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1.0 Introduction

1.1 JS Architecture has produced this Design & Access Statement on behalf of Nuria Seto-Salvia and James Polke, the freeholder of 70 Kimberley Gardens, London N4 1LE, to accompany the submission for Planning Permission for works to the above property.

1.2 The proposed development comprises:

- *A single-storey extension to the rear at the GF level*
- *A loft conversion with a terrace*

1.3 The property is located in Haringey.

The Applicant recognises the importance of achieving a high-quality design that preserves and enhances the significance of the urban context and is committed to delivering a high-quality of design and construction which will maintain and improve the settings of this part of Haringey.

2.0 Understanding the Context

Terraced houses define Kimberley Gardens. Currently, Number 70 is a two-storey two-bedroom terraced dwelling with an existing GF extension to the outrigger by approximately 4m. It is not a listed building, not in a conservation area or flood risk area.

2.1 The elevations along this section of Kimberley Gardens are consistent and show similar architecture.

2.2 Opposite the building (facing South) is an eclectic mix of similar-sized terraced dwellings.

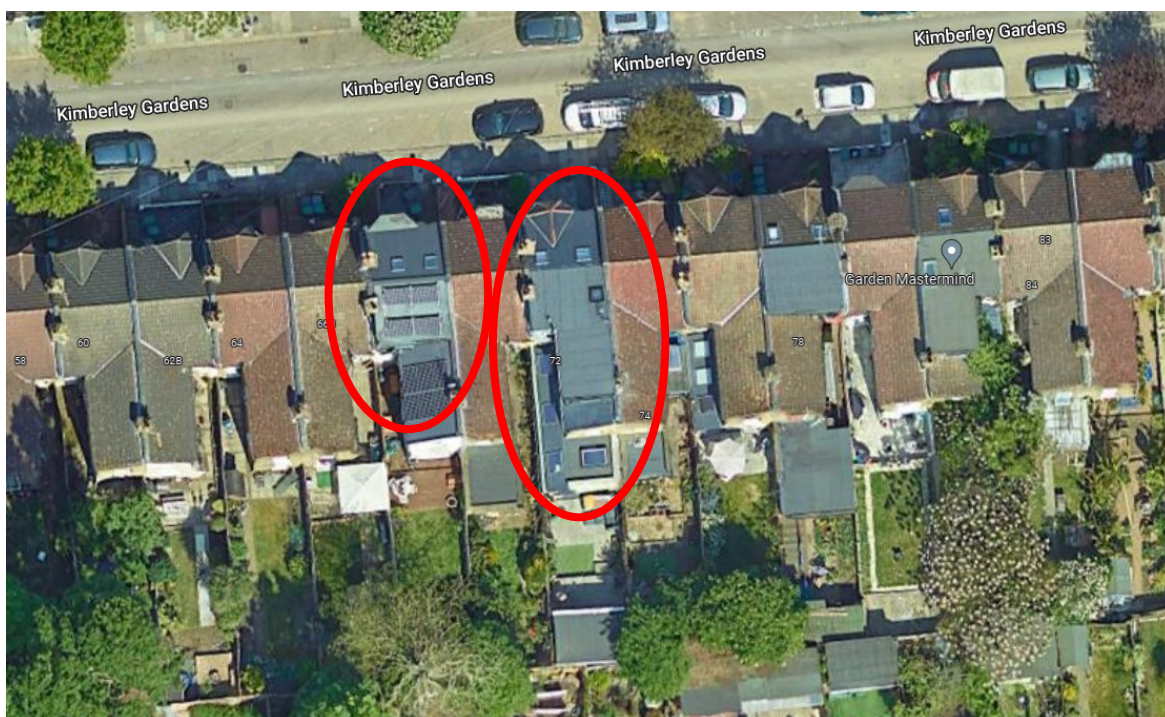


2.3 The rear of the building faces the gardens of the houses along Chesterfield Gardens.



View from the garden towards Chesterfield Gardens.

2.4 The neighbours at 68 and 72 Kimberley Gardens had extensions to the existing ones.



View showing existing extensions in the neighbourhood.

2.5 The following are 2nos 'bird's eye view' aerials showing the property in its current context.

Photograph 2.5.1- Aerial View 1



70 Kimberley Gardens

Photograph 2.5.2 – Aerial view 2



3.0

Planning History

The following outlines the relevant planning history near the dwelling.

70 Kimberley Gardens

Planning Applications

Application Reference
HGY/2018/0104
Proposal
Erection of a single-storey rear/side infill extension
Application Status
Decision Made
Site Address
72 Kimberley Gardens London N4 1LE
Date Valid
12/12/2017
Decision
Approve with Conditions

Certificate of Lawfulness

Application Reference
HGY/2018/0081
Proposal
Certificate of Lawfulness for proposed rear dormer and roof lights to facilitate a loft conversion
Application Status
Decision Made
Site Address
72 Kimberley Gardens London N4 1LE
Date Valid
12/12/2017
Decision
Permitted Development

The above approved applications demonstrate that the proposed works and change of use are within the council's policies. Similar developments have been carried out in recent years in the vicinity of 70 Kimberley Gardens.

4.0 Background to the Development

4.1 Introduction

The proposed development comprises the renovation and alteration of the single dwelling at No 70 Kimberley Gardens, which includes all extensions and window alterations. The proposals will provide additional and enhanced residential accommodation and facilitate the continued use of the property as a residential dwelling.

