings and does not appear visually intrusive.

Window placement and building orientation have been informed by neighbouring relationships to maintain appropriate standards of privacy, outlook and daylight.

The integrated landscape strategy further softens the appearance of the development and reinforces its relationship with the surrounding residential environment.

Having regard to the submitted drawings and supporting information, no unacceptable planning harm has been identified that would outweigh the clear benefits delivered by the proposal.

6.4 Professional Planning Assessment

The proposal demonstrates that successful planning outcomes are achieved through good design supported by clear planning reasoning.

Rather than treating planning policy as a series of isolated tests, the proposal has sought to address the broader objectives of sustainable development by integrating architectural quality, environmental performance and residential amenity within a single coordinated design response.

The redevelopment responds positively to the site’s opportunities while respecting its constraints. It enhances the appearance of the site, contributes towards local housing provision and delivers measurable environmental improvements without compromising the character or amenity of the surrounding area.

The proposal therefore represents an appropriate form of residential infill development that satisfies both the spirit and the objectives of the Development Plan.

6.5 Recommendation

Having considered the proposal against the National Planning Policy Framework, the London Plan (2021) and the Haringey Development Plan, it is my professional opinion that the proposed redevelopment constitutes sustainable development in planning terms.

The application delivers a carefully designed family dwelling, improves the environmental quality of the site and reinforces the established residential character of the surrounding neighbourhood.

Accordingly, the proposal accords with the Development Plan when read as a whole and there are no material planning reasons why planning permission should be withheld.

Planning permission is therefore respectfully recommended.

7. Conclusion

The proposed redevelopment of land to the rear of **1 Woodside Gardens, Tottenham, London N17 6UY** demonstrates how a carefully considered design-led approach can successfully transform a previously developed site into a high-quality family home that responds positively to its context.

The proposal has evolved through a comprehensive understanding of the site, its surrounding residential environment and the applicable planning framework. Rather than seeking to maximise development potential, the design has focused on identifying the most appropriate form of development capable of enhancing the site while respecting neighbouring residential amenity and reinforcing local character.

The completed scheme replaces a detached single-storey structure of limited architectural merit with a contemporary three-bedroom dwelling that has been specifically designed for its location. The proposal provides a high standard of accommodation for future occupants while integrating landscape enhancement, sustainable design measures and biodiversity improvements into a single coordinated architectural response.

The development also demonstrates that environmental performance can be successfully embedded within the design process. The proposal incorporates improved landscape quality, sustainable surface water management and the sustainability measures identified within the accompanying application documents, resulting in a significant improvement over the existing condition of the site.

When assessed against the National Planning Policy Framework, the London Plan (2021) and the Haringey Development Plan, the proposal represents a sustainable and proportionate form of residential development. It makes efficient use of previously developed land, delivers high-quality architecture and provides lasting environmental and townscape benefits without giving rise to unacceptable impacts upon neighbouring properties.

Accordingly, it is respectfully concluded that the proposal accords with the Development Plan when read as a whole and that planning permission should be granted.

Final Declaration

This Design and Access Statement has been prepared to explain the design rationale, planning assessment and environmental strategy that underpin the proposed redevelopment of land to the rear of **1 Woodside Gardens**.

The report demonstrates that the proposal has evolved through a design-led process informed by site analysis, planning policy and architectural judgement. Read alongside the submitted architectural drawings and supporting technical information, it provides a comprehensive explanation of the proposal and the reasons why it represents an appropriate and sustainable form of development.

The applicant respectfully requests that the Local Planning Authority grants planning permission for the proposed development.

Appendices

Appendix A – Project Summary

Item	Description
Project	Land to the Rear of 1 Woodside Gardens, Tottenham, London N17 6UY
Proposal	Erection of one three-bedroom single family dwelling
Application Type	Full Planning Permission
Planning Authority	London Borough of Haringey
Existing Development	Detached single-storey structure
Proposed Use	Use Class C3 – Residential

Appendix B – Supporting DocumentsThis statement should be read alongside:

- Planning Application Form
- Existing and Proposed Architectural Drawings
- Site Photographs
- Location and Site Plans
- Energy and Sustainability Information
- Biodiversity Information
- Community Infrastructure Levy documentation
- Any supporting technical reports submitted with the application

Document Control

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Project: Land to the Rear of 1 Woodside Gardens, Tottenham, London N17 6UY

Status: Planning Submission

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