



Homes Design Ltd
40 WISE LANE
MILL HILL
LONDON NW7 2RE
Mobile: 07946 872 537
Email: info@homesdesignltd.co.uk
website: www.homesdesignltd.co.uk

London Borough of Haringey
planning Department
River Park House, 225 High Rd
London N22 8HQ

Date: 01/03/2023

Re: first floor side extension over existing garage to single dwelling residential house.

Project: 24 Grange Road LONDON N6 4AP.

Dear Sirs:

The proposed planning application is for first floor side extension to single dwelling of detached house inside a residential street which has other properties with similar extensions. The proposal are in keeping with immediate neighbors in the street.

The proposed roof extension is formed as subordinate and set below main roof structure to comply with planning policies. Subsequently the first floor side extension to be set back from main front elevation and also set away from side boundary line by 1m to meet policies compliance. The site is located with Highgate conservation areas and such proposal is in line with conservation design policies set within Haringey Core Planning Strategy.

The proposed rear extension are designed to replicate immediate adjoining properties which benefit from identical schemes extensions. The scheme designed to avoid impact to immediate adjoining premises as the neighboring block of flats adjoining the side boundary is confirmed as parking areas to their premises and therefore such development will not impact the amenity of adjoining sites and privacy. The applicant is the owner of single dwelling terrace house. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani
Director

Re: first floor side extension over existing garage to single dwelling residential house.

Project: 24 Grange Road LONDON N6 4AP.

DESIGN ACCESS STATEMENT:

Schedule of works For Internal Areas:

It was made evident that the current internal areas to MASTER Bedroom consist of MDF skirting and architraves and it is proposed to retain all current joineries and proposal for FIRST floor side extension and internal walk in wardrobe to form as study to family house.

All door frames and openings retained and will not impacted by the proposed works as shown on proposed plans. The ceiling areas and decorations to be retained as part of works and painted then all current walls protected. The original structural components to main building retained and remain unchanged with no alterations to the floor joists and floor boards.

DESIGN & ACCESS STATEMENT FOR CONSERVATION AREA ASSESSMENT

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimize impact.

To carry first floor side extension to create new walk-in wardrobe of family house with ensuite and retain current use

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

The existing buildings external walls retained then carrying first floor side extension to form subordinate scheme to meet policies.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

The proposal is designed to avoid any impact to neighboring premises and side extension designed set back 1m at frontage and 1m from side boundary to create subordinate roof design.

If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

The proposal is to keep original features of the premises then all external walls to side extension in brown brick finish in matching compliance with site constraints. The roof over side extension in brown clay tiles matching existing roof finishing.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The main building has been extended in past and proposed side extension in matching finishing to main building and set back at front and side elevation with all material matching existing.

Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The proposal to carry side extension to have matching material to current scheme and all design to the works to replicate immediate neighboring premises which have similar scheme approved and carried out the works

How have you followed the advice provided by CABE* and Haringey City Council on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.**

There are no public routes or impact under proposed scheme

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

The proposal has no adverse impact or requirement to change existing accessibility and only limited to side extension over current garage set back and away from boundary.

Re: first floor side extension over existing garage to single dwelling residential house.

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CONSERVATION CONSENT FOR INTERNAL RENOVATION ONLY

Schedule of works For Internal Areas:

It was made evident that the current internal areas to master Bedroom to have extension to create new walk-in wardrobe with all interior areas of MDF skirting and architraves and it is proposed to retain all current joineries and proposal for changes to replace current walk in wardrobe and ensuite to become study to have matching finishing to the existing joineries.

All door frames and openings retained and will not impacted by the proposed works as shown on proposed plans. The ceiling areas and decorations to be retained as part of works and painted then all current walls protected. The original structural components to main building retained and remain unchanged with no alterations to the floor joists and floor boards.

Heritage Statements

Minor Works for Listed Buildings

What is the purpose of your proposal?

The objective of internal refurbishment is to replaced current bathroom to ensuite sanitary fixtures and carry side extension to create new ensuite with walk-in wardrobe to form a new area to master bedroom and create internal changes to form study on same locations to utilize current outlets with all fixtures and fittings to match like-for-like arrangement as existing. There is no diversity in the design that compromises the original character of the main house.

How will the proposed works relate to the existing building?

The proposed works by side first floor extension is set back by 1m from front and 1m from boundary line to form subordinate scheme to main dwelling host structure and crown roof forming subordinate to main dwelling roof.

Have you discussed your proposal with your neighbors? What measures have been taken to reduce impact on your neighbors considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

The proposal do not impact adjoining amenity since set back and away from boundary. The proposal is replicating adjoining houses who had the extension to their premises.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The proposal by creating new extension external walls in matching bricks and brown clay tiles in matching finishing to main roof to match all existing materials and decoration and lighting and texture to main features of building.

Explain the scale, height, width and length of the proposal and its relationship to the existing building.

The internal alterations to the ensuite bathroom sanitary fittings will not impact the main building as limited to changes of internal fittings. By carrying side extension the master bedroom to have ensuite and walk in wardrobe to be part of master bedroom and the current walk in wardrobe and ensuite to have study created in the same location.

How have you followed the advice provided by CABE* and Haringey Council on the issue of inclusive access ? If not explain the reasons for your departure from this guidance.**

There are no public routes or impact under proposed scheme

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

The scheme is defined to keep existing access parameters and the existing stairs meet ambulant accessibility under part-M of building regulations. The current main building access is maintained via public path as existing means of accessibility. The proposal will not impact any changes to current site access as limited to first floor level.

What is the relationship between the proposed works and public routes and do they have any impact?

The proposal have no adverse impact to public routes as limited to changes to first floor side extension over the garage.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

The proposal have no adverse impact to landscaping of site as limited to side extension over garage

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance?

The proposal have taken to consider the outlets to new ensuit bathroom fittings linked to current outlets in order to meet current standards without alterations to current structure.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimize visual impact?

The proposal for side extension is designed at subordinate scheme meeting planning policies and forming setting down from main roof.

How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ?

The proposal to use energy efficient light fittings

What provision has been made for the storage of waste and recyclable material ?

The works to replace current walkin wardrobe ensuit by relocating over garage within side extension