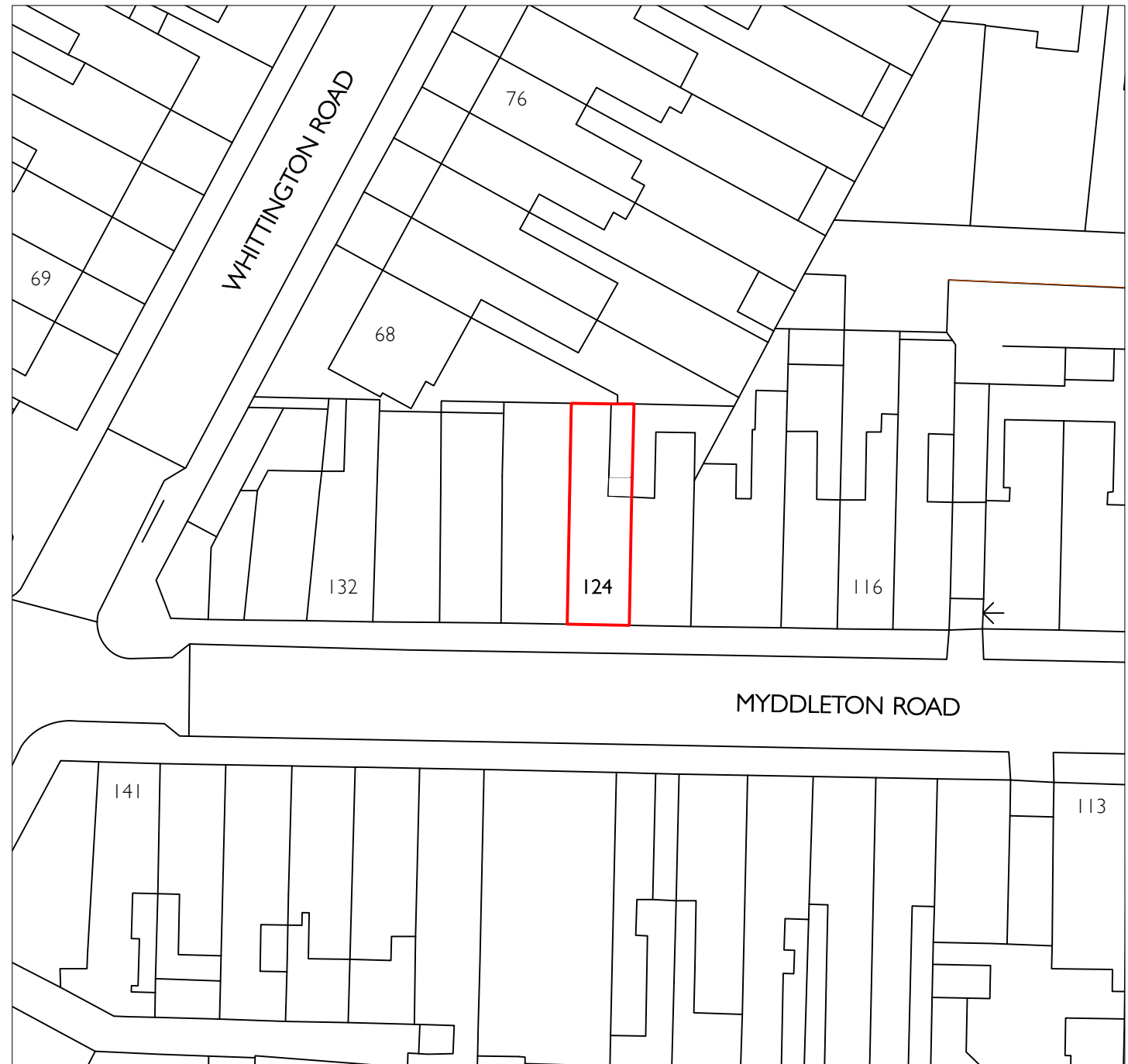


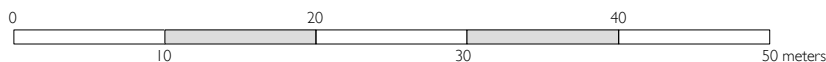
BLOCK PLAN SCALE 1:500



Notes:
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Revisions: REV A - ISSUED FOR PLANNING 06/2023

SCALE
(1:500)

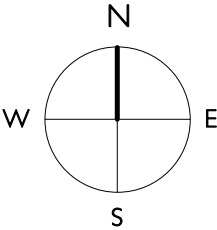
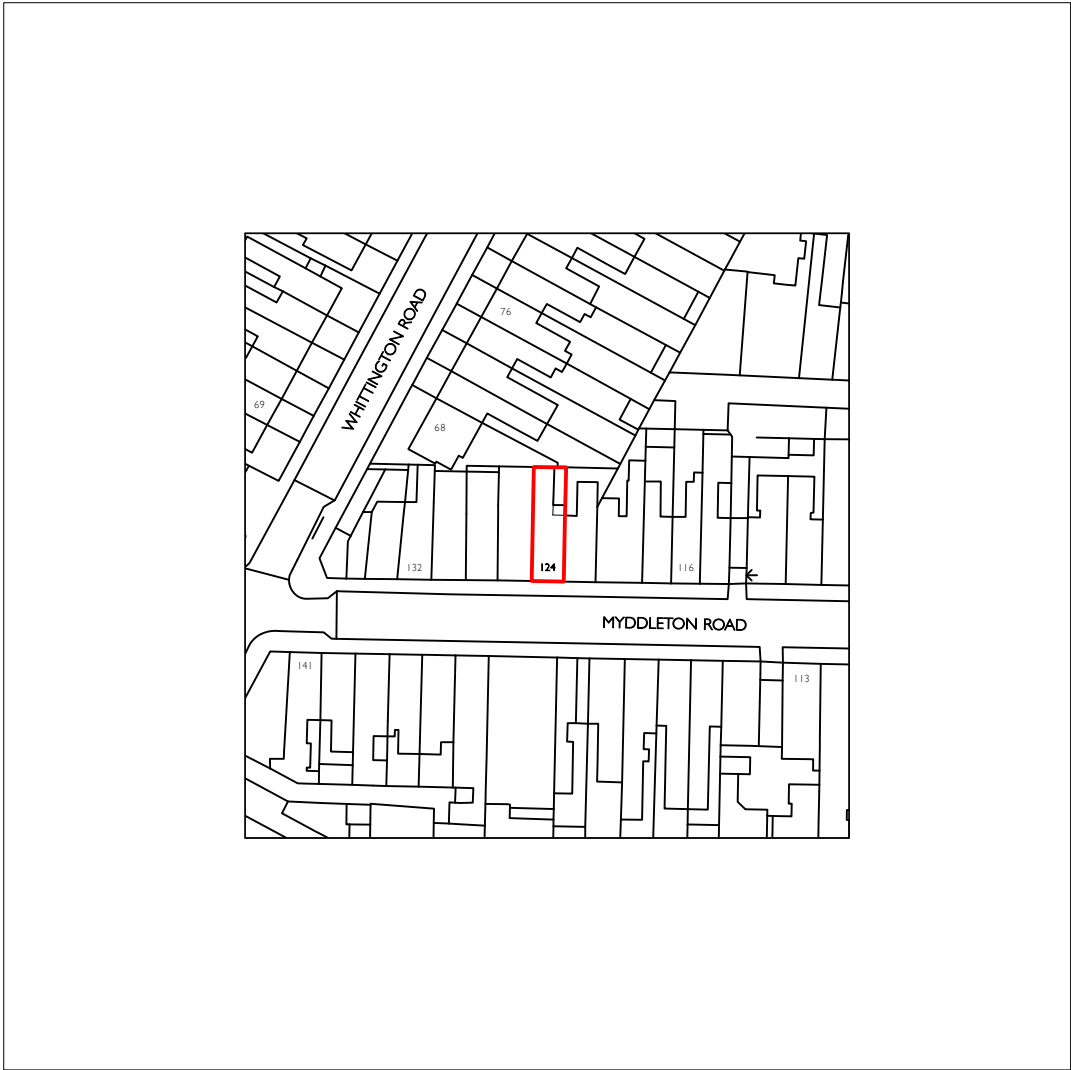


Client:	MR + MRS YOUSSEF	Dwg Title: BLOCK PLAN				Project: 124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-000
Dwg Status:	PLANNING	Scale:	Job No:	Date:	Rev:		
Local Authority:	L B HARINGEY	1:500 @ A3	189	07.2023	A		

DRAWINGS FOR THE PLANNING APPLICATION FOR THE PROPOSED CHANGE OF USE OF THE REAR PART OF THE GROUND FLOOR SHOP UNIT AND CONVERSION OF UPPER FLOORS INTO 2 APARTMENTS WITH FIRST FLOOR REAR EXTENSION AT:

124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

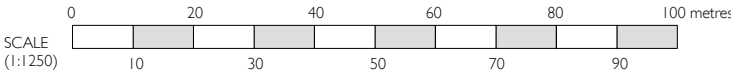
- 185/P/000/A - BLOCK PLAN
- 185/P/001/B - SITE LOCATION + DRAWING LIST
- 185/P/002/A - SITE PHOTOGRAPHS (1)
- 185/P/003/A - SITE PHOTOGRAPHS (2)
- 185/P/004/B - DESIGN AND ACCESS STATEMENT
- 185/P/005/B - DESIGN AND ACCESS STATEMENT
- 185/P/010/A - EXISTING GROUND FLOOR PLAN
- 185/P/011/A - EXISTING FIRST FLOOR PLAN
- 185/P/012/A - EXISTING SECOND FLOOR PLAN
- 185/P/013/A - EXISTING ROOF PLAN
- 185/P/015/A - EXISTING FRONT ELEVATION
- 185/P/016/A - EXISTING REAR ELEVATION
- 185/P/017/A - EXISTING SECTION A-A
- 185/P/018/A - EXISTING SECTION B-B / ELEVATION
- 185/P/019/A - EXISTING SECTION B-B / ELEVATION - SHOWING SHADE LINE
- 185/P/020/B - PROPOSED GROUND FLOOR PLAN
- 185/P/021/B - PROPOSED FIRST FLOOR ELEVATION
- 185/P/022/B - PROPOSED SECOND FLOOR PLAN
- 185/P/023/A - PROPOSED ROOF PLAN
- 185/P/025/A - PROPOSED FRONT ELEVATION
- 185/P/026/A - PROPOSED REAR ELEVATION
- 185/P/027/B - PROPOSED SECTION A-A
- 185/P/028/B - PROPOSED SECTION B-B / ELEVATION
- 185/P/029/A - PROPOSED SECTION B-B / ELEVATION - SHOWING SHADE LINE
- 185/P/030/B -EXISTING SECTION / SIDE ELEVATION
- 185/P/031/B -PROPOSED SECTION / SIDE ELEVATION



SITE LOCATION PLAN SCALE 1:1250

Notes:
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Revisions:
REV A - ISSUED FOR PLANNING 06/2023
REV B - ISSUED FOR PLANNING 12/2023



Client: MR + MRS YOUSSEF

Dwg Status: PLANNING

Local Authority: L B HARINGEY

Dwg Title: SITE LOCATION + DRAWING LIST

Scale: 1:1250 @ A3

Job No: 185

Date: 06.2023

Rev: B

Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-001



A VIEW OF THE FRONT OF 124 MYDDLETON ROAD (EVEN NUMBERS SIDE OF THE ROAD)



B SIDE VIEW OF THE REAR OF SITE FROM WHITTINGTON RD



C AERIAL VIEW LOOKING TOWARDS THE REAR OF SITE

Notes:
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Revisions:
REV A: 07.2023 ISSUED FOR PLANNING

