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**DESIGN &
ACCESS STATEMENT**

**56 BEECHWOOD ROAD
LONDON
N8 7NG**

Ref: 2218

October 2022

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1. Introduction

The application seeks planning permission to extend the living accommodation of the originally constructed house at 56 Beechwood Road. The house has a rear elevation extension to the original house as a residential dwelling.

The house has the roof space above from which it is intended to provide additional and much needed accommodation which would otherwise be permitted under Class B of permitted development and is now being sought under a householder planning application as a single family dwelling.

2. Pre Application Advice

Pre application advice has not been sought on this particular application.

Applications for similar roof extensions and rear dormer roof extensions are normally lawful under Class B and do not require particular pre-application advice.

An application under Class B would not be submitted for Conservation reasons.

This application will seek to address the particular issues of the impact on the character and appearance of the buildings and surrounding Conservation Area.

3. Physical Context and Character & Appearance

The site concerns a two-storey, end of terraced house which falls within The Campsbourne Cottage Conservation Area.

The property will retain the original features and remain unaltered from the front elevation.

Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

The side of the property has no public vantage points and has restricted views from the surrounding rear gardens and upper floor windows of the properties within Beechwood Road.

The rear of the property has views from Linzee Road which is not in the conservation area.

Roof development

SPG1a 'Design guidance' states that extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character. The development should not dominate existing features important to the building.

SPG1a 'Design guidance', further gives advice relating specifically to dormer windows, stating that 'development should be in scale with adjoining buildings' and 'extensions and alterations to buildings should be subordinate in scale to the original building and should respect its architectural character'.

Furthermore, 'a dormer should not undermine the sweep of a roof' and 'dormer windows should...be subordinate to the roof, being small enough to preserve the dominance of the main pitch and its silhouette and be in keeping with the character, size and scale of the building as a whole.

They should be set well within the slope of the roof away from the eaves and ridge, the flanks should be set well in from any gables or party walls'.

The Planning Inspector took the view in allowing the appeal at 67 Beechwood Road ref. APP/Y5420/D/12/2180888 and concluded that, "the dormer would be inset slightly from the plane of the rear elevation of the house and would have a flat roof just lower than the ridge of the main roof. The dormer would, however, extend beyond the end of the ridge and would have a pitched roof element at the same angle as the side of the hipped roof but set back slightly from its plane. Overall, the form of the dormer would be subsidiary to the original roof".

The design of the current roof implemented at 58 Beechwood Road is the same as the proposed roof extension at 67 Beechwood Road and 27 Hawthorn Road and the proposal at 56 Beechwood Road would mirror these previously approved.

4. Social Context

The proposal although on modest scale is likely to contribute to the local economy, by providing jobs for local people. In addition the majority of materials are to be sourced locally and therefore represent an opportunity to contribute to the local economy.

5. Planning Policy

National Policy Framework
London Plan – Policies 7.4 and 7.6
Haringey SPG.
Haringey Unitary Development Plan
Townscape: Local Context and Character
Public Realm: Streetscape
Supplemental Planning Guidance
SPG1a – Altering and Extending your Home.
Permitted Development Rights for Householders.

6. Use

The current use of the site is for residential purposes. It is not proposed to change this use.

7. Materials

All materials will be re-used existing materials saved during the demolition and if not sufficient materials saved, the new materials will match the existing as closely as practical.

8. Scale

In response to the Council's Supplementary Planning guidance 5: Altering or Extending your Home, the proposed front roof lights would not cause significant harm to the character of appearance of the property.

The rear dormer has been modestly designed and is in accordance with previous approval. The main dormer is set away from the eaves by a minimum of 200. The extension would be constructed using materials which match the original building.

9. Impact on Amenity

To the rear of 56 Beechwood Road the amenity is somewhat secluded with the buildings to the rear in Linzee Road being perpendicular.

There is considered to be no impact on the living conditions of occupants of the neighbouring residential property. It is considered that the scheme is of good design and in keeping with the style and pattern of numerous already permitted schemes along Beechwood and Hawthorn Road and other surrounding streets

Given the proposal relates to a rear dormer on the property, the impact on the street scene is considered to be not significant.

The rear dormer faces onto the rear of Linzee Road. The proposed main dormer is over 19 metres from any habitable rooms and therefore the proposed impact on residents is thought to be negligible.

The dormer is considered to be subservient to main roof.

10. Compliance with Planning Policy

The main issues are the effect of the proposed loft conversion on the character and appearance of the host dwelling and its surroundings and the living conditions of adjoining occupiers.

There is no conflict with the objectives of Haringey policies or the National Planning Policy Framework and Permitted Development Rights for Householders.

The requirement is for development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. These concerns are acknowledged in that the architecture should make a positive contribution to the public realm and streetscape.

Adopted Policies require development proposals to, among other matters, to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches.

The proposed extension aims to respect the design quality of the original building by not altering the main façade. The proposed rear extension has sensitively been designed to be subservient to the main roof space and set in from the main design lines. From any visible location given the nature of the extension it would only be partially seen and would maintain the overall appearance and character of the property.

The living condition of the adjoining property would not be affected given the lower eaves and ridge line of the property. In terms of policy the proposal would have very little impact on the amenity or visual amenity of the adjoining property.

Considering the planning balance of the scheme, the benefits of the scheme to the design and living conditions of the property are considered to outweigh any negative impacts generated as a result of the scheme. It is therefore concluded the scheme complies sufficiently with the development plan and national policy requirements.

11. Conclusion

The proposed rear dormer has been designed to be of high quality of design and subservient to the main roof. The resulting a dormer set in from the rear roof slope and eaves and seek to respect the architectural character of the original dwelling.

Given the surrounding land-uses and the relationship to the immediate neighbours, it is felt the extension would not appear out-of-place nor detrimental to the appearance of the street-scene.

As such, there is no conflict with relevant national and local planning policies and it is therefore respectfully requested the application be granted Planning Consent.

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BCA 2218