

DESIGN & ACCESS STATEMENT

Date: 27th March 2023

Ref: 589-DAS

Flat 1, 5 Church Lane, London, N8 7BU



Introduction

This Design and Access Statement is submitted in support of an application to improve the ground floor residential property by introducing a ground floor side return extension. This will provide an improved dining and study area and an improved external outlook for the dwelling.

Refer to drawings:

Location and Block Plan 589-AP-99.

Existing drawings 589-S-01,02,03,04,05.

Proposed drawings 589-AP-01 ,02, 03,04, 05.

Location

The site is located within the Hornsey district in north London and in the London Borough of Haringey. The building sits at the southern part of Church Lane. Within a 5-10 minute walk are Crouch End centre and Hornsey Overground station other amenities include the churchyard and tower of the former St Mary's parish , Priory Park and Stationers Park.

The application site

The building is not listed nor is it located within a Conservation Area. The property and the buildings immediately surrounding it are predominantly residential and characterised by late Victorian terrace houses many of which have been converted to flats, including the application site (occupying the ground floor). The building has a shared front entrance and communal internal hall. The ownership of the rear garden is solely within ownership of the ground floor flat.

Planning History

In 1987 the building was granted change of use to flats (reference: OLD/1987/0259). Relevant planning permissions have been grant at no. 4 and no.12 for extensions and alterations of and similar nature and scale (reference: HGY/2021/2222, HGY/2019/2145 respectively).

Reasons for the proposal

Details of the rear extension:

The proposed rear extension spans the side return and extends back no further than the line of the existing rear extension. A light well is created between the new infill extension and the rear of the existing building. This provides the residence with improved living accommodation and a 3rd bedroom for the owners growing family. The proposals offer more natural light to the living areas and better privacy to the rear bedrooms.

In terms of overall scale the proposal is a visually subordinate, a 3.0m-high infill extension to the back of the three-story house. The form and massing of the proposed fills an unused dark patio area the back of the site as has been done at no. 12 (planning ref: HGY/2019/2145). The scheme has been sensitively designed to ensure that this addition does not detract from the existing building and improves the existing single storey rear extension. The proposed scheme has taken consideration of the surrounding building heights / massing to ensure this addition is not intrusive to the overall urban architecture of the immediate surroundings. The height of the roof is similar in height to the proposals at no. 4 and is no greater than 3.0m at the boundary.

Planning Policies:

These proposals have been formulated with reference to the Council's guidance on design, standards and obligations included in adopted Haringey Development Management Policies DM12 (housing design and quality), London Plan (2016) policy 3.5 and Local Plan policy SP2.

The proposals bring the property in line with, and improves upon the space standards as set out in the London Plan 2016 (policy 3.5) for floor areas, dwelling mix and amenity standards.

Daylight is increased through the careful use of additional skylights and better connection between the internal and external spaces offers improved amenity.

The new replacement rear extension will have new brick walls constructed to be in keeping with the same material of the main building.

The extension is modest and extends no further than the existing building line but creates a better sized 4 person family home.

Bins storage is located within the shared front garden as per the existing situation.

Cycle storage is located within the private inclosed and secured rear garden as per the existing situation.

Landscaping and access:

The development does not require landscaping, additional parking, nor does it impact on local transport facilities.

Light and overbearing impact:

There are no overlooking windows and there will be no daylighting or sun-lighting effects on neighbouring properties, and the new space will be well lit with skylights and a light well.

Appearance and Materials:

The proposed masonry walls will be white painted render to improve the existing patchy brickwork to the existing outrigger. The rear extension is to have a flat roof built to the same height of the existing.

Conclusion

1. The proposed development complies with the relevant local, regional and national planning policies in seeking to secure effective use of developed land and represents sustainable development, as defined in the NPPF.
2. The design and layout of the scheme incorporates quality design that provides a proportionately-scaled extension that will be subordinate to the host building to comply with national, regional and local planning policies.
3. The improvements and enhancement produced from the proposed extension and alterations offer aesthetic and energy efficiency gains as well as a social improvement.
4. The development offers an opportunity to efficiently use the space on the site and improves the layout and usability of the property.