Client: MR + MRS YOUSSEF
Dwg Status: FOR PLANNING
Local Authority: L B HARINGEY

Dwg Title: EXISTING PHOTOGRAPHS - SHEET I
Scale: N.T.S. @ A3
Job No: 185
Date: 07.2023
Rev: A

Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185/P/002



A VIEW OF THE REAR OF 124 MYDDLETON ROAD - LOOKING FROM THE END OF THE REAR YARD TOWARDS THE HOUSE

Notes: Drawings to be read in conjunction with all consultants information. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A P T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A P T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.	Revisions: REV A: 07.2023 ISSUED FOR PLANNING	Client: MR + MRS YOUSSEF	Dwg Title: EXISTING PHOTOGRAPHS - SHEET 2				Project: 124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185/P/003
		Dwg Status: FOR PLANNING	Scale: N.T.S. @ A3	Job No: 185	Date: 07.2023	Rev: A		
		Local Authority: L B HARINGEY						

1.0 INTRODUCTION

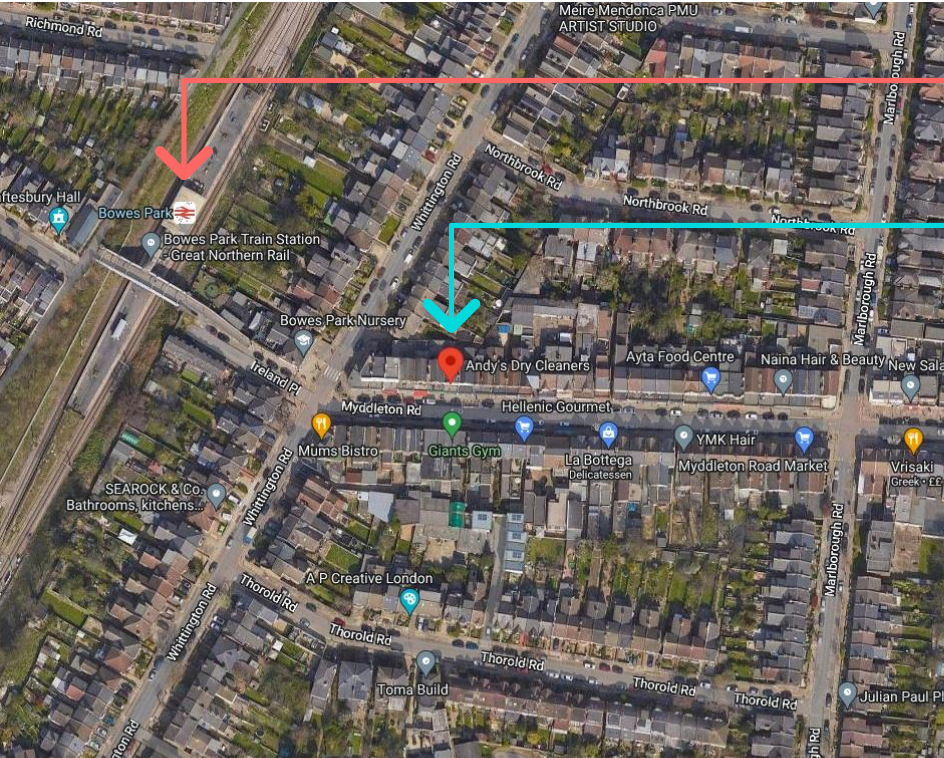
This document has been prepared in support of a submission of a planning application for the conversion of the rear (outbuilding) of the vacant ground floor of the building from the former A1 commercial use to become residential use C.3(a) together with the conversion of the first and second floors into two residential units C.3 (a) including a first floor rear extension.

It incorporates the Planning Officer's comments from the previously withdrawn application HGY/2020/1536. The property is not listed. It is located within the Bowes Park Conservation Area.

The proposed part width rear extension follows a similar form to several which have been approved along the terrace or were part of the original properties and have been in existence for many years.

This document explains the design principles and development process relating to the proposal and surrounding context and that it complies with current policy. This report should be read in conjunction with the supporting drawings listed on drawing 185/P/001/A Drawing List + Site Location.

The overall approach to the design is to follow the guidelines in the Haringey SPD and the London Plan.



AERIAL MAP OF THE AREA AROUND BOWES PARK STATION + MYDDLETON RD

The position of the Site at 124 Myddleton Road and Bowes Park Station are indicated.

2.0 SITE LOCATION, CONTEXT & ANALYSIS

124 Myddleton Road, N22 8NQ is located on the Northern side of Myddleton Road, having a site area of approximately 100sqm and it contains a property which comprises of a three-storey terraced building with a vacant A1 commercial unit at ground floor and residential accommodation at first and second floors. The property is located in Bowes Park Conservation Area.

Much of Myddleton Road retains the rhythm of the original shopfronts, and the traditional shop framework of the pilasters, consul brackets, cornices, and fascias. Some of the shopfronts contain fragments of original building fabric, and in three cases, complete intact original 19th century fabric. Myddleton Road has a scale, rhythm and pattern that are typical of late 19th century London suburban development. While most of the original shopfronts have been stripped out and/or covered up, the host buildings have a distinctive texture and rich materiality, combined with delicate decorative flourishes. The upper floors and sometimes the rear of some of the existing ground floor units have been mostly converted into small size flats, from studios to 1 or 2 bed flats, mostly due to this part of the Road, not being suitable for families and the lack of ground floor amenity/gardens.

2.0 SITE LOCATION, CONTEXT & ANALYSIS (cont.)

The site has a PTAL of 4, a short walking distance of Bowes Park railway station and Bounds Green Underground stations to the west, together with numerous bus stops along the surrounding arterial roads.

3.0 ACCESS AND TRANSPORT

The proposed site is easily accessible on foot, via bus or the Underground, by car or bicycle. This high accessibility is highlighted when using the TFL Webcat tool for calculating a site's Public Transport Accessibility Level (PTAL) which indicates it is rated as 4. This PTAL rating is primarily due to the proximity of Bowes Park Railway and Bounds Green underground stations which provide excellent access to central London.

Space for secure covered cycle storage has been allocated in the rear yard of the lower flat and the entrance hall of the upper flat.

BOWES PARK STATION

124 MYDDLETON ROAD

124 MYDDLETON ROAD



AERIAL VIEW LOOKING AT THE REAR OF MYDDLETON ROAD

The outline of the proposed part-width rear extension of 124 Myddleton Road is indicated yellow.

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		Dwg Status:	FOR PLANNING		Scale:	N.T.S. @ A3	Job No:	185		
		Local Authority:	L B HARINGEY		Date:	07.2023	Rev:	B		

4.0 DESIGN PROPOSAL

The property is currently occupied as a commercial shop unit at ground floor with residential accommodation at first and second floors.

This Planning Application seeks to convert the rear (outbuilding) of the vacant ground floor of the building from the former A1 commercial use to become residential use C.3(a) together with the conversion of the first and second floors into two residential units C.3 (a) including a first floor rear extension. The proposed rear extension is to be built in brickwork matching the original building including the existing ground floor rear extension which is to be re-built.

4.1 COMMERCIAL USE

The applicant has been approached by persons seeking for a unit to develop a tuition/teaching small centre for the community in this area, consequently a E(f) change of use would be required at ground floor. The main part (within the footprint of the house above) of the ground floor commercial unit will remain as existing and the recently refurbished shop front would not be affected and the shopfront would remain active.

4.2 RESIDENTIAL USE

The first and second floors are to be converted into 2 number 1 bed 2 person residential flats. Both residential flats are to be split level with the first floor flat connecting down to the rear most area at ground floor and the second floor flat containing some of the first floor.

A new part two / part one storey extension is to be formed to the rear of the house utilising the structure of the existing single storey part width rear extension which at ground floor spans between the rear face of the house and the garden wall to the gardens of 68 + 70 Withington Road.

The living room of the first floor flat is accessed via an internal stair within the rear extension down to the ground floor - accessing an external space in the yard behind the small yard to the rear of the ground floor.

Floor to ceiling heights internally vary from 2.5m to 2.8m clear after insertion of sound insulation for separating floors in accordance with Building regulations. The stacking arrangements has taken into consideration the living and the bedrooms spaces positions so that no adverse noise is created from the flat above to that of ground floor.

4.3 ACCESS & CIRCULATION

Access into the 2 dwellings is from the existing doorway on Myddleton Road.

4.4 APPEARANCE / SCALE / MATERIALS

The proposal is sensitive to the existing features of the house, is not visible from the pavement in front of the house and has no impact on the pitched roof at the top of the property.

The proposed rear extension will involve the reconstruction of the existing single storey ground floor part width rear extension which extends to the rear boundary and a first floor rear extension above which is to extend 5.1 M beyond the rear face of the main house (a small distance than at the rear extension of the neighbouring 122 Myddleton Road).

The proposed part width rear extension will follow the same language as those recently approved - with brickwork to match the existing house, double glazed painted framed windows and sedum covered flat roofs to encourage biodiversity.

5. AREAS

The footprint of the existing building will be increased by 14 sqM at 1st Floor with the addition of the new rear extension at that level.

The residential Flats are both larger than the required 50 sqM.

Ground Floor Commercial Unit	=	46.74 sqM
Flat 1 First Floor (1 Bed 2 Person)	=	54.25 sqM (17.40 sqM @ Ground Fl)
Flat 2 2nd Floor (1 Bed 2 Person)	=	50.05 sqM (13.15 sqM @ First Fl)

6. IMPACT ON BOWES PARK CONSERVATION AREA

The proposed change of use would not cause any changes to the existing shopfront, except possibly a painted name sign, which will be separately applied for, before the occupation of the premises. There are no other changes to the front elevation and the proposed rear extension at first floor together with the rebuilding of the ground floor extension will be carried out in matching brickwork while all new windows will match the existing.

7.0 IS CIL APPLICABLE?

Yes.

8.0 PREVIOUS SUBMISSION

In 2020 a proposal to convert the ground floor of 124 Myddleton Road from A1 to D1 use and to convert the upper floors to 2 flats. It was given the reference HGY/2020/1536.

Following the comments and advice received from the Planning Officer the Applicant withdrew the HGY/2020/1536 proposal on the basis there were a number of matters which needed to be addressed - and have been incorporated into this application - which in turn has been revised to incorporate comments immediatly after they were received on 20.12.2023.

8.1 HEIGHT / DEPTH OF THE REAR EXTENSION:

The Planning Officer previously the neighbouring rear extension at 122 Mydleton Road was identified as being a preferable size.

The proposed rear extension at 124 Myddleton Road is now lower than the one at 122 with the rear face of the 1st floor element closer to the principal rear elevation of the house as well. The existing ground floor element is to be rebuilt as part of the proposed works.

The currently proposed rear extension is entirely within the shadow line cast by the angle of the sun spanning between the top of the house and the existing rear wall to the rear gardens of 68 + 70 Whittington Road. Drawing 185-P-029-A shows how the proposed rear extension is not dominant or overbearing and cannot cast shadows over the neighbouring rear gardens.

8.2 FLOOR TO CEILING HEIGHT OF THE REAR EXTENSION:

The previous proposal did not indicate the floor to ceiling height on the section drawing. The section and floor plans of this application indicate the proposed floor to ceiling heights to be 2.5 metres at rear ground and rear first floors.

8.3 INTERNAL FLOOR SPACE:

It was noted by the planning officer of the HGY/2020/1536 submission that the previous arrangement provided less than 50 sqM for one of the proposed flats and that it would need to be larger than 50sqM. Both of the proposed flats on this application are larger than 50 sqM.

