



**CONSTRUCTION OF A HIP TO GABLE
ROOF EXTENSION AND DORMER ROOF
EXTENSION TO MAIN REAR ROOF**

**AT
37 Flexmere Road
London
N17 7AU**

Planning
& Design and Access
Statement

On Behalf of Huseyin Ergonul

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The Alpha Studios

10 The Link Enfield London EN3 5HU

Tel: 0203 151 95 94

info@thealphastudios.co.uk

CONTENTS



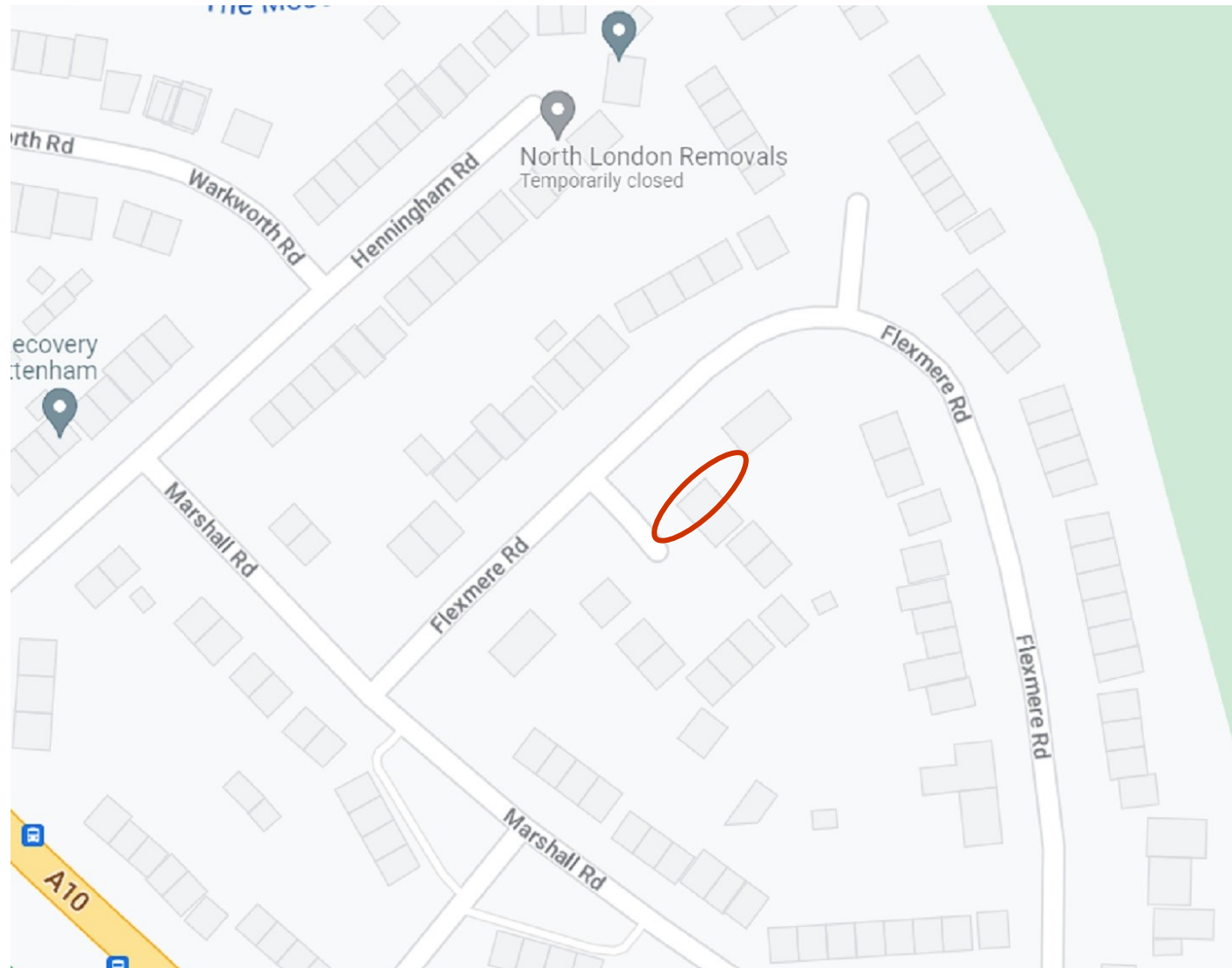
Contents

- 0.0 Site Map**
- 1.0 Introduction**
- 2.0 Site Context**
 - 2.1 Location and Setting
 - 2.2 Existing Photos
- 3.0 Proposed Development**
 - 3.1 Access
 - 3.2 Amenity
 - 3.3 Landscaping
- 4.0 POLICY CONSIDERATIONS**
- 5.0 PLANNING CONSIDERATIONS**
- 6.0 Conclusion**

