



Design & Access Statement

192 Mount Pleasant Road,

London

N17 6JQ

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This Design & Access Statement has been prepared in support of the proposed works to 192 Mount Pleasant Road and should be read in conjunction with the application drawings listed below.

Existing Drawings

375 A001 Existing - Site Location Block Plan
375 A002 Existing - Site Plan
375 A010 Existing - Ground Floor Plan
375 A011 Existing - First Floor Plan
375 A012 Existing - Roof Plan
375 A020 Existing - Front Elevation
375 A021 Existing - Side Elevation
375 A022 Existing - Rear Elevation

Proposed Drawings

375 A100.2 Proposed - Site Plan
375 A110.2 Proposed - Ground Floor Plan
375 A111.2 Proposed - First Floor Plan
375 A112.2 Proposed - Roof Plan
375 A200.2 Proposed - Front Elevation
375 A201.2 Proposed - Side Elevation
375 A202.2 Proposed - Rear Elevation

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Development location

The development site is 192 Mount Pleasant Road, located in the Bruce Grove area of Tottenham. The property is not listed and does not sit within any Conservation Area. The area is predominantly residential.

Existing building

The property is a Victorian terraced building comprising a habitable ground and first floor, with roof space acting as storage. The property is not a flat and has its own access.



Building History

Constructed in the early 1900s, 192 Mount Pleasant Road has undergone very little alteration over its lifetime, aside from a modest rear extension to the rear outrigger, which is subsequently showing signs of structural movement and cracking.

The applicants recently acquired the property with the intention of sensitively improving and adapting the dwelling to better meet their long-term needs. Proposed works seek to provide a sustainable and practical home for the applicants whilst securing the long-term future of the property.







Relevant Planning Policy

The following documents and policies have been considered as part of the development of the design proposal:

- London Borough of Haringey; Planning Advice for Common projects: Rear Extensions.
- Haringey Local Plan: Sustainable Design & Construction (SPD), 2013.
- The London Plan (2021) Policies. In particular:
 - H8 Existing housing,
 - D1 London's form, character and capacity for growth,
- National Planning Policy Framework (2026).

Proposal

This application is for the installation of external wall insulation and render to the rear and side of the property in order to significantly improve the thermal value of the walls. Window cills, reveals, and rainwater goods will be reinstated.

A low profile metal cover to house the ASHP and bins will be installed in the front garden behind the existing boundary wall. This will have a height of 1.2m, sitting 300mm proud of the existing wall.

The proposed insulation and render works are limited to the side and rear elevations, with no material alterations to the front elevation. The proposed ASHP / bin storage works have minimal visual impact to the public highway and work in favour for encouraging sustainability practices.

The proposal is consistent with the objectives of the Haringey Local Plan, seeking to ensure development responds positively to its context and protects residential amenity

This application should be read in conjunction with a concurrent application for a Certificate of Lawfulness for the demolition of the existing 3m-deep extension and the construction of a new 1.1m-deep extension.

Conclusion

The proposed works represent a modest and appropriate alteration to the existing dwelling. The rendered finish is required to facilitate external wall insulation and improve the building's energy efficiency.

The material change is limited to the side and rear elevations and will not be visible from the public highway.

The proposed finish will match the existing palette of materials, ensuring the development remains sympathetic to the character of the property and surrounding area.

Accordingly, the proposal is considered acceptable and compliant with local planning policy.