8.4 OVERLOOKING:

A comment was received discussing the potential for overlooking of the rear gardens from a window in the rear face of the extension. Consequently the window has been omitted from the design in the current application. The proposed first floor window facing number 122 has opaque glazing.

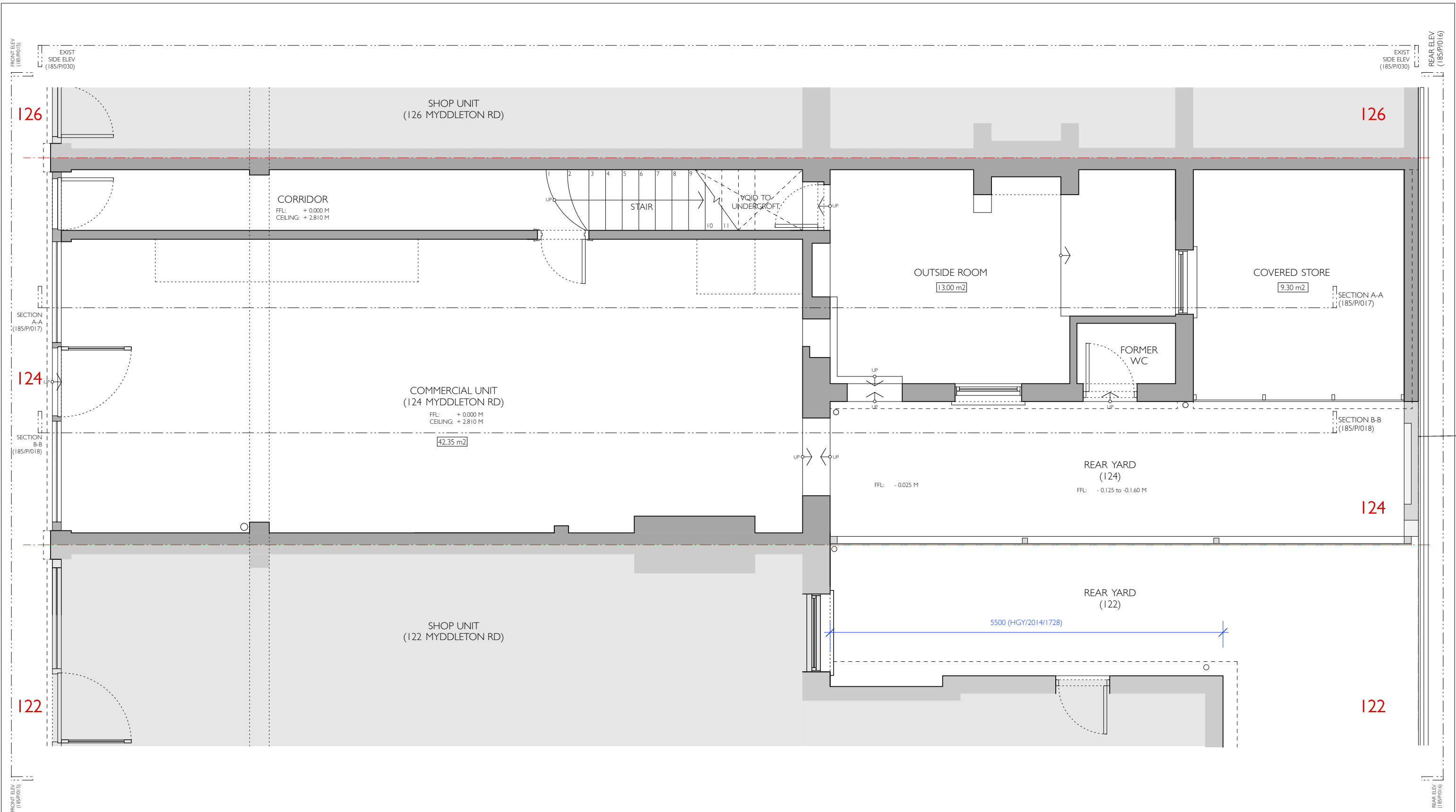
9.0 CONCLUSION

The proposed development has incorporated the Planning Officer's comments to the previously withdrawn application HGY/2020/1536. It would be an appropriate and beneficial extension on the property. The proposal is not harmful to the character of the area, the street scene or the properties to the rear of the site and presents no harm to the character and quality of the subject building. The proposed green roofs would increase biodiversity.

There is no detrimental impact to the amenity of the adjoining occupiers. The proposed rear extension is within the zone defined by the roof of the main house and the roof of the existing rear extension. It would not cast a shadow onto the gardens to the rear of the site.

The sizes of the proposed two residential flats complies with the London Plan. For this reason and compliance with council policies we believe this planning permission for the development should be granted.

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		Dwg Status:	FOR PLANNING		Scale:	Job No:	Date:	Rev:		
		Local Authority:	L B HARINGEY		N.T.S. @ A3	185	07.2023	B		



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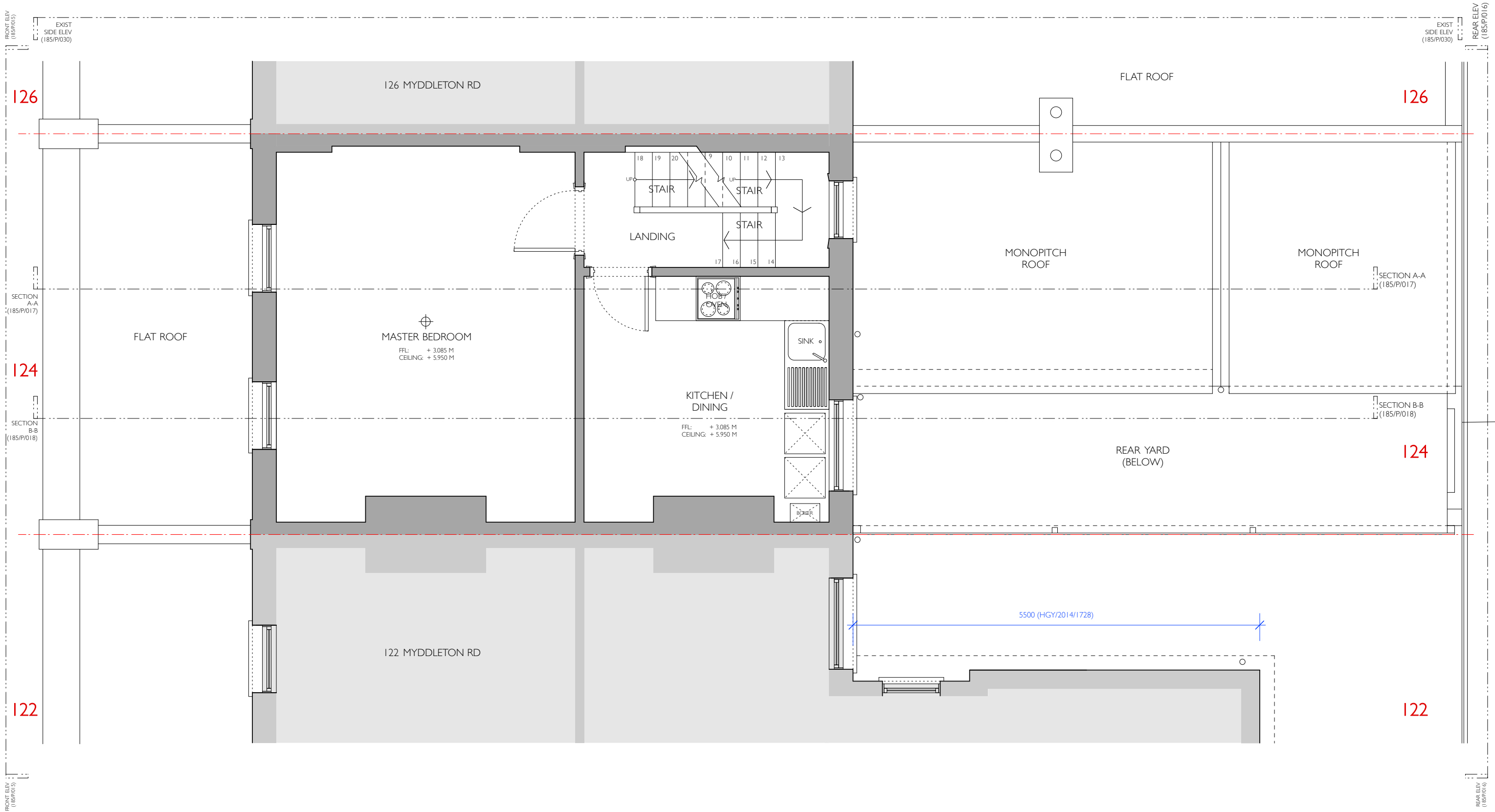
Revisions: REV A - ISSUED 07.2023

Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARRINGEY

Dwg Title: EXISTING GROUND FLOOR PLAN
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: A

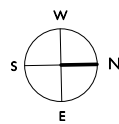
Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-010



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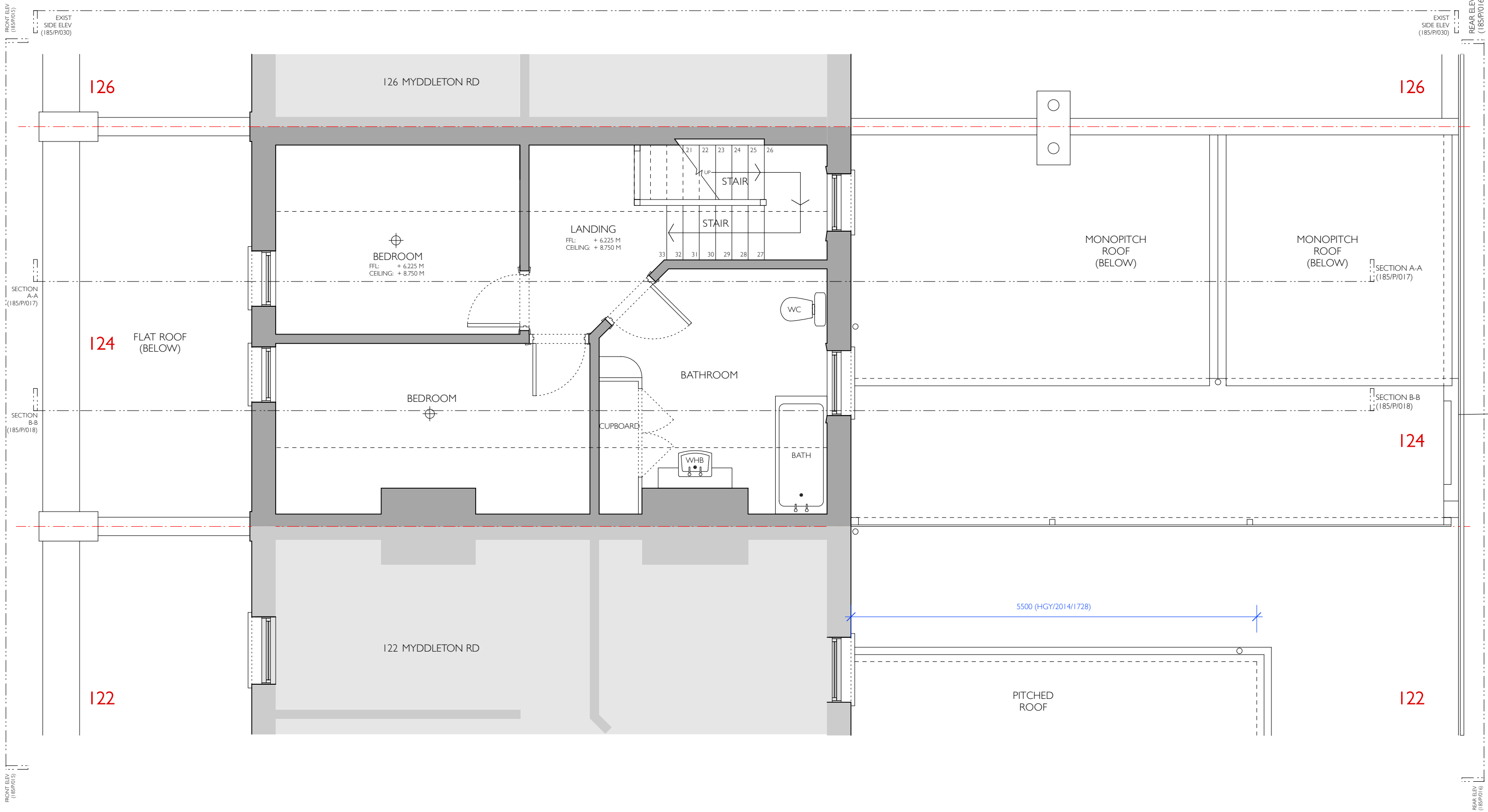