MAPS

SITE LOCATION AND BLOCK PLAN

○ Site

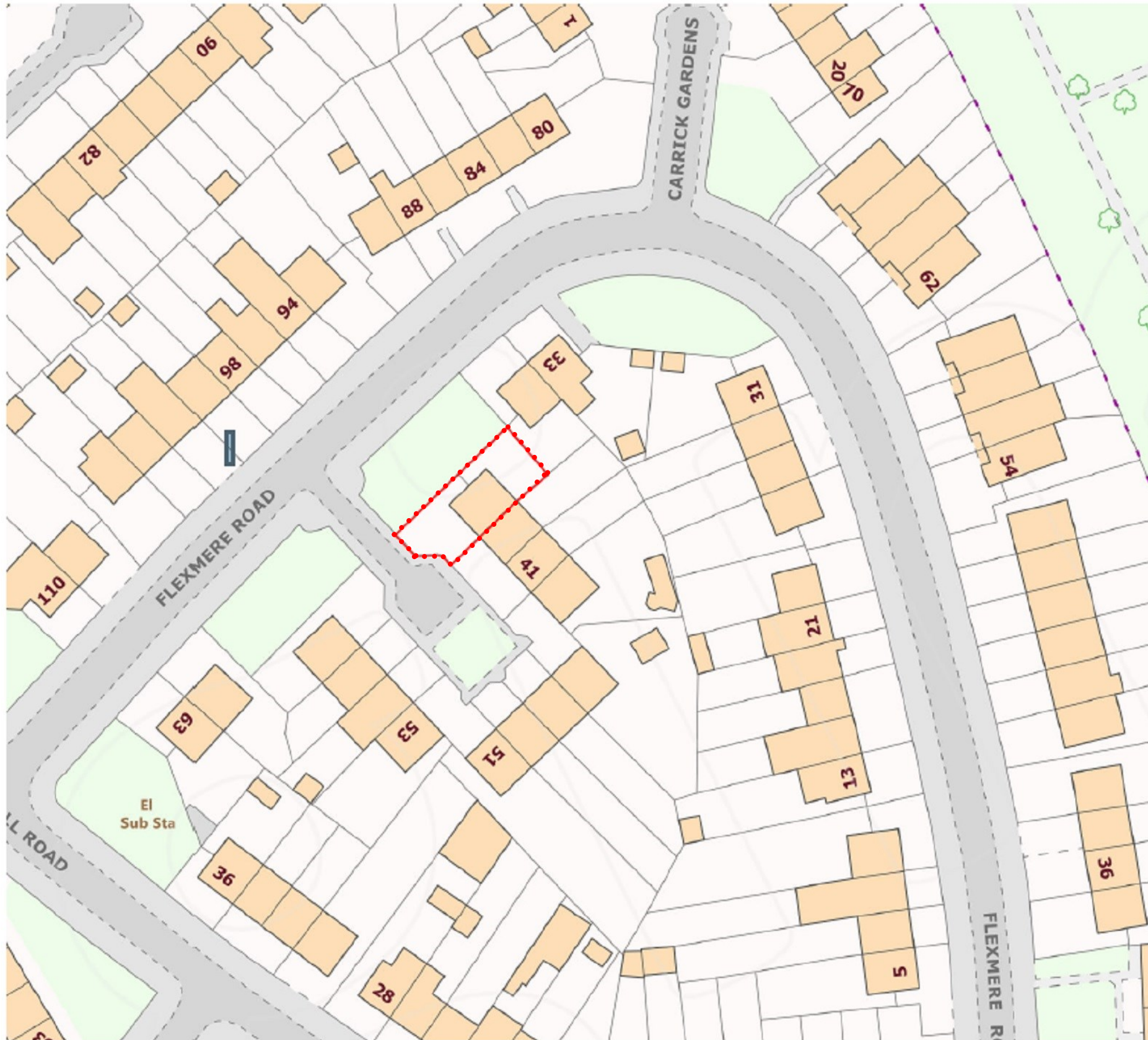


● ● ● ● ● ● Site Bounda-



DESIGN AND ACCESS STATEMENT

..... Site Boundary



1.0 Introduction

This statement is submitted by **The Alpha Studios** in support of planning application for the **Construction of a hip to gable roof extension and dormer roof extension to main rear roof at 16 37 Flexmere Road**. The statement provides a description of the site and its