

DESIGN & ACCESS STATEMENT

Date: 01st September 2022

Ref: 581-DAS

Flat E, 95 Hornsey Lane, London, N6 5LW



Introduction

This Design and Access Statement is submitted in support of an application to improve the Second floor residential property by introducing a roof extension and minor external and internal alterations. This will provide an improved dining and study area and an improved external outlook for the dwelling.

Refer to drawings:

Location Plan 581-AP-100.

Site Plan 581-AP-101

Existing and proposed plans, elevations and sections 581-AP-110,111,120,121,122, and 123.

Location

The site is located on the northern side of Hornsey Lane in the London Borough of Haringey and is within the Highgate conservation area. The building sits between Highgate and Crouch end within a 10 minute walk of Crouch End centre and Highgate underground station.

The application site

The building is not listed but is stated as 'a positive contributor' within the Character Appraisal Management Plan. The property and the buildings immediately surrounding it are predominantly residential and characterised by the large Victorian Villas many of which have been converted to flats. The remaining Villas are interspersed with various post war apartment blocks. The building is one of the subdivided victorian villas with a 1960's 3 storey block attached to the southwest side. The building has a mixture of shared front entrance and separate private entrances. The ownership of the rear garden is shared as well as the front courtyard which provides off road parking. Flat E is situated on the top floor of the Victorian part of the building and ownership of the roof of the adjoining 1960's block. Access is via a door through one of the bedrooms and currently used as amenity space.

Planning History

In 1962 the adjoining southwest extension was granted permission for 3 flats and a garage.

In 2017 planning permission was refused for development and alterations to the top floor of 95 Hornsey Lane (reference: HGY/2017/0458).

In 2020 planning permission was granted for a single story extension above the roof of the 1960s side extension as well as other alterations (reference: HGY/2020/1006).

Reasons for the proposal

The current owners of Flat E would like to develop the proposals granted in application HGY/2020/1006 but wish to scale back on some of the other alterations listed within that application.

The new proposals retain the consented single story extension above the roof of the 1960s block but is not looking to demolish the existing gable and chimney in that area. The addition of a rear Gable has been removed in this application and the number of rooflights has been reduced. The proposal to extend into the attic space has been removed from this application. Other internal alterations are to be implemented as per the consented scheme with the kitchen and bedroom being swapped to allow access from the kitchen into the new dining room extension. In addition this application request that the existing windows be replaced with new double glazed units. All proposed window replacements will replicate the existing style and details.

Planning Policies:

These proposals have been formulated with reference to the Council's guidance on design, standards and obligations included in adopted Haringey Development Management Policies DM1, DM9 and DM12, London Plan (2016) policy 3.5 and Local Plan policy SP2, ensuring high quality design and the preservation and protection of heritage assets.

The proposals bring the property in line with, and improves upon the space standards as set out in the London Plan 2016 (policy 3.5) for floor areas, dwelling mix and amenity standards.

Daylight is increased through the careful use of additional skylights and better connection between the internal and external spaces offers improved amenity.

Bins storage is located within the shared front garden as per the existing situation. Cycle storage is located within the inclosed and secured garden as per the existing situation.

Landscaping and access:

The development does not require landscaping, additional parking, nor does it impact on local transport facilities.

Light and overbearing impact:

There are no overlooking windows and there will be no daylighting or sun-lighting effects on neighbouring properties.

Appearance and Materials:

The proposed walls will be standing seam metal as per the approved to remain subservient to the host building. The new replacement windows will be white to match the existing with the style and profiles detailed to match exactly. Rooflights will be conservation style set flush with the roof finishes.

Conclusion

1. The design and layout of the scheme incorporates quality design that provides a proportionately-scaled extension that will be subordinate to the host building to comply with national, regional and local planning policies.
2. The improvements and enhancement produced from the proposed extension and alterations offer aesthetic and energy efficiency gains.
3. The development offers an opportunity to efficiently use the space on the site and improves the layout and usability of the property.