Client:	MR + MRS YOUSSEF
Dwg Status:	PLANNING
Local Authority:	L B HARINGEY

Dwg Title: EXISTING FIRST FLOOR PLAN			
Scale: 1:50 @ A3	Job No: 185	Date: 07.2023	Rev: A

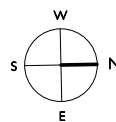
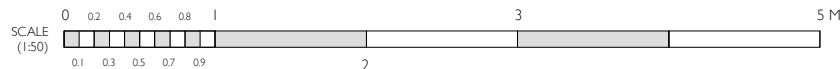
Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-011



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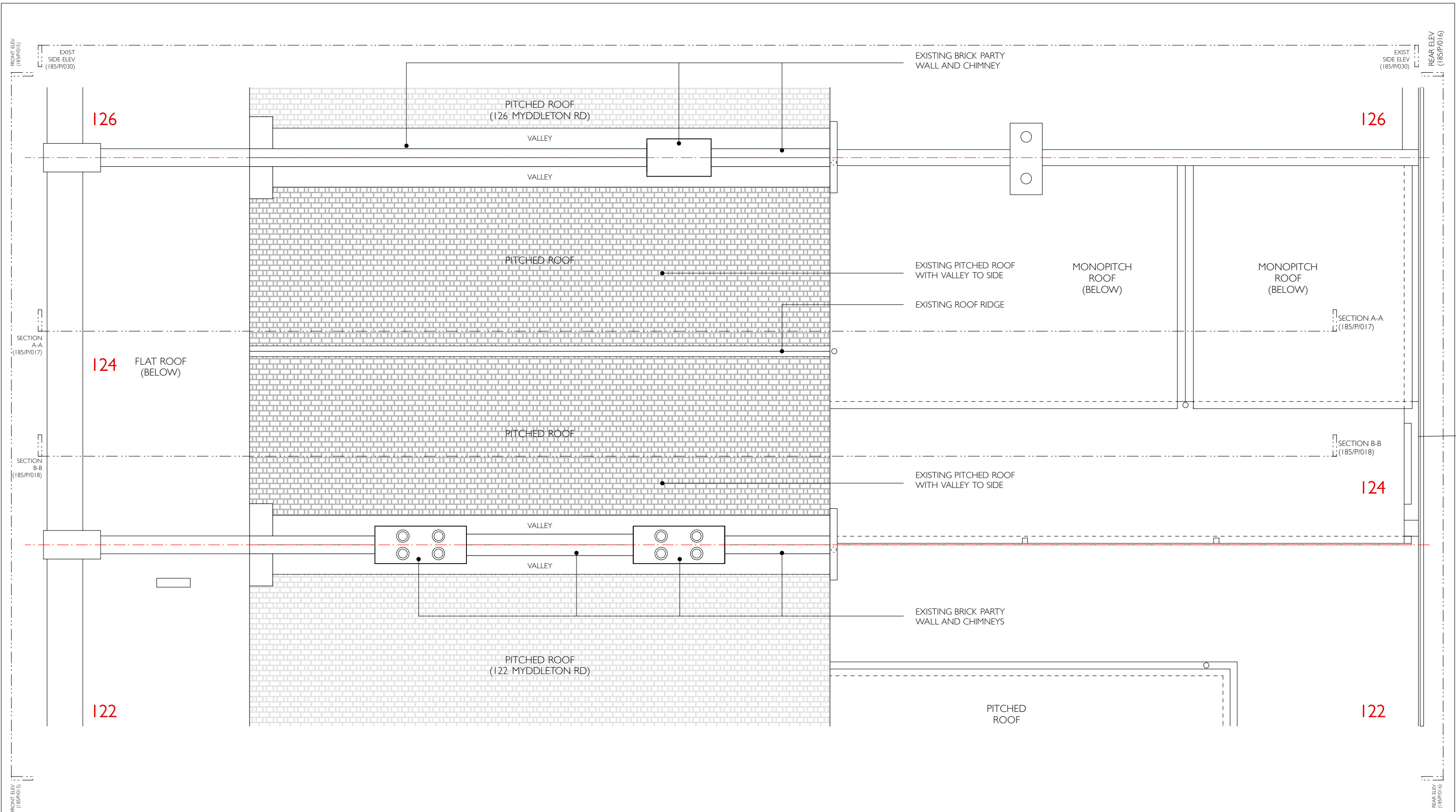


Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

Dwg Title: EXISTING SECOND FLOOR PLAN
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: A

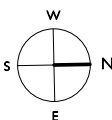
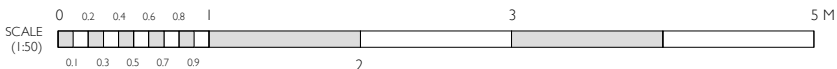
Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-012



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Revisions: REV A - ISSUED 07.2023



Client: MR + MRS YOUSSEF

Dwg Status: PLANNING

Local Authority: L B HARINGEY

Dwg Title: EXISTING ROOF PLAN

Scale: 1:50 @ A3

Job No: 185

Date: 07.2023

Rev: A

Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-013

SITE BOUNDARY LINE

EXISTING BRICK WALL

+8.750 mm CL
CEILING

EXISTING BRICK WALL

+6.225 mm FFL
2ND FLOOR

+5.950 mm CL
CEILING

EXISTING SASH WINDOW

EXISTING SHOPFRONT
FASCIA BOARD

+3.085 mm FFL
1ST FLOOR

+2.810 mm CL

EXISTING SHOPFRONT
GLAZING

EXISTING DOOR TO
UPPER FLOORS

+0.000 mm FFL
GROUND FL
THRESHOLD

PAVEMENT

126 MYDDLETON ROAD

124 MYDDLETON ROAD

122 MYDDLETON ROAD

Notes:
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SCALE
(1:50)



Client: MR + MRS YOUSSEF

Dwg Status: PLANNING

Local Authority: L B HARINGEY

Dwg Title:
EXISTING FRONT ELEVATION

Scale:
1:50 @ A3

Job No:
185

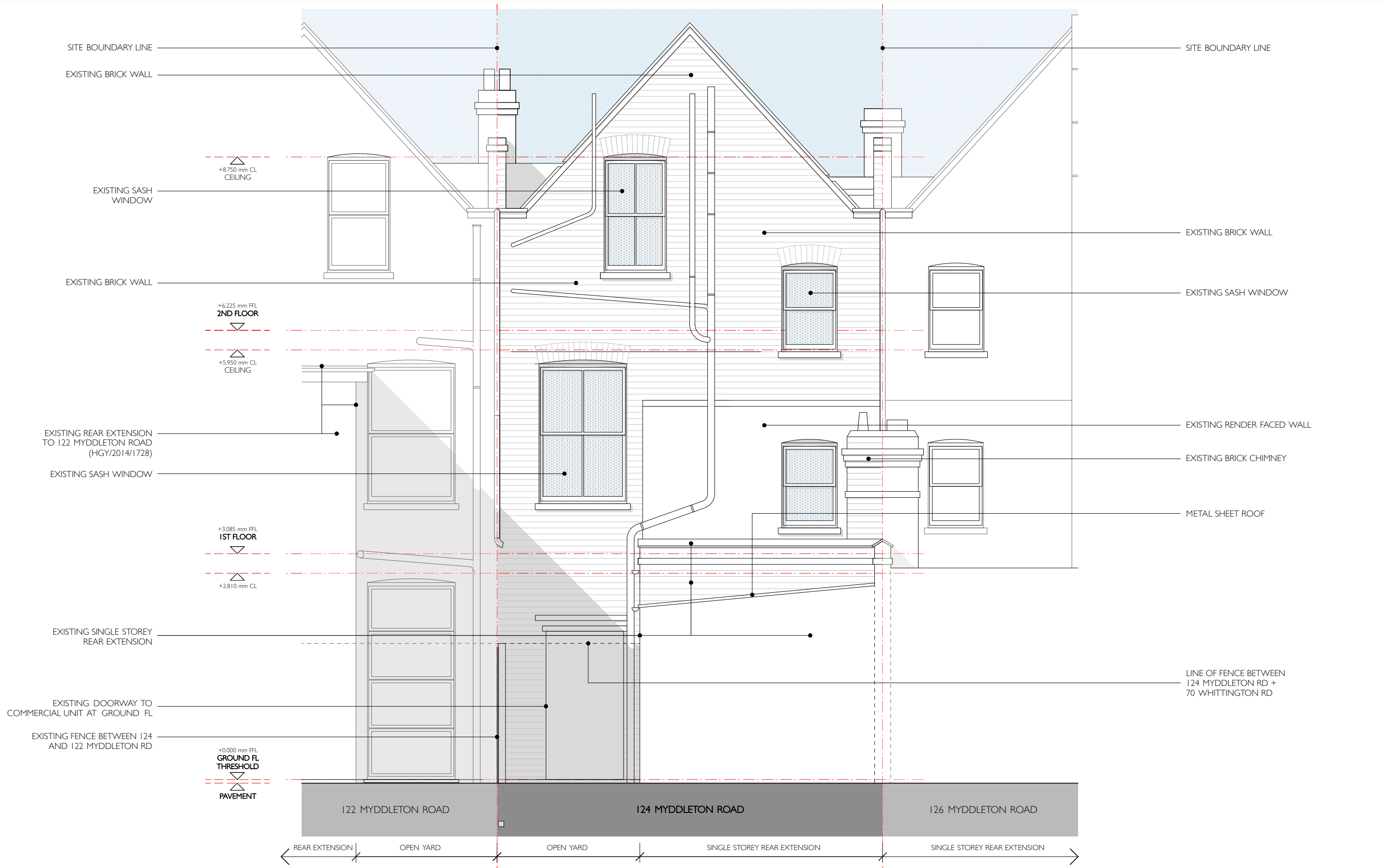
Date:
07.2023

Rev:
A

Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:

185-P-015



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Revisions: REV A - ISSUED 07.2023



