

DESIGN & ACCESS STATEMENT

Date: 19th Oct 2022

Ref: 586-DAS

8 Atterbury Road, London, N4 1SG



Introduction

This Design and Access Statement is submitted in support of an application to improve the property by introducing additional accommodation through a rear extension and a dormer roof extension. This will provide an improved family area with improved external outlook for the dwelling and additional bedroom accommodation.

Refer to drawings:

LocationPlan 586-S-99.

Existing drawings 586-S-01 to 07

Proposed drawings 586-AP-100, 101, 102, 110 to 114.

Location

The site is located within the London Borough of Haringey. The building is in a group of 4 terraced properties at the end of the terrace, sited at the East part of Atterbury Road. The House is within a 5 minute walk Haringay Overground station other amenities include Finsbury Park and Green Lanes High Street.

The application site

The building is not listed nor is it located within a Conservation Area. The property and the buildings immediately surrounding it are predominantly residential and characterised by late Victorian terrace houses some of which have been converted to flats. The building remains a single family house with front and rear gardens and a detached garage with side alley between.

Planning History

Whilst there is no apparent history for the application site. The terrace of 4 have been modified in various ways. No. 5 was converted to flats and was granted permission in 1981 - ref: OLD/1981/0050, in 2012 No. 6 was granted permission for a rear single storey extension and permitted to have a rear dormer roof extension ref: HGY/2012/2152 and HGY/2012/2150 respectively and in 2020 No. 5 was granted permission for a single storey rear extension ref: HGY/2020/2538. Additionally relevant permissions were granted in 2014 and 2022 to No. 4 and No. 1 for a hip to gable loft extension with rear dormer ref: HGY/2014/1266 and HGY/2022/2006 respectively.

Reasons for the proposal

Details of the rear extension:

The extension will provide additional accommodation for a family area / play room and offers an improved external outlook and relationship with the garden.

Details of the garage extension:

Then extension to the garage will allow a car to be able to park inside as the current width is inadequate for modern day vehicles.

Details of the Loft extension:

The extension will offer an additional bedroom and bathroom for the applicants growing family and offers the ability to utilise other rooms for home working.

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 DM12 (housing design and quality), London Plan (2016) policy 3.5 and Local Plan policy SP2.

The proposals 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.

The extensions are modest and extend no further than the existing building line but create a well proportioned family home.

Bins storage is located within the front garden as per the existing situation. Cycle storage is located within the private inclosed and secured rear 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, and the new space will be well lit with Windows and doors addressing the garden and skylights offering light deep into the plan form.

Appearance and Materials:

The proposed masonry walls will be white painted render to the rear and white painted brickwork to match the front elevation for the garage extension. The roof extension will have slate cladding and roof finish to match and blend in with the existing roof.

Conclusion

1. The proposed development complies with the relevant local, regional and national planning policies in seeking to secure effective use of developed land and represents sustainable development, as defined in the NPPF.
2. The design and layout of the scheme incorporates quality design that provides proportionately-scaled extensions that are subordinate to the host building to comply with national, regional and local planning policies.
3. The improvements and enhancement produced from the proposed extensions and alterations offer aesthetic and energy efficiency gains as well as a social improvement.
4. The development offers an opportunity to efficiently use the space on the site and improves the layout and usability of the property.