surroundings, design, layout, planning and policy considerations. This statement is written in accordance and in full conformity with the requirements set for planning applications as amended in the Town and Country Planning (general Development Procedure) Order 2016

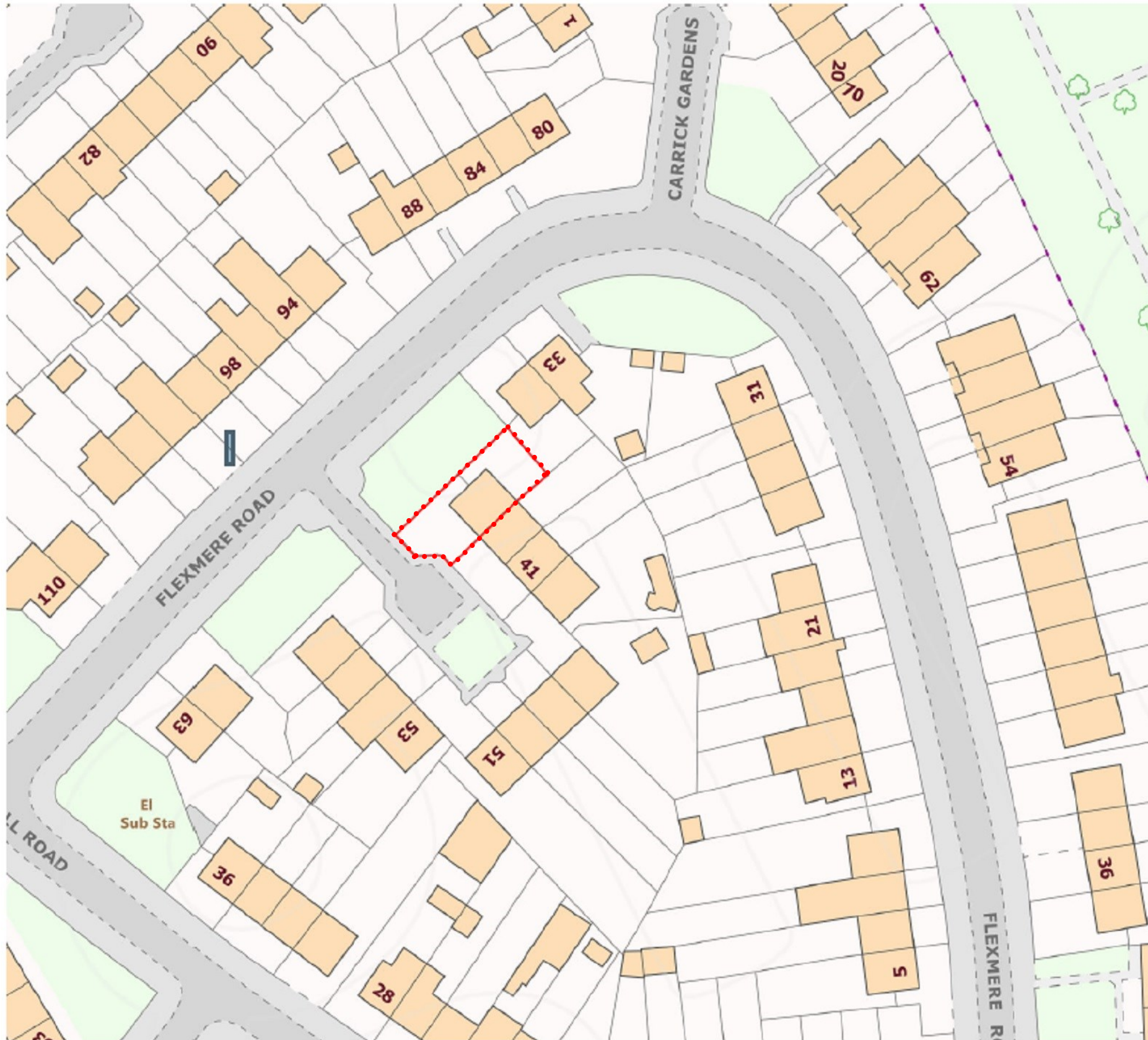
The design and access statement should be read alongside the drawings prepared by The Alpha Studios Ltd that make up the application suite of documents.

