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DESIGN & ACCESS STATEMENT

To be read in conjunction with Drawings P-01 to P-06

Address: 32a Woodside Road, London N22 5HT

1. Introduction:

This Design & Access Statement is in support of the proposal for a rear extension to the existing ground floor Flat A at 32 Woodside Road in the London Borough of Haringey. The proposed extension will be situated alongside the existing rear addition, and will be single storey, to meet the applicants need to for an additional bedroom in the property. The current living room will be converted to the additional bedroom, so the extension comprises a new kitchen and dining room with a direct connection to the long rear garden, and including for an en-suite to the master bedroom, enabling the current combined kitchen dining room to become the new living room.

2. Background:

The application property occupies the ground floor of a two storey house with a converted loft, located to the north side of Woodside Road. The house is double fronted and Edwardian in character with several attractive charachteristic features to the front elevation, including stucco over window lintels, two asymmetrical bays with a central entrance between, and a catslide roof continuing over first floor level to enclose a front porch for the upper flat.
To the rear, the building has little of merit to enhance its character, and the rear wall is pebble dashed throughout. The garden of the original property has been subdivided across its length so that the ground floor flat has an adjacent garden and the upper flat has a similarly sized garden area beyond, both accessible via a side passage, shared with no30.

The site is not located in a conservation area and the building is not listed.

In the surrounding area, it can be seen that many alterations to the original properties have been carried out in recent years, in addition to many buildings having very large rear additions, which appear to be original and almost full width. Fig 1 shows a birds eye view of the rear gardens along Woodside Rd, with most containing extensions/additions of 4-5m in depth, some two storey, others to full width. For example, no's 36-48 have a mixture of one & two storey additions, some to full width of the house and to a depth of 4.75m, and no's 50 to 78 have two storey rear additions to almost the full width of the houses and to a depth of 8m.



Fig.1 Showing Birds Eye View of rear gardens, with house numbers over. To the extreme left hand side, no 58 to no50 can be seen with almost full width, two storey flat roof rear additions. No's 42 and 40 (slightly right of centre) can be seen to have full width extensions at ground floor with half width two storey extensions along the shared boundary. Application site shown outlined in red.

3. Proposal:

The proposal has been designed to be in accordance with relevant planning policy as outlined below. The main issues which have been considered relate to the design & appearance of the extension, and its impact on the amenity of adjoining owners.

Design & Appearance

The proposed extension will be to the rear and will be single storey. It will not be visible from the street and so will have no effect on the streetscene. The materials will be specified to match existing, with pebble dashed render throughout. The felt roof proposed is consistent with the existing rear addition felt roof. The proposed external materials will be in keeping with the existing appearance.
The proposed extension will be single storey and the new flat roof will incorporate the existing rear addition containing the family bathroom, to ensure the design appears consistent, and subordinate to the main original house. The proposal to have a lightwell adjacent to the bay window allows for retention of the original bay window feature in the plan whilst ensuring sufficient daylight and ventilation to both the bedroom and the en-suite. Proposed fenestration, with white framed uPVC or timber double glazing, will be in a similar style to the existing.

The nature and scale of the proposed development is in keeping with the pattern of development to the rear of the houses, which is clearly shown in Fig. 1 above, where it can be seen that there are several full width single storey extensions (non-original) and several two storey rear additions almost full width (appearing original). The proposed extension to no32a will occupy less than 50% of the rear subdivided garden area belonging to the flat, ensuring sufficient amenity space is retained.

Impact on neighbouring amenities

The applicant has discussed his proposal with the neighbours who have not raised concerns at this stage. The proposed extension will be to the north elevation of the existing property, and due to this aspect it will not cause any overshadowing to the adjacent properties. As the proposal will have a flat roof, it will not restrict the view from the upper Flat B at no 32 towards their subdivided area of garden beyond the application site (this can be seen in the site plan).
A similarly sized single storey rear extension can be seen at no30, and as these properties are separated by a communal side access path, and the extension is further set back from this boundary, there will be no adverse effect on the neighbouring amenities to this side. A new obscure glazed window for ventilation to the room will be located in this wall, similar to an existing window at no 30 also facing towards the shared access to rear gardens, and this also will have no negative effect on neighbouring amenities nor privacy due to the obscure glazing proposed, and the opening section located 1.7m above floor level

To the boundary with no34, the proposal is to remove a section of the existing high brick wall/fence, where the extension is to be constructed up to the boundary. A parapet will be avoided in favour of a raincheck detail, in order to keep the roofline to a minimum height along this boundary, minimising impact. The en-suite window for ventilation will be obscure glazed and with restricted opening to ensure that there are no privacy concerns between the application proposal and the property adjacent at no34.

4. Local Planning Policy

It is considered that the proposal has been developed in accordance with relevant Design Policies, including SPG1a on Design Guidelines, SP11 Design, and saved policies UD3 (General Principles) & UD4 (Quality Design). It is also noted that Wood Green is designated an Area Of Intensification under the London Plan, and development to extend and improve the quality of existing housing in the area is in accordance with the spirit of this designation.

5. Conclusion

It can be seen that the proposed development complies with the above planning policy criteria in its regard to design & appearance, and respecting the amenities of neighbouring properties. The proposed rear extension is consistent with other development which can be clearly see in the area (as shown in Fig. 1 above), and is in keeping with the character of the host property, therefore we respectfully request that the Authority grant Planning Permission for the proposed development.

Sincerely,

John Quinn
B.Arch, B.Sc Hons