Client: MR + MRS YOUSSEF

Dwg Status: PLANNING

Local Authority: L B HARINGEY

Dwg Title: EXISTING REAR ELEVATION

Scale: 1:50 @ A3

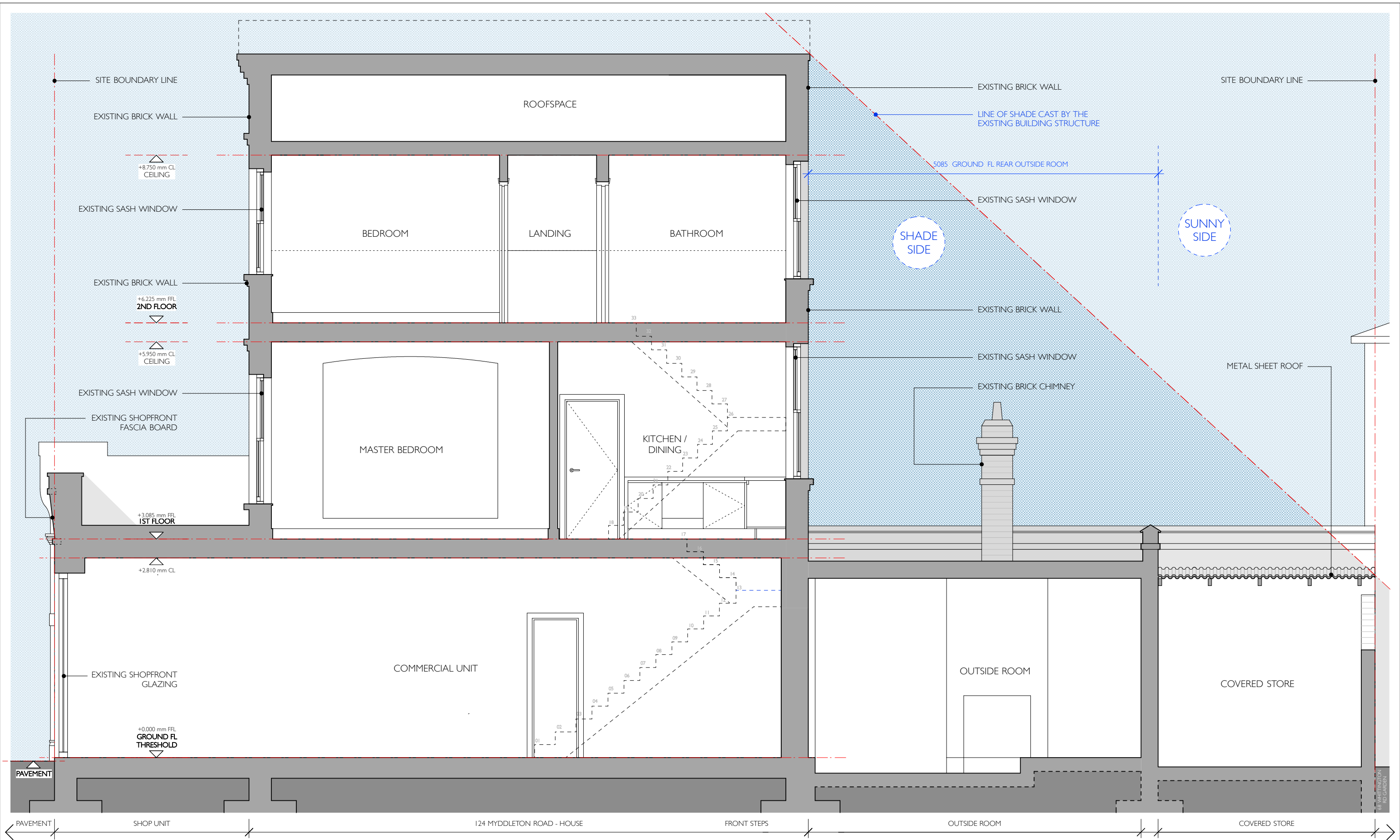
Job No: 185

Date: 07.2023

Rev: A

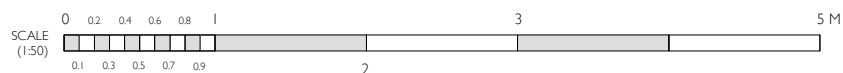
Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-016



Notes:
Drawings to be read in conjunction with all consultants information.
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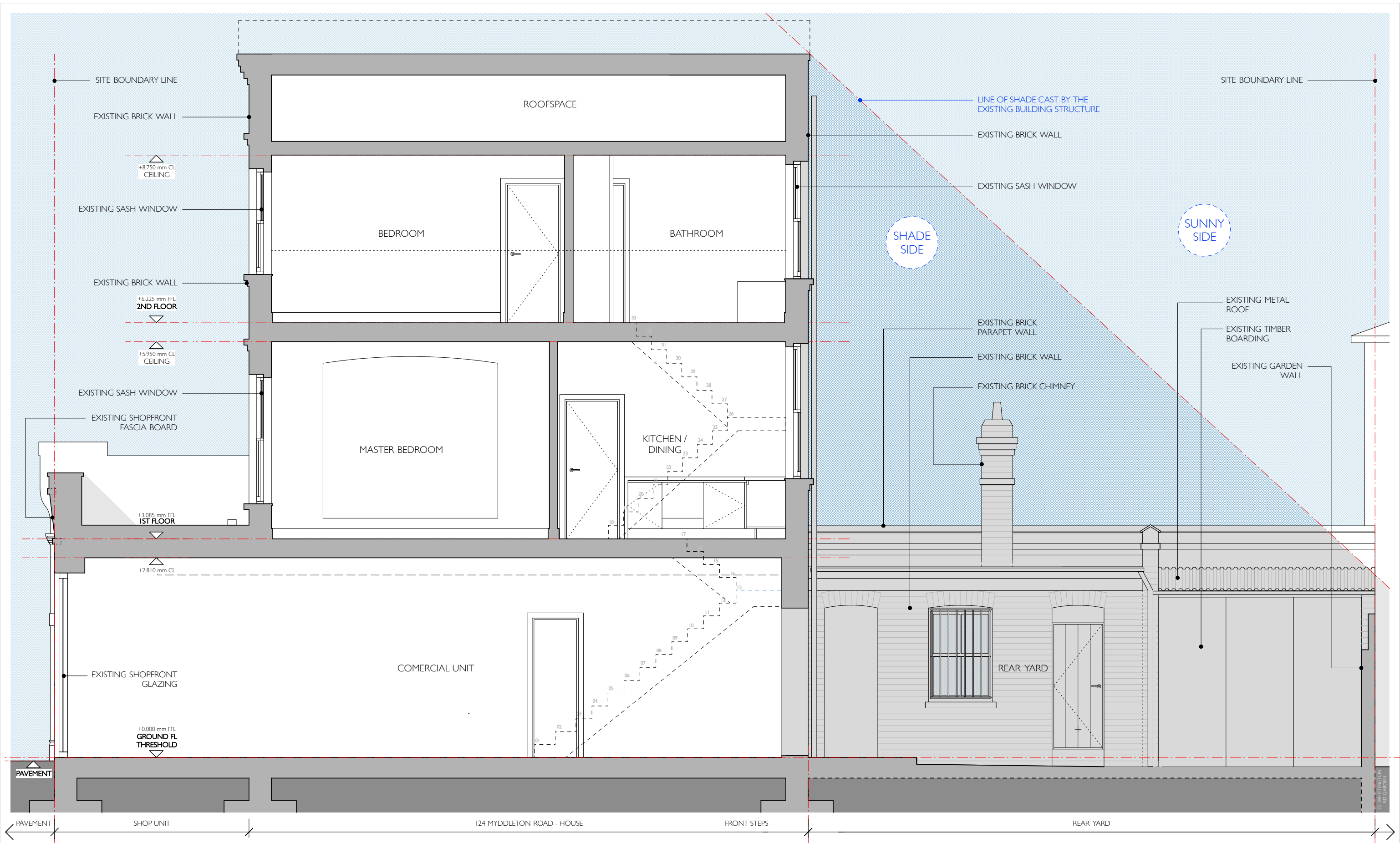


Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

Dwg Title: EXISTING SECTION A - A
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: A

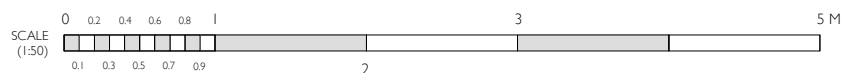
Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-017



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Revisions: REV A - ISSUED 07.2023

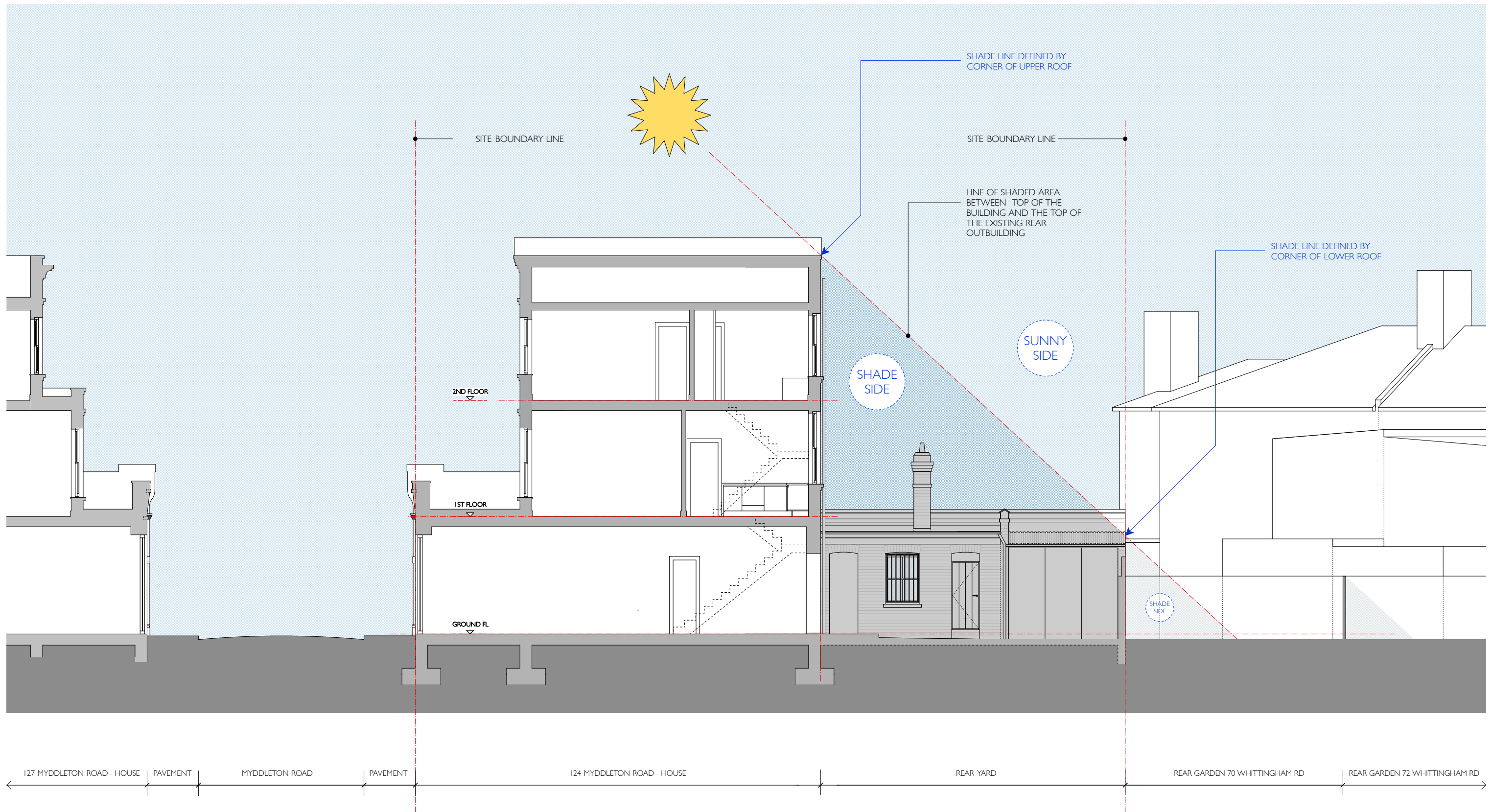


Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

Dwg Title: EXISTING SECTION B - B / ELEVATION
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: A

Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-018



Notes:
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Revisions: REV A - 05/08/2023

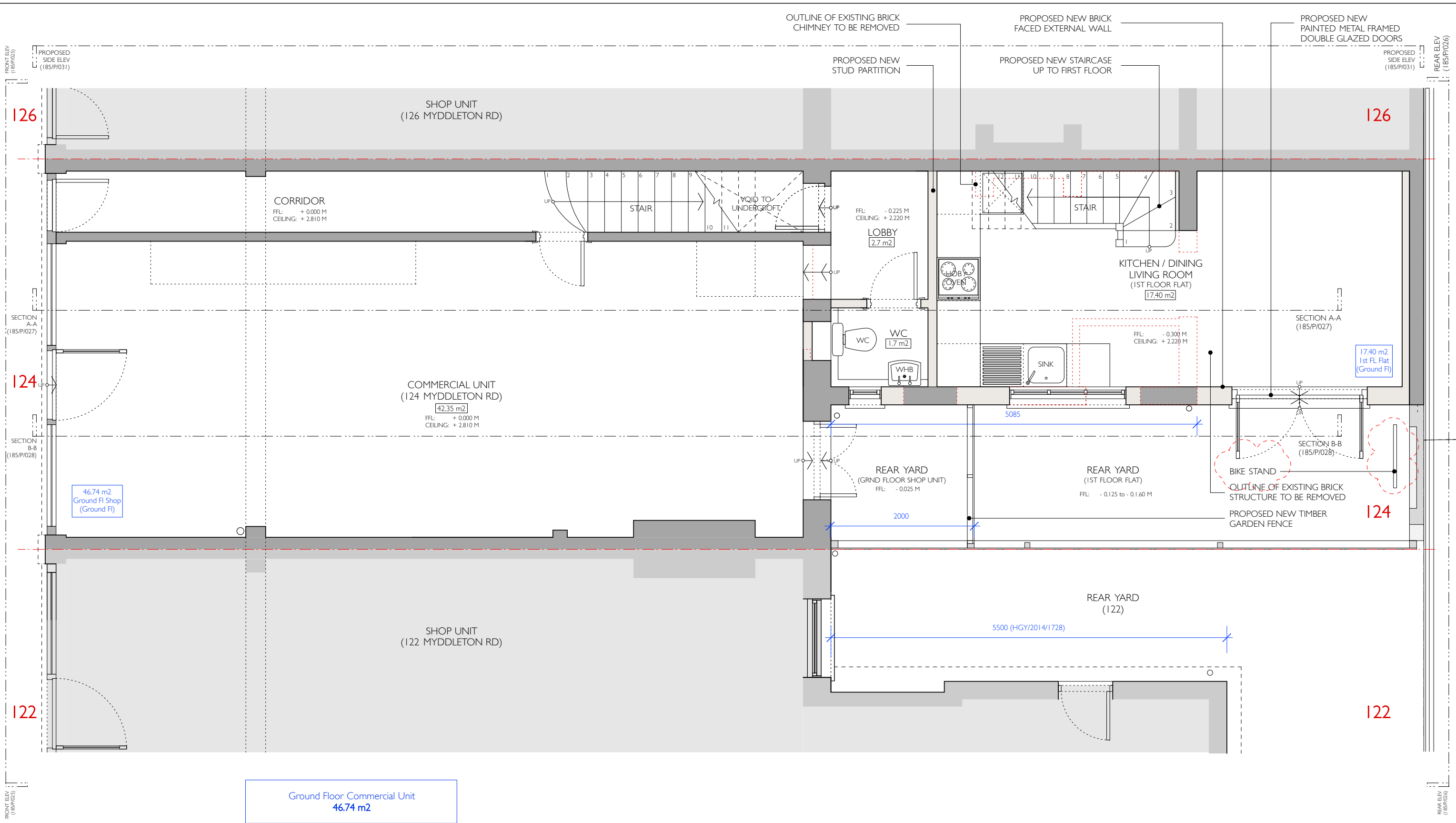


Client: MR + MRS YOUSOF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

Dwg Title: EXISTING SECTION B - B / ELEVATION SHOWING SHADOW LINE
Scale: 1:100 @ A3
Job No: 185
Date: 07.2023
Rev: A

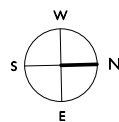
Project: 124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-019



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Revisions:
REV A - ISSUED 07/2020
REV B - ISSUED 12/2023

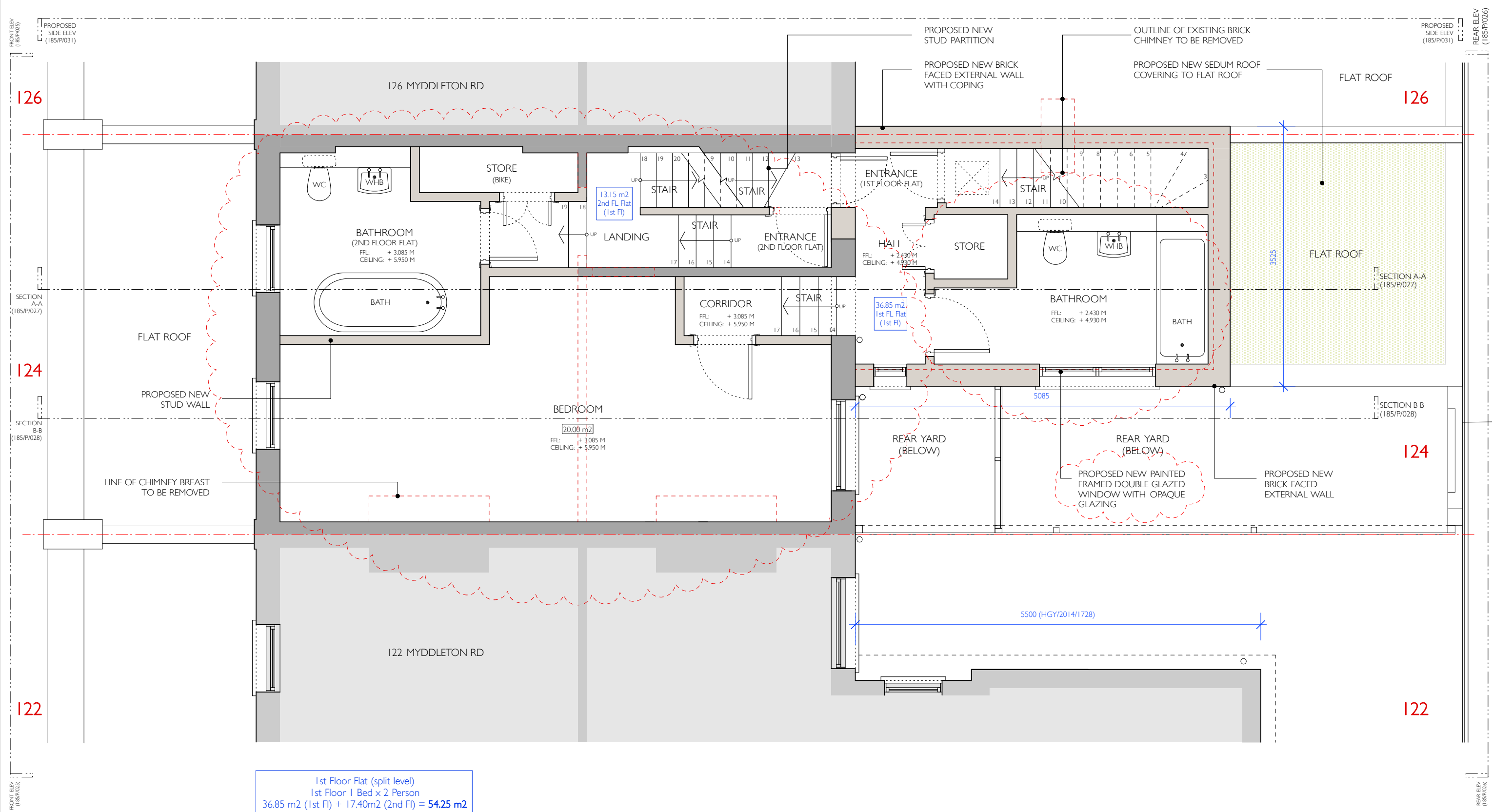


Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

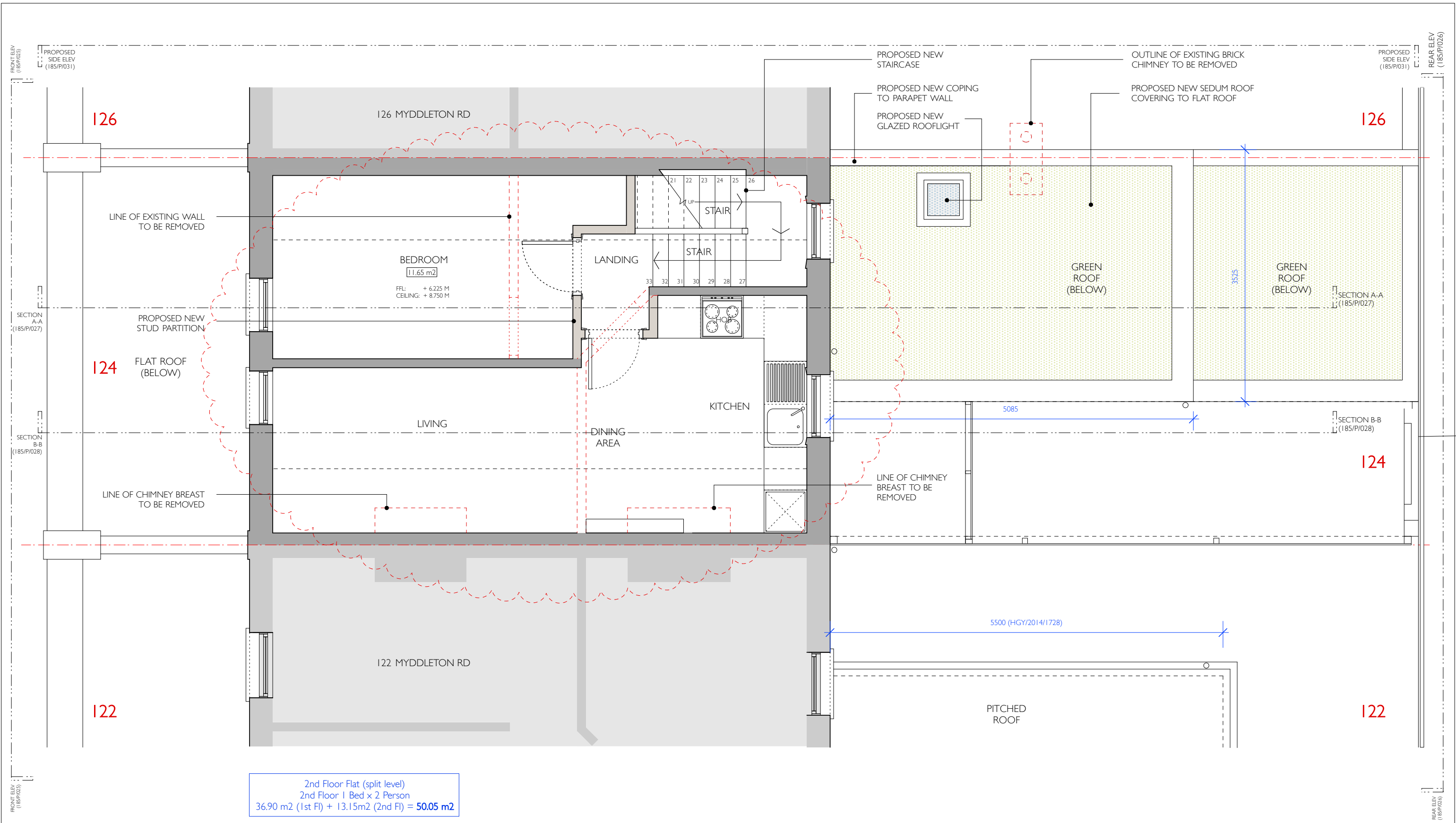
Dwg Title: PROPOSED GROUND FLOOR PLAN
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: B

Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-020



APT ARCHITECTS + DESIGNERS LTD



2nd Floor Flat (split level)
2nd Floor: 1 Bed x 2 Person
36.90 m2 (1st Fl) + 13.15m2 (2nd Fl) = **50.05 m2**

Notes:

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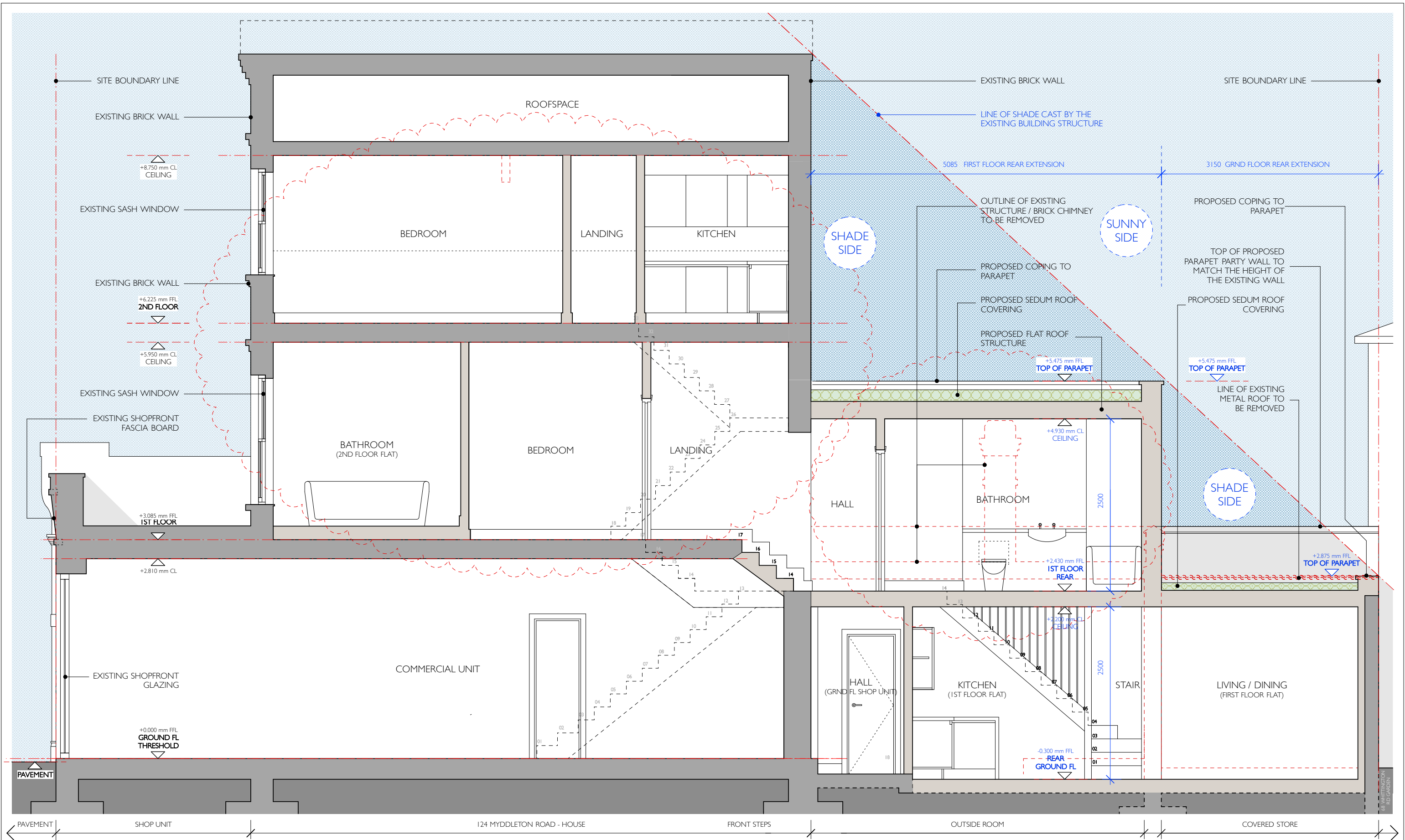
Revisions:

REV A - ISSUED 07.2023
REV B - ISSUED 12.2023

SCALE (1:50)

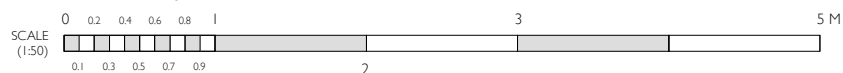
0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1 2 3 4 5 M

Client:	MR + MRS YOUSSEF	Dwg Title:		PROPOSED SECOND FLOOR PLAN		Project:	124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-022
Dwg Status:	PLANNING	Scale:	Job No:	Date:	Rev:			
Local Authority:	L B HARINGEY	1:50 @ A3	185	07.2023	B			

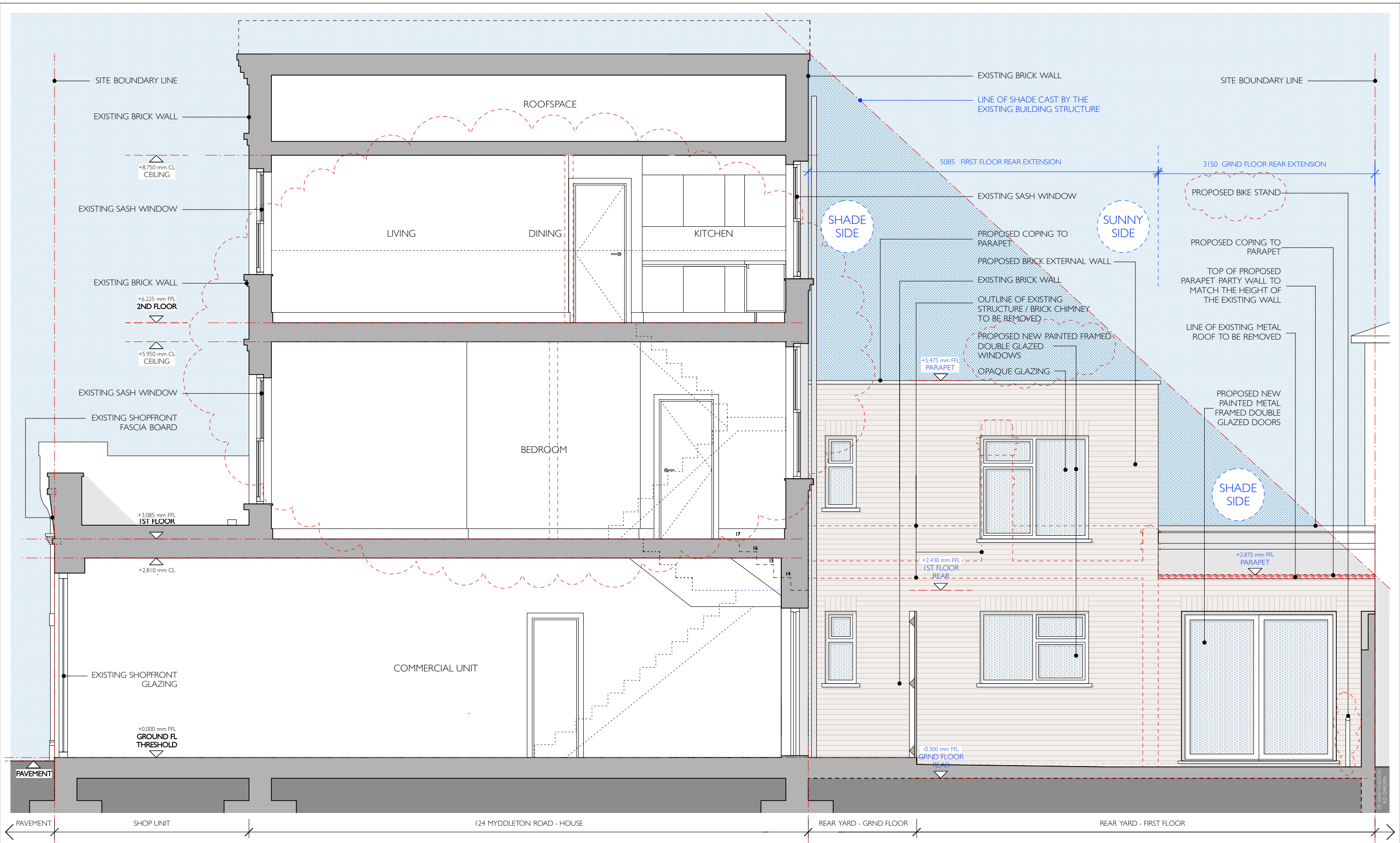


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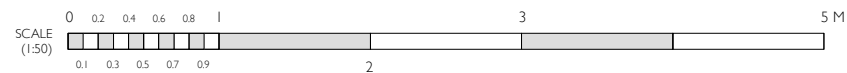


Client:	MR + MRS YOUSSEF	Dwg Title:				Project:	124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-027
Dwg Status:	PLANNING	PROPOSED SECTION A - A						
Local Authority:	L B HARINGEY	Scale:	Job No:	Date:	Rev:			
		1:50 @ A3	185	07.2023	B			



