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Design & Access Statement

Date: 03/2024

Site Address: 63a, Elm Park Avenue, Tottenham, London, N15 6UN

Planning application reference number: PP-12880458

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Introduction:

The Design and Access Statement has been prepared in support of a planning application for the Upward Type 3 loft extension to allow for additional office space.

SAM Planning is the acting agent on behalf of the owner of the site.



The Site and Its Surroundings:

The application site relates to a two-storey end of terrace building used as offices. The proposed development is for an upward extension to allow for more office space.

The site is not located within a Conservation Area.

The property is not listed.

Principle of Development:

London Plan policy D3 and D4 requires developments to provide high-quality design that responds to the existing context. Policy LP1 seeks to ensure development is of the highest architectural and urban design quality.

We have considered all of the policies with regards to the proposed dormer and we believe that through high-quality design we have been able to meet the requirements. It has been designed so that unobtrusive, and do not disrupt the architectural unity of the terrace.

The proposed upward extension would actually tie in with the terrace more harmoniously as currently 5 out of the 9 properties in the terrace have completed an upward extension.

Impact on Amenity:

With regards to policy DM2 'Development and Amenity' it is seen that there will be minimal impacts on neighbouring residential amenity given the minor nature of the building works proposed.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.