

Land Rear of 49 Park View Road

Design & Access Statement

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Land Rear of 49 Park View Road Tottenham, London, N17 9AU



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Introduction

This proposal envisions a 'sustainable studio flat' strategically positioned amidst the residential streets connecting 49 Buller Road and 49 Park View Road. The proposed unit boasts a total Gross Internal Area (GIA) of 37m² within a site area of 67m². A thoughtfully designed front amenity area of 11.5m² featuring a welcoming walkway, designated planting, a double bin store, and a single stand-up bike store, all enclosed by perimeter fencing. Adjacent to the unit, an access path leads to the rear amenity area covering 5.7m², sheltered by a privacy pergola that not only shades residents but also ensures a private sanctuary.

Internally, the unit is strategically designed with an open-plan kitchen/living/dining area, seamlessly blending functionality with style. Additional internal features includes a dedicated storage space, a spacious bathroom, and a double bedroom with integrated wardrobe storage. The unit, crafted as a single-story haven, is crowned with a flat green sedum roof, offering natural insulation and passive cooling. Embracing sustainability, the water runoff is conscientiously collected and re-purposed through an efficient rainwater harvesting system. This proposal encapsulates a harmonious blend of modern living, environmental consciousness, and thoughtful design.

Existing Site Context

The site is nestled within a residential area between 49 Buller Road and 49 Park View Road. The streets are lined with terraced housing with a mix of on-site and on street parking. The site location is a 5 minute walk to Tottenham Hale over and underground train stations which also has a regular bus service. Down Lane Park is located within just a 2 minute walk from the site boasting a large open green park for recreational activities.

Historical Context

The site was previously part of the rear amenity space to No. 49 Park View Road before being detached and independently registered.

Planning History

The site has no known previous planning history.

Site Photographs

1. View looking from Park View Road towards the site with the front wall elevation in sight behind a mature tree.
2. View looking from Buller Road towards the front wall elevation and neighbouring property No. 49 Buller Road.

①



②



Proposed Layout – Studio

The proposed unit is a single story flat roof unit which is dissimilar to the typical housing style along the street with some exceptions. Directly opposite the site is a unit of similar scale and form with facing a red brick facade and a lean-to clay tiled roof. This proposal looks to differentiate itself not in scale but in performance and aesthetics with a modern design type including anthracite grey cladding and large glazing including the green sedum rain harvesting roof. The unit is not overbearing for the area and in fact is hidden away within the street view.



Materiality + Appearance

A meticulously crafted sustainable studio flat, the materials have been selected to form a marriage of aesthetics and practicality setting a precedent for the residing area. The red brick facade seamlessly blends with the neighbourhood's character, creating a visual tapestry that pays homage to tradition. Above, anthracite grey aluminium panelling not only adds a contemporary touch but also ensures enduring elegance and low maintenance, standing resilient against the elements.



Green sedum vegetation roof makeup to cover full flat roof.



Anthracite grey aluminium / zinc panelling above window and door system as a finishing material and style.



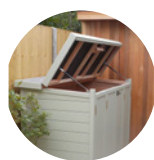
Rear amenity privacy screen to allow natural light and provide privacy coverage. Finished with anthracite grey colour.



Windows & doors in anthracite grey in keeping with the style of the modern development.



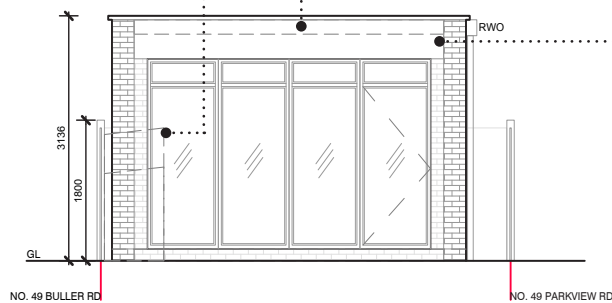
Double bin store with a timber hit and miss slat finish, colour to be anthracite grey to match theme.



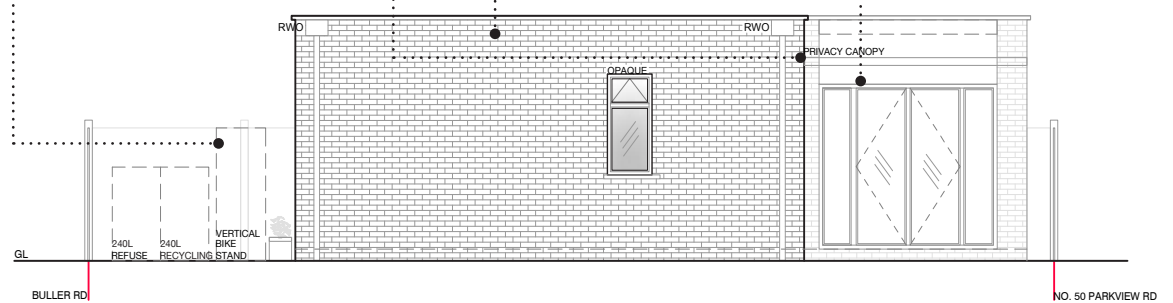
Single stand-up bike store to be similar to bin store material with anthracite grey colour to finish.



Red finishing brick to be similar to neighbouring properties. Coping to be anthracite grey.



SOUTH ELEVATION



EAST ELEVATION

Planning Statement

The proposed studio flat's strategic location emerges as a distinct asset for the area, particularly in its capacity to cater to the lifestyle needs of young professionals. With an efficiently designed 37m2 Gross Internal Area (GIA), the studio flat aligns seamlessly with contemporary housing trends, offering a practical and manageable living solution. Situated in proximity to key amenities, local businesses, and public transportation hubs, it not only provides convenience but also fosters connectivity, making it an ideal residence for young urban individuals. The thoughtfully designed front and rear amenity spaces contribute to a balanced living environment, offering both privacy and accessibility. In essence, the studio flat's strategic location stands as a valuable addition to the area, addressing the housing preferences of young professionals by delivering a harmonious combination of functionality, accessibility, and community engagement.