

DESIGN AND ACCESS STATEMENT

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46A HREAT CAMBRIDGE ROAD, N17 7BU

MARCH 2024

1.0 The Design Process

- 1.1 The site is a three - storey mid - terrace property located on south-eastern side of Great Cambridge Road, close to the junction with White Hart Lane. Proposal relates to the upper floor flat above the ground floor commercial premises. The Surrounding area consists of a parade of commercial units with residential accommodation above. Vehicular access to the application site is via rear access road. The upper-floor flats retains sizable rear garden area behind the commercial premises fronting Great Cambridge Road.
- 1.2 The site is not located within conservation area and the building is not listed.

2.0 Amount & Scale

- 2.1 The proposal involves retention of the existing rear outbuilding covering an area of approximately 15m². The building is used as storage/ play area ancillary to enjoyment of the upper floor flat.
- 2.2 The maximum height of the extension will be 3.0m at the flat roof. This is to match the height of the neighbouring building.
- 2.3 The proposal is situated to the rear of the garden and is nestled close to other similar large outbuildings to its south side and the separation distance of the neighbouring building to the north.
- 2.4 The new outbuilding will remain completely subservient to the existing building and its neighbours.

3.0 Use

- 3.1 The application site is a residential flat occupying the first/second floors with full, sole access to the rear garden. Proposed outbuilding will be used as storage/ play area ancillary to the main flat.
- 3.2 The proposals will maintain this use and arrangement.

4.0 Layout

- 4.1 There will be very little difference to the current arrangement of the site other than the outbuilding as set out previously.
- 4.2 The proposal will be located parallel to the rear boundary, currently used as a storage/play area.
- 4.3 There will be no tangible effect on any surrounding properties by the proposals.

- 4.4 There will be no overshadowing to the neighbouring properties as the extension will remain equal to or significantly lower in height than those adjacent.
- 4.5 The proposals will connect to existing surface and foul water drainage installations.

5.0 Appearance

- 5.1 The minor elements, which are proposed to be added to the existing building, have been designed to be entirely sympathetic to the existing building and the terrace within which it is located and make best use of the available space.
- 5.2 All proposed works to the building are to the rear and therefore there will be no change to the street scene or other public highway or thoroughfare.
- 5.3 Timber materials have all been chosen to complement the existing structures and form a family of materials that are contextual to the existing garden buildings.
- 5.4 The existing extension uses timber and aluminium-framed glazing doors/windows to identify it as a contemporary structure. The proposed outbuilding will complement this host building using similar material, with a timber frame internally.
- 5.5 The proposed extension will enhance the look of the immediate locality and the area as a whole.

6.0 Conclusion

- 6.1 The proposal has been designed so as to ensure the only impact on adjacent buildings will be a positive enhancement of the immediate environment. The modest extension will tidy up the existing untidy rear on the site and provide valuable ancillary use befitting of the upper floor flat.
- 6.2 The proposals which constitute this application have been well considered in terms of design and the relevant Local and National Planning Policies and culminate in the provision of an improved residential dwelling which exceeds the London Plan requirements. As such, the application should be favourably received by the London Borough of Haringey.
- 6.3 The proposal would comply with Policy DM1 of the Development Management, Development Plan 2017 and will have no significant impact on the street scene or the amenities of the adjoining occupiers.