THE PROPOSAL

The applicant seeks planning permission for the Construction of a hip to gable roof extension and dormer roof extension to main rear roof at 37 Flexmere Road. The design of the proposed hip to gable roof extension and dormer roof extension is intended to be consistent with the similar development in the vicinity (2 Marshall Road N17 7AP).

DESIGN AND ACCESS STATEMENT

..... Site Boundary



2.1 Location and Setting

The application site is a two-storey end-terrace dwelling with a front garden and a rear garden on the east side of Flexmere Road .

The building is not listed nor in Conservation Area.

The surrounding area is mixed, characterized by 2 storey residential properties along the road.

PHOTOGRAPHS

SITE AND SURROUNDING PHOTOS



Photo 01—Front of the Property



Photo 02—Rear of neighbouring properties with similar loft conversion (2 Marshall Road N17 7AP)



Photo 03—Front of neighbouring properties with similar loft conversion (2 Marshall Road N17 7AP)

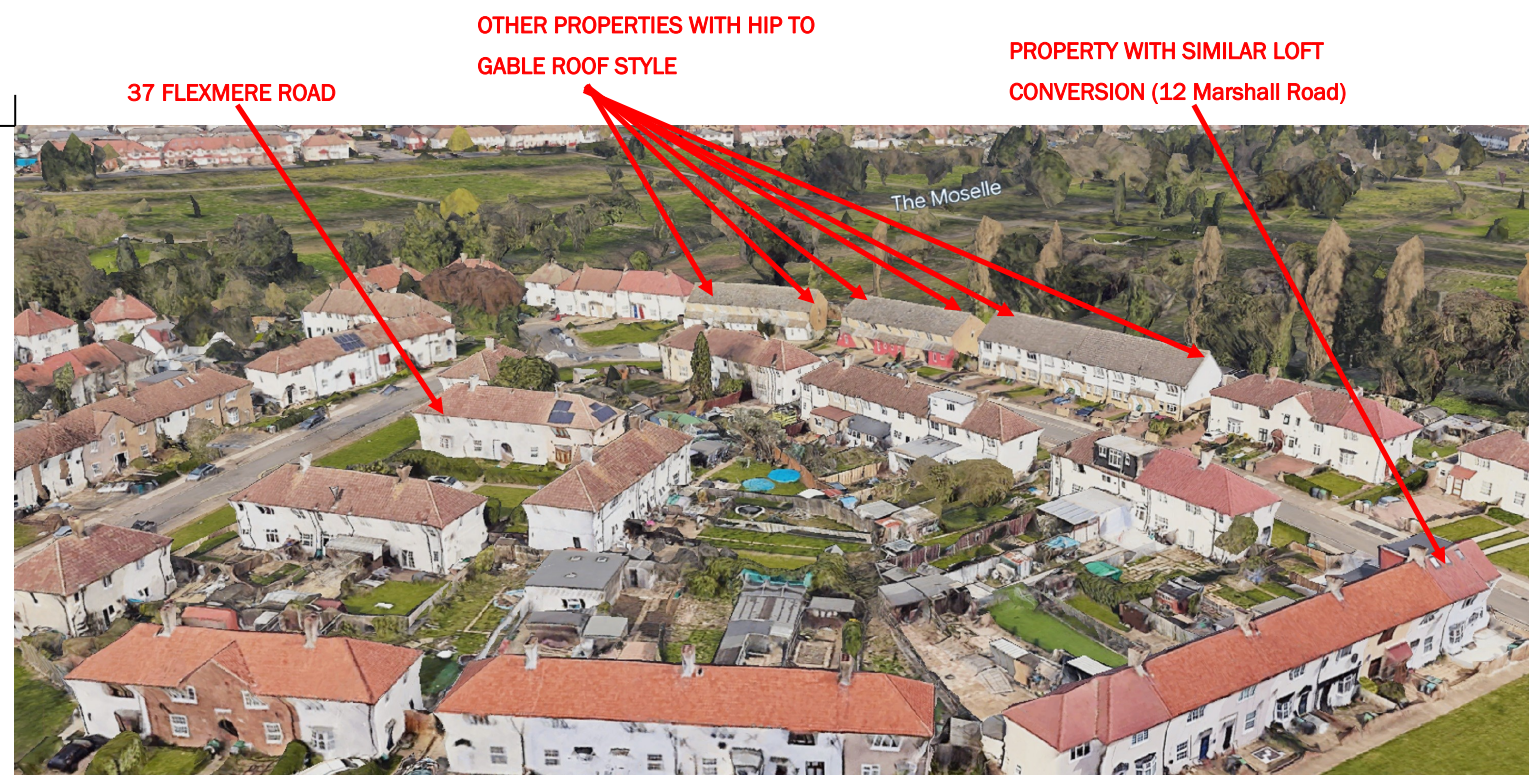


Photo 04—Application site and neighbouring properties with hip to gable roof style and the property with similar loft conversion

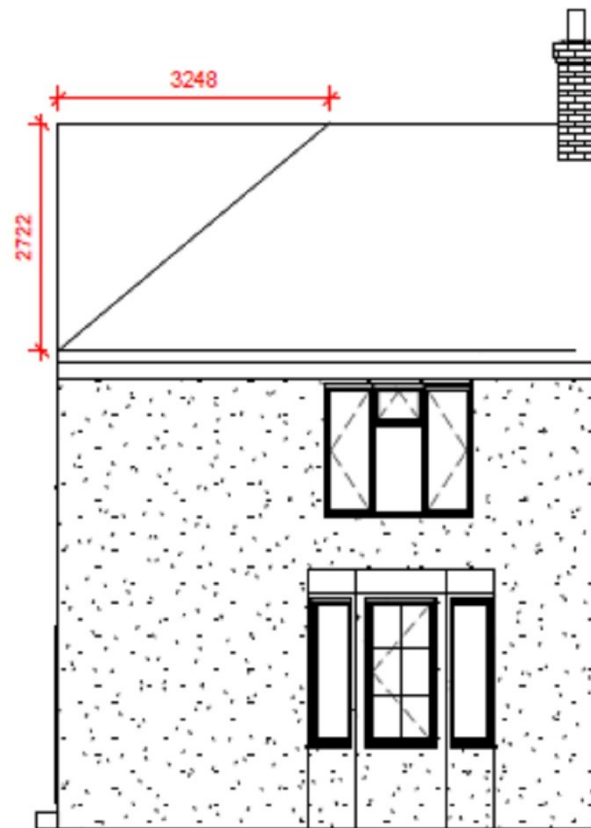


Photo 05—Application site and neighbouring properties with hip to gable roof style

DESIGN AND ACCESS STATEMENT



Existing Front Elevation



Proposed Front Elevation

3.0 Proposed Development

3.1 Access

General access to and from the locality could not be much better due to the location and the site position.

Access to the property on ground floor from the side elevation via a right of way through Flexmere Road.

3.2 Amenity

The proposed development will not result significant adverse impact to neighbouring properties.