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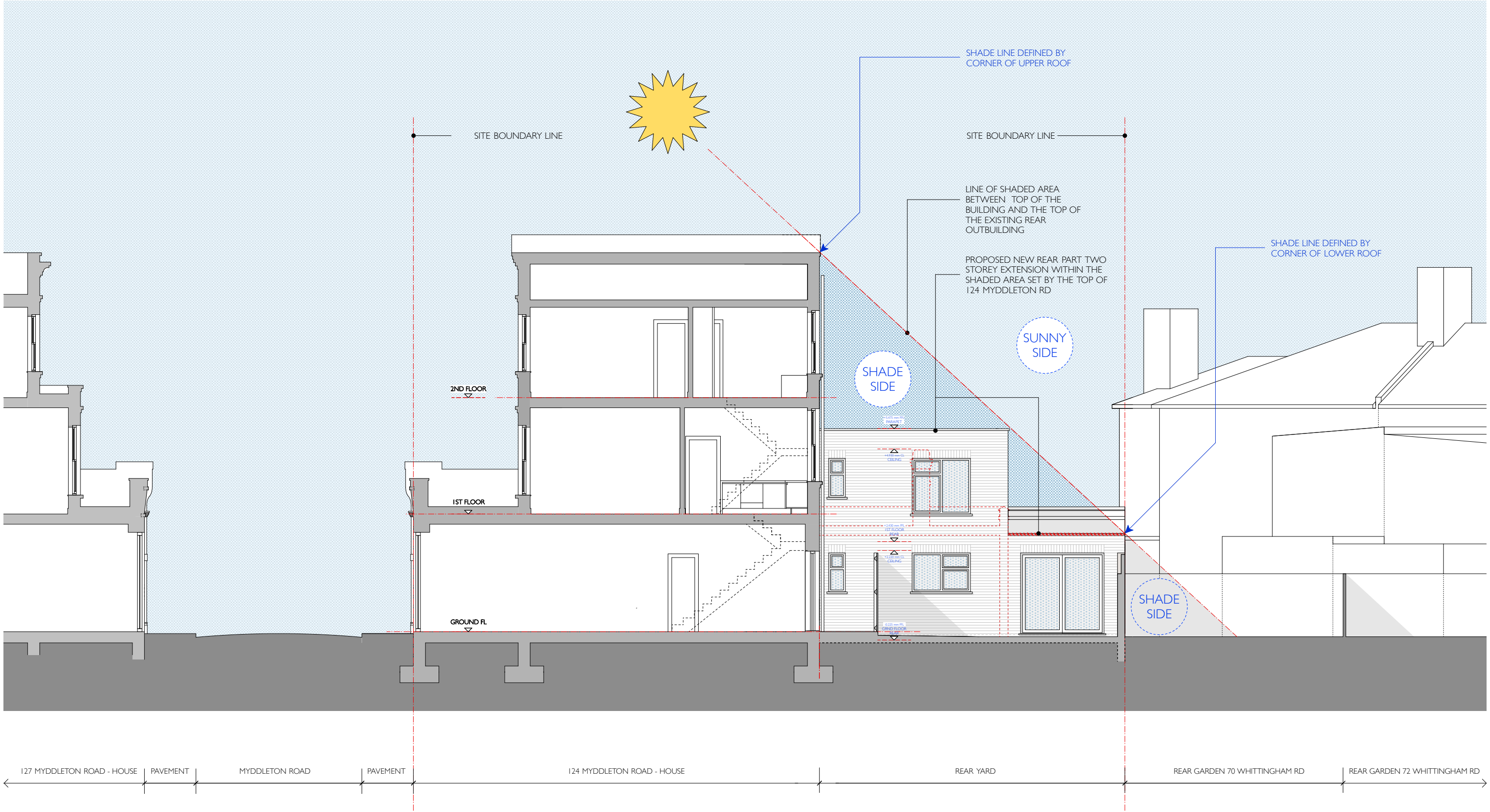


Client: MR + MRS YOUSSEF
Dwg Status: PLANNING
Local Authority: L B HARINGEY

Dwg Title: PROPOSED SECTION B - B / ELEVATION
Scale: 1:50 @ A3
Job No: 185
Date: 07.2023
Rev: B

Project:
124 MYDDLETON ROAD
BOWES PARK
LONDON
N22 8NQ

Drawing No:
185-P-028

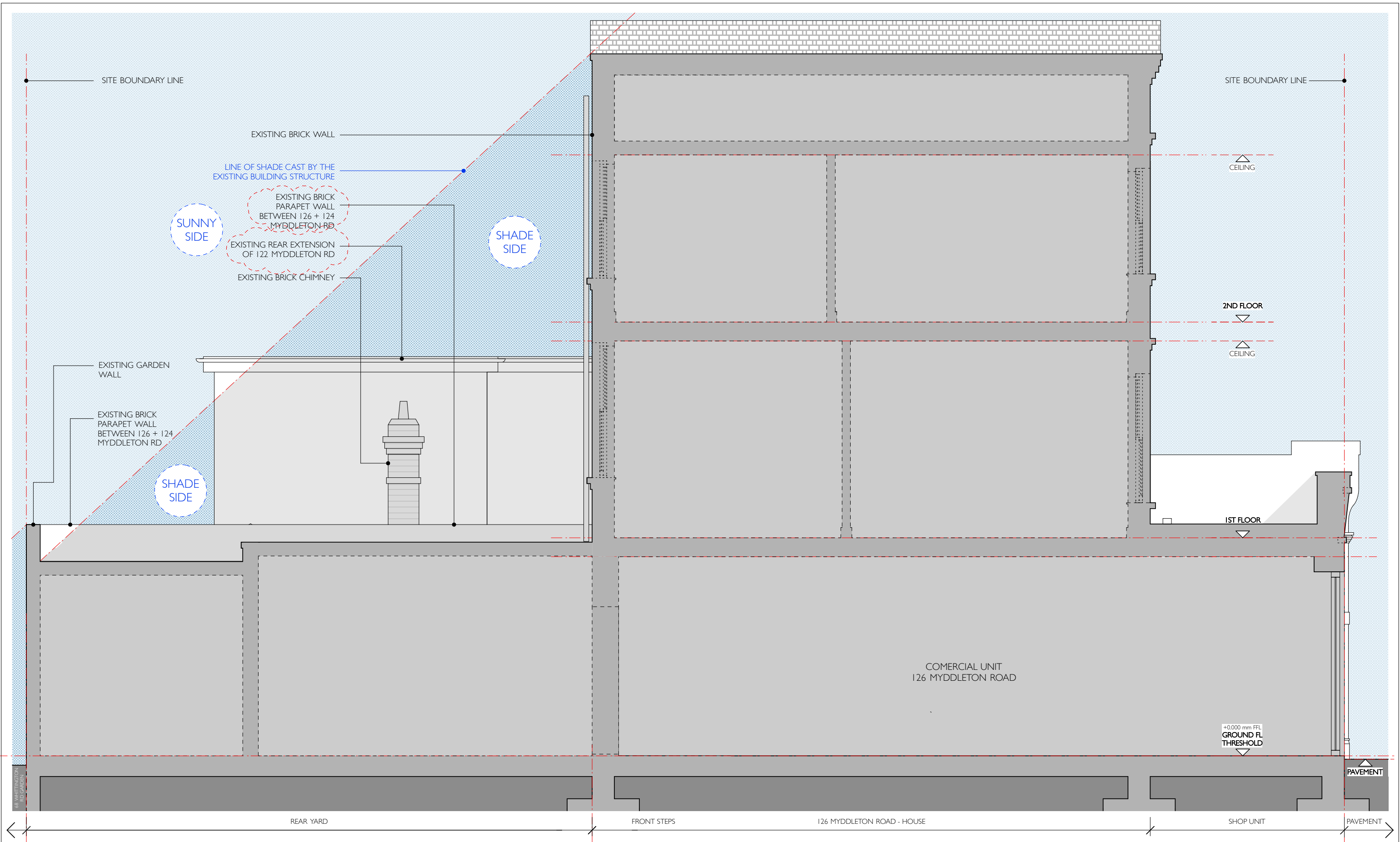


Notes:
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Revisions: REV A - 05/08/2023



Client:	MR + MRS YOUSSEF	Dwg Title:		PROPOSED SECTION B - B / ELEVATION SHOWING SHADOW LINE		Project: 124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-029
Dwg Status:	PLANNING	Scale:	Job No:	Date:	Rev:		
Local Authority:	L B HARINGEY	1:100 @ A3	185	07.2023	A		



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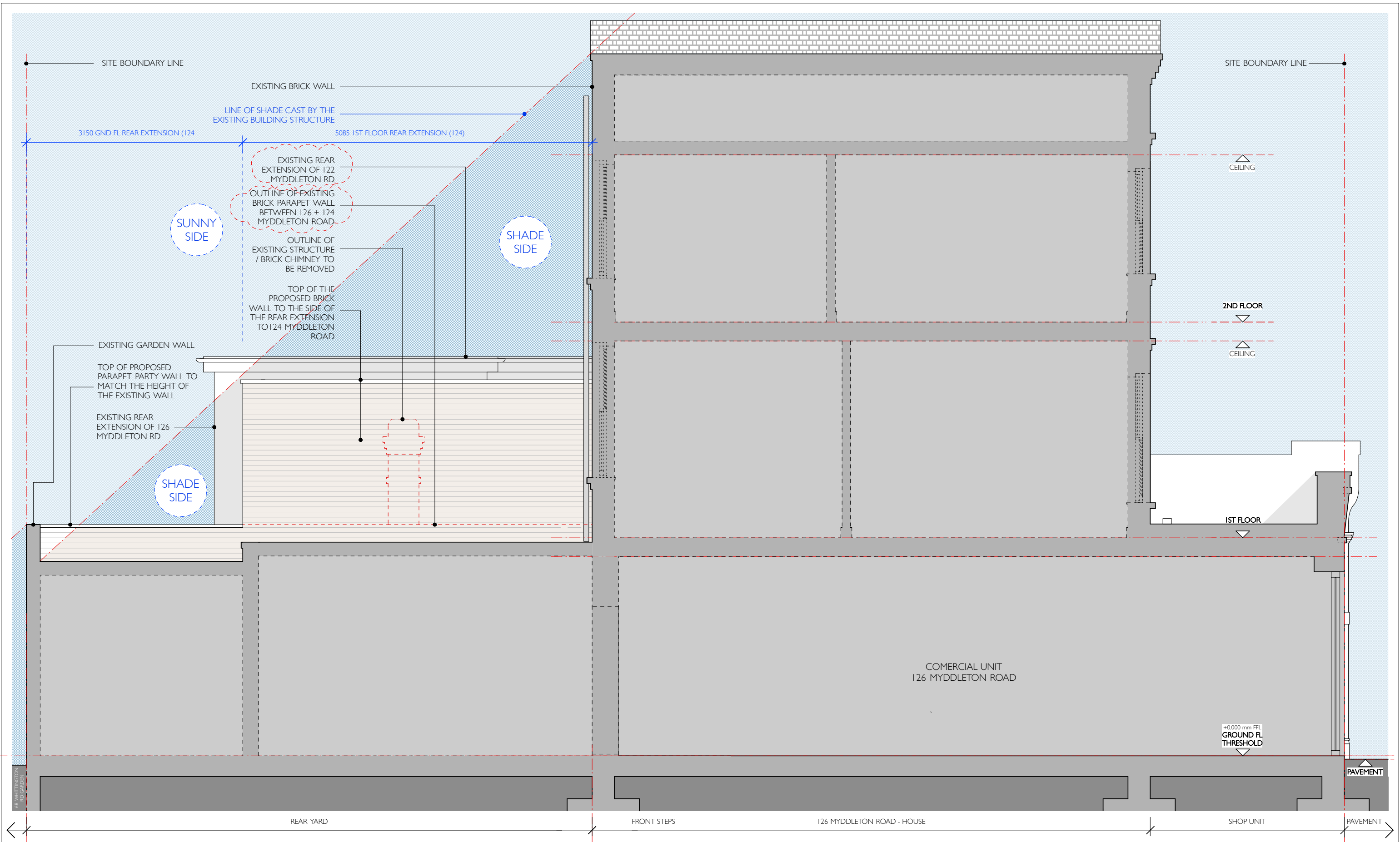
Revisions:

REV A - ISSUED 07.2023
REV B - ISSUED 12.2023

SCALE (1:50)

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1 2 3 4 5 M

Client:	MR + MRS YOUSSEF	Dwg Title:			EXISTING SECTION / SIDE ELEVATION			Project:	124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-030
Dwg Status:	PLANNING	Scale:	Job No:	Date:	Rev:					
Local Authority:	L B HARINGEY	1:50 @ A3	185	07.2023	B					



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SCALE (1:50)

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1 2 3 5 M

Client:	MR + MRS YOUSSEF	Dwg Title:				PROPOSED SECTION / SIDE ELEVATION				Project:	124 MYDDLETON ROAD BOWES PARK LONDON N22 8NQ	Drawing No: 185-P-031
Dwg Status:	PLANNING	Scale:	Job No:	Date:	Rev:							
Local Authority:	L B HARINGEY	1:50 @ A3	185	07.2023	B							