

