3.3 Landscaping

The proposal development does not require landscaping works.

4. POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF)

Paragraph 117

Paragraph 118

Paragraph 123

Paragraph 127

Paragraph 124

The London plan

Policy D4 – Delivering good design

Policy D8 – Public realm

Policy 7.4 – Local character

Policy 7.6 – Architecture

Policy HC1 – Heritage conservation and growth

Haringey Local Plan

SP2—Housing

SP11—Design

5. PLANNING CONSIDERATIONS

5.1 Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

The relevant policies quoted in the Local Plan provide only general guidance; each case is to be assessed on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

5.2 The key planning considerations developments relate to the following

Principle of the proposed development

Quality of accommodation

Impact on design, character and appearance of the conservation area

Impacts to neighbouring amenity

Good Design

5.3 Principle of the proposed development

The principle of the development is supported by Paragraph 117 and 118 of the revised NPPF 2019 which advice that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions; and Paragraph 118 states that **Planning policies and decisions should encourage multiple benefits from both urban and rural land**.

DESIGN AND ACCESS STATEMENT

5.4 Furthermore paragraph 127 advocates that planning policies should ensure that developments **optimise the potential of the site** to accommodate and sustain an appropriate amount and mix of development, and subsequently Paragraph 123 (c) states that **local planning authorities should refuse applications which they consider fail to make efficient use of land**, taking into account the policies in this Framework.

