



BRYAN CONNOR ASSOCIATES LIMITED

## **DESIGN STATEMENT**

**FOR**

**MICHELLE TONGE & JON ALLEN**

**LAND & BUILDINGS ON NORTH EAST SIDE OF TERRCK ROAD  
TO REAR OF 7 ST MICHAELS TERRACE**

**LONDON**

**N22 7SJ**

**REF: 2225**

**NOVEMBER 2022**

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## **DESIGN & ACCESS STATEMENT**

Project: **LAND & BUILDING ON NORTH EAST SIDE OF TERRICK ROAD TO REAR OF 7 ST MICHAELS TERRACE LONDON N22 7SJ**

Project Number: **2225**

Date: **NOVEMBER 2022**

## **PROPOSED DEVELOPMENT**

The proposal subject to this application seeks to provide a modest first floor roof extension with improvements to the front elevation and internal alterations.

## **DESIGN & ACCESS**

### **THE EXISTING BUILDING**

The existing building as originally built is a single garage with a rear annexe having been in continuous use as a studio as associated with the ground floor property at 7 St Michaels Terrace.

This property on Terrick Road are typically semi -detached late Victorian and early Edwardian along with other notable properties in Terrick Road which have been extended and restored to a very high degree. There are several new build properties on the backland of Buckingham Road on the north end of Terrick Road having been completed and in progress with a refurbishment of the adjacent property at 2 Terrick Road

The property is not listed although it is located within the Wood Green Common Conservation Area. There are currently no article 4 directions in place in this Conservation Area.

The Wood Green Common Conservation Area Character Appraisal states: Terrick Road is a narrow residential street which is mostly lined with utilitarian semi-detached dwellings of late Victorian and early Edwardian origin. Buildings of more recent origin have now been introduced to the northern end of the street whilst the rear vehicular entrance to the post office sorting office is located at the southern end of the street. In comparison to the adjacent streets and surrounding area Terrick Road is also characterised by a distinct absence of trees and planting.

The properties adjacent to the application site have been extended to the rear and have balconies, roof terraces and extensions on the upper floors which appears as a common and generally accepted unobtrusive thread.

## **DESIGN**

### **THE PROPOSAL & POLICY**

The principle of the design of this proposed extension is to provide a much needed bedroom and bathroom on the first floor and to adapt the current studio room to provide a living room and kitchen on the ground floor. There would be no extension to the rear part of the existing property over the flat roof. The first floor proposal is designed in such a manner as to negate the effect on neighbouring and local amenity.

The property is within the Wood Green Common Conservation Area.

The external elevations of the proposed building will remain as existing save for the provision of the raised front elevation and roof which will remain pitched in a similar manner to the existing this being an important feature within the Conservation Area.

The roof materials including the matching tiles and the yellow stock brick walls are a classic example of the accepted design within this location.

The brickwork will be reclaimed yellow London stock bricks laid to a Flemish bond.

The proposal would be constructed of matching and natural materials.

The flank wall of 2 Terrick Road extends 5340 above the existing roof ridge and with the extended roof 4230 above with the flank elevation remaining largely visible from the street scene. The proposed side elevation windows to 2 Terrick Road will not be affected by the proposal as these flank windows are conditioned to be obscured glass below 1700 from the respective floor level.

There would be no overlooking or loss of amenity as a result of this application.

The proposal complies with policy policies DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Haringey Local Plan 2017, policies SP1 (Managing Growth) and SP11 (Conservation) of the Strategic Local 2017 and policies D3 and HC1 of the London Plan 2021

## **MATERIAL PLANNING CONSIDERATIONS**

The impact on the adjoining properties – The proposed extension would have a minimal impact on the amenities of adjoining neighbours.

In particular issues raised in a previous applications have been addressed in full notably:

- Loss of daylight – there would be no loss of daylight to the flank wall of 2 Terrick Road and the new windows are to be obscured glass.
- Overlooking into the gardens and living rooms – this is not possible as the proposed rooflight windows are set above 1700 from the rear elevation of the proposed roof
- Loss of light into the garden – the proposal is set down below the flank wall of 2 Terrick Road and is the north of the property in St Michaels Terrace therefore no loss of light would be possible due to this proposal.
- Out of keeping with CA – it has been demonstrated that this proposal is very much in the architectural style of CA
- Obstruction to roofline from long views – the proposal does not extend higher than the existing property roof profile and the eaves gutter line is below that of 2 Terrick road.
- Harmful to street elevations – the proposal would be visible although designed in keeping with good design for the CA as demonstrated in the plans.
- Disturbance during construction – there are clear regulations both with Building Regulations H&SE and party wall etc. act 1996

The main planning considerations are:

1. Principle of development;
2. Design and appearance and impact on the character and appearance of the Conservation Area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity

## **PRINCIPLE OF DEVELOPMENT**

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposed extension would clearly improve the internal layout of this single garage studio which would be acceptable in principle and indeed have a minimal affect within the context of this Policy.

## **DESIGN & APPEARANCE CONSERVATION AREA**

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings including roof extensions will be to a high design quality. The design should respect and complement the form architectural characteristics and detailing of the original building including external features such as chimneys and porches.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

6.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.6 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

In relation to extensions or alterations to residential buildings Policy DM9 requires proposals to be of a high sensitive design quality, which respect and complement the architectural characteristics and detailing of the original buildings. This includes external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

This proposal is a modest first floor extension to only part of the existing building which will be improved and enhanced to a high standard highly regarded within the CA. The alterations to the front elevation is an improvement and will contribute to the residential nature of the street scene to which no demonstrable harm may be attributed.

There would be no affect to the heritage asset of the Wood Green Common Character Conservation Area.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

## **IMPACT ON NEIGHBOURING AMENITY**

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

This proposal would not affect amenity in terms of daylight and sunlight due to the northerly orientation. The proposed extension is set away from neighbouring windows by 1200 and the adjacent windows are with obscured glass.

The proposed extension set down below the adjacent flank wall of 2 Terrick Road and set back from the front building line. With the pitch of the roof and the reduced height it would not present an overbearing out of character addition to this imposing property and certainly would not be cause to result in a material loss of sunlight or daylight. There would be no material loss of privacy to neighbouring properties.

## **DESIGN & ACCESS**

### **ACCESS**

The internal arrangements will have been improved to provide a better standard of building envelope with insulation values and means of access and egress exceeding the requirements of the current building regulations for this proposal.

The access arrangements to and into the proposal site remain unchanged.

There are no trees to be removed as a result of this proposal.

### **TRANSPORT**

Currently there is a PTAL score of 6 at the proposal site and one off street parking.

## **CONCLUSION AND REFERENCES**

The proposed first floor & roof extension is by reason of its modest size location and detailed design considered to be in keeping with the general and prevailing pattern of development in Terrick Road.

The proposal would not detract from the original architectural form of the Victorian and Edwardian family houses or to the surrounding Wood Green Common Conservation Area.

The proposal would comply in all cases with the required policy and is not considered to impact serious or demonstrable harm or contrary to policies DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Haringey Local Plan 2017, policies SP1 (Managing Growth) and SP11 (Conservation) of the Strategic Local 2017 and policies D3 and HC1 of the London Plan 2021.

This positive contribution by local householders should be embraced by the Conservation Area as the housing stock is greatly improved throughout the borough. There are many similar properties within the Borough and Conservation Area with a similar design to the proposal.

It is but a very minor issue to permit such an extension and addition and I would respectfully commend this for a favourable decision in this case.

**Assessment carried out by: BCA LTD**

A handwritten signature in black ink, appearing to read 'Bryan R. Connor', with a stylized flourish at the end.

**Bryan R. Connor MRICS**