



DETAILED **PLANNING**

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Design, Access and Heritage Statement

The Hayloft, Unit 1, 12 Victoria Terrace, N4 4DA

Client: **Emma Price**
Client Ref: **2167EP**
Agent: **Ross Slater**
Date: **September 2022**

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Introduction

This planning application is on behalf of Emma Price.

The documents included are:

- Planning Form
- Design, Access and Heritage Statement (this document)
- CIL Form
- Detailed Drawings - including Location and Block Plan, Existing and Proposed Drawings, Elevations and Section

Heritage and Site Use

The application site is occupied by a converted industrial building, which now has multiple residential units. The site is located within 5 mins walk to Finsbury Park station and is accessed via a Victorian mid-terrace underpass. The property is a former light industrial unit that was used as a glassworks, it has now been partially converted into residential units with a number of studio and workshop spaces remaining on the ground floor and surrounding the courtyard.

The site is situated within the Stroud Green Conservation area which was designated in June 2003. Stroud Green does not have a current adopted appraisal.

Planning History

There are multiple applications available on the planning application register. These include two storey extensions and change of use on the site. However none of these specifically relate to the same unit.

Pre-application advice was given by Haringey (Ref: PRE/2022/0023) for the proposal. This was a positive experience and supported by the planning officer. It was determined that the impact on the neighbouring amenity would not be significant and that the proposal would protect the visual amenity of the conservation area.

Proposal

This application proposes changes to a small side terrace at first floor side level. The current space is under utilised with a small timber shed and screening to neighbouring terrace. The terrace is currently accessed via a timber frame window and a built in bench unit. It is a significant step up and the window has insufficient head height to be used regularly.

The proposal looks to replace the existing window with a full height door and perminate steps to improve access to the terrace. On the terrace a larger timber shed will be constructed to provide important storage to the property. The remaining terrace space will be covered with a steel and glass covering to reflect the design of the existing access steps and porch to the property entrance. This is also a nod to the building's history as a glassworks.

The roof line of the shed and terrace covering will follow the existing building but has been lowered in height in order to keep the new structure subordinate to the existing building. The materials have been carefully chosen to reflect its surroundings with timber cladding and foliage screening used to soften the appearance of the new structure. Screening is provided to the immediate terrace to maintain privacy.

The proposal also includes alterations to the internal layout to improve flow and use of space in the existing open plan kitchen living area, with the addition of a third rooflight in the space facing west to bring in more evening light.

Amenity

The alteration to the door and enlarged location of the shed extension would not result in a significant material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties.

Access to the Building

Access to the building will remain unaltered from the existing arrangement, while improving accessibility to the terrace from the open plan kitchen living area.

Summary

The development will respect the character and appearance of the Conservation Area, while increasing the standard of living. Allowing for all important storage space and better access to the existing terrace. Therefore, there should be clear justification that this application should be recommended for approval.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Ross Slater
September 2022

Site Photographs



Image 1: Entrance steps

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Image 2: View of terrace from steps

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Image 3: Existing access window



Image 4: View from terrace east
towards courtyard



Image 5: View from terrace west
with existing shed