The London Plan Policies 3.3, 3.5 and 3.8 states that there is a pressing need for more homes in London and that a genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks.

5.5 In this case, the application seeks permission for to convert the existing loft space into a habitable room to provide additional living space for the family . The application would optimise the potential of the site plus ensure the property is put in effective use as advised by Paragraph 117, 118 and 127 which urge LPAs to support such developments.

The principle of development is a material consideration in this case and it should be given heavy weight.

5.6 Impact on design, character and appearance

Policy 7.8 of the London Plan requires development to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It also requires development proposals to have protect and where possible to maintain the Borough 's heritage. It is also required that in areas of poor or ill-defined character, new development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area. Policy 7.5 focuses on ensuring development within the public realm is easy to understand and maintain, relates to local context, and incorporates the highest quality design. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It also advises that buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character.

Due to the fact that there are a number of hip to gable roof styles and a similar loft conversion, the proposal is delivering high quality design and will provide an appropriate amount of harmony to neighbouring properties.

5.7 Impacts to neighbouring amenity

The NPPF, London Plan Policies 3.5, 7.1, 7.4, 7.6 and 7.15, draft London Plan Chapter 3, the Housing SPD and DPD all have relevance to the importance of addressing neighbouring amenity and avoiding unacceptable impacts. The proposal would not result to additional levels of noise and disturbance to the neighbouring properties and therefore the development would not be detrimental to the amenity of neighbouring occupiers.

Taking into account the similar development in the surrounding area, the purpose of the development and the nature of neighbouring features, the conversion of the existing loft space into a habitable room to provide additional living space for the family, would provide a high standard that seeks to seamlessly blend in with the character of the area particularly in terms of design, form and urban grain prevalent in the immediate locality. The proposal positively responds to the local context; and would contribute to the established 'sense of place' within the surrounding area. Therefore, it is considered that the proposed development would be congruent with the existing pattern of development in the area.

5.8 Good Design

The development indisputably accords with the underlining principles and advice in paragraph 124 of the NPPF which underscores that "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. This advice distinguishes good design from poor design and encourages LPAs to approve development with good design.

DESIGN AND ACCESS STATEMENT

Underlying Philosophy

The applicant is committed to a policy of equality, inclusion and accessibility. The applicant fully intends to comply with current regulations and good practice and wishes to conversion works in line with the obligations imposed on the applicant as service provider under the Disability Discrimination Act 2005. Influencing legislation at the application site, the applicant acknowledges that the proposed development presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 2005 (DDA) are to be met.

The designers of the development will be encouraged to work to the latest legislation and good practice guidance on accessibility available at the design and construction stages. These will include, for example, BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 1 (Fire precautions in the design, construction and use of buildings). The design, the provision of features and facilities, and the selection of materials will be influenced by any obligations imposed by other legislation affecting the ongoing management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.

Other good practice guidance to be considered may include: Lifetime Homes, The Sign Design Guide – a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

6 CONCLUSION

The proposed development accords with the objectives of the NPPF, and Enfield Core Strategy and Local Plan. The proposal is appropriate within the context, and would not detract from the character and appearance of the main dwelling or the character of the conservation area.

The proposal would make full and effective use of the site whilst respecting the quality and character of the area.

The proposed development will provide a choice of accommodation which is highly needed in the area without adversely affecting or causing harm to the amenity of neighbouring occupiers or exerting traffic and transport within the area.

The proposal would accord with NPPF Policy (2020), the London Plan Policies (2016) and Southgate Circus Conservation Area as a whole, contrary to policies DMD37, DMD41 and DMD44 of the Development Management Document, CP30 and CP31 of the Core Strategy and D4, D8 and HC1 of the London Plan as well as the aims and intentions outlined within the Southgate Circus Conservation Area Character Appraisal and Management Proposals.

In the absence of any adverse harm arising from the proposal, the development should be granted planning permission in accordance with paragraph 12 of the NPPF which states that “proposed development that accords with an up-to-date Local Plan should be approved”

The proposed loft conversion at 37 Flexmere Road, London, N17 7AU is considered to be a sustainable and appropriate development that complies with the relevant planning policies. The conversion will provide additional housing units, without any significant impact on the character and appearance of the surrounding area.