4.2 Existing Context

The existing building is a two-storey Victorian building and is currently used as a residential dwelling. It is terraced and close to Haringey Green Lanes. The fabric of the building is brick, pebble dash and render.

4.3 Existing Condition

The property requires some refurbishment works internally and externally.

5.0 Development

5.1 The following development is proposed and is set out for the consideration of Officers in the accompanying plans, drawings and sections within this Design and Access Statement.

The drawings for the application are as follow:

(01)01 A3	1:1250	Site Location and Block Plan
(10)01 A3	1:50	Ground Floor Plan - Existing
(10)02 A3	1:50	First Floor Plan - Existing
(10)03 A3	1:50	Second Floor Plan – Existing
(10)04 A3	1:50	Roof Plan – Existing
(30)01 A3	1:50	Elevation Front – Existing
(30)02 A3	1:50	Elevation Rear – Existing
(40)01 A3	1:50	Section AA – Existing
(20)01 A3	1:50	Ground Floor Plan - Proposed
(20)02 A3	1:50	First Floor Plan - Proposed
(20)03 A3	1:50	Second Floor Plan – Proposed
(20)04 A3	1:50	Roof Plan – Proposed
(50)01 A3	1:50	Elevation Front – Proposed
(50)02 A3	1:50	Elevation Rear – Proposed
(60)01 A3	1:50	Section AA – Proposed
(08)10 A3	NTS	Photos - Existing

5.2 Proposed Development - Layout & Visual Impact

5.2.1 Rear Extensions

- The proposed GF rear extension is a single story and spans from party wall to party wall. It has a width of approximately 5m. It will not be visible from any public highway. The height will be within the allowed dimensions by Haringey council and will be subordinate to the existing building.



View showing existing extension in the garden

- The loft extension is a single story on top of the existing first floor.
- The proposed finish is to be in keeping with existing, brick and slate.

The extensions will have bi-fold doors and a Juliette balcony to maximise light. In addition, they allow better access and use of the garden.

- Terrace
- Terraces can provide valuable amenity space, especially if there is a small garden area. The terrace at Kimberley Gardens is subordinate to the altered roof slope, and the overall roof form will be retained. It complements the elevation upon which it is to be located. The existing parapet height will be maintained. Balustrades are set back behind the roof slope line or parapet and in glass. The area is 3.6m².

Summary:

As outlined above, the impact of the proposed alterations can only be described as in line with the planning policy framework.

5.2.2 Amenity

- The proposed rear extensions development will provide a more consistent elevation in terms of architecture
- Thermal insulation, natural light and ventilation are provided through the new windows and glazed doors.

5.2.3 Arboriculture and Garden Viability

- There are no listed trees on or adjacent to the site posing a constraint to the development.
- The surface water drainage from the roofs will be diverted and drained into the existing rainwater pipes.

6.0 Assessment

6.1 The visual impact

As mentioned above, the GF rear extension will not be seen from the public highway of Kimberley Gardens. The design of the glazing and proposed materials for the extensions aim to reduce their visibility and what could be seen as too bulky, thin floating flat roofs. The proposed brickwork and render aim to blend in and keep with the existing building and the adjacent neighbours.

There are no taller buildings in the neighbourhood, so there will be no direct views of the rear extension.

Therefore, we consider that the proposed back extension development and the windows replacement are in keeping with the general neighbourhood and complement the existing building.

The residential use of the proposed extension is compatible with the existing use of the site, and as such, no in principle objection can be raised.

The effect of the proposed extension on the residential amenity of surrounding properties will be minimal. All construction impacts will be temporary and can be adequately managed through the agreement of a Construction Management Plan and standard conditions on working hours etc.

Other residential amenity effects would be limited to light spilling from the new window. However, this is to the rear and be in keeping with what is existing.

6.2 Size, Bulk and Scale of Proposed Extension

The size, bulk and scale of the proposed development are assessed below:

The total area increase, including the new extensions, is 13m² for the GF extension (considering the existing extension) and 36m² for the loft extension.

6.3 Other Relevant Material Considerations

The following section outlines the acceptability of the development against other relevant material considerations.

- Land Use

The proposed development does not alter the use of the site, and the building is retained as a residential dwelling. The increase in floor space does not give rise to adverse land use considerations. We, therefore, consider the land use of the proposal acceptable.

- Sustainability and Environmental Performance

The proposed development represents an inherently sustainable upgrade and improvement of the environmental performance of an existing building within the constraints imposed by its location. The

proposal will use environmental materials where appropriate while improving the fabric and energy efficiency of the existing building in line with current requirements.

- Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy

The proposed development will not result in action that would lead to an unacceptable loss of daylight or sunlight or an intolerable increase in the sense of enclosure to neighbours. Nor would the proposals result in privacy issues between properties that would warrant a refusal of planning permission.

- Transportation and Parking

It is expected that the parking status remains as is.

- Access

No alteration work is being considered for the existing access arrangements to the existing building.

Externally the property is well served by local buses and public transport, and the proposed development will have no adverse impact on existing public transport or road access.

- Planning Obligations and Mayoral CIL

A form for assessing whether the proposals will be liable for Mayoral CIL will be completed and submitted with the application for planning permission.

7.0 Assessment Summary & Conclusion

From the assessment of the criteria discussed above, it is clear that the additional development proposed will not give rise to unacceptable effects in any of the areas concerned, and any temporary construction effects can be addressed through the submission of appropriate methodology documents at the application stage and conditions on any permission granted.

On this basis, the proposed development design is in line with the Council's policy position.