



DESIGN & ACCESS STATEMENT

Planning Application
Submitted by
SME Architecture Ltd
For
88 Gospatrick Road
Tottenham, N17 7JA
To
London Borough of Haringey

SMEA
architecture

SEPTEMBER 2026

1.0. Introduction

- 1.1** The Design and Access Statement has been prepared to assist the planning process in respect of the application made for the above development to a two-storey house via Full Planning.

2.0 Site

- 2.1** The location of the property is not in a conservation area and is not a listed building.
- 2.2** The property is located on Gospatrick Road. The existing premise is an end of terrace property. The total site area boundary is 220m²; and consists of 2 no. bedrooms, kitchen, living, bathroom, office and large garden area.
- 2.3** The proposal is to be erected on the side of the existing property and responds to the local context of the area. The proposal has considered the street scene to ensure that it will not be lost or harmed.

3.0 Development & Scale

- 3.1** The residential development is a two-storey house on the side of no.88 to house 2no. bedrooms, living, dining/kitchen, office and bathroom.
- 3.2** The proposed structure will be 2.8m x 9.8m with a ridge height at 7.8m being slightly lower than the existing house it is being built against.
- 3.3** The overall garden space it will occupy is 80sqm. There will be sufficient accessible garden space once the development is in place to allow for any hard or soft landscaping.

4.0 Layout

- 4.1** The proposed internal layout of the house for the ground floor is 22sqm, first floor is 22sqm and loft 17sqm; in total being 61sqm. Providing sufficient habitable space, in line with the Housing Design Guidelines for a 2b3p dwelling.
- 4.2** There will be a living area and kitchen on the ground floor that opens out to the garden, which has a cycle shed for 2no. adult bikes. The first floor will have 2 bedrooms, a bathroom, and above, a loft space for an office.

5.0 Internal Access

- 5.1** The new dwelling will have its own access and main front door. 1m space is to be away from the pedestrian walkway/ pavement, in line with the regulations for two storey buildings, and will not be imposing.

- 5.2** The existing no.88 will move its main entrance to the front of the house and the new building will have access to the side of the house which faces Stockton Road.

6.0 Planning Design

- 6.1** The new build will allow for 2 long-stay cycle parking spaces as recommended under the standard UK and London planning guidelines, located at the rear of the garden.
- 6.2** Space for one 240L general waste bin, one 240L recycling bin and a 23L food waste caddy, has been allowed for and placed in a location ideal for collections.

7.0 Appearance

- 7.1** The external appearance of the building will match the brickwork of the existing house with roof tiles to suit and match surrounding properties.
- 7.2** The new building property will not take away from other surrounding neighbours' properties and gardens. The style of windows will be similar to the existing house and where bathrooms are located, these will be obstructed for privacy.



(No.88 Rear View)



(No.88 Side View)



(No.88 Front View)



(No.88 Overall Site View)

8.0 Impact of Proposal & Precedents

- 8.1** The impact of the proposal is minimal.
- 8.2** The precedents that support this application are properties: 109 Rivulet Road and 107 Rivulet Road, which are both end of terrace properties.
- 8.3** Carpark space will be provided to suit 2no. bedroom property. Space for no.88 and new build car park space, will face Gospatrick Road side for accessibility.

9.0 Conclusion

- 9.1** It is the clients' intention to build a new house on the side of their no.88 property, making it an additional space for the family.
- 9.2** The appearance and materiality of the new dwelling will be made from brickwork and in keeping of the street scene.
- 9.3** All in all, it is considered that given the scale of the development, the proposal will have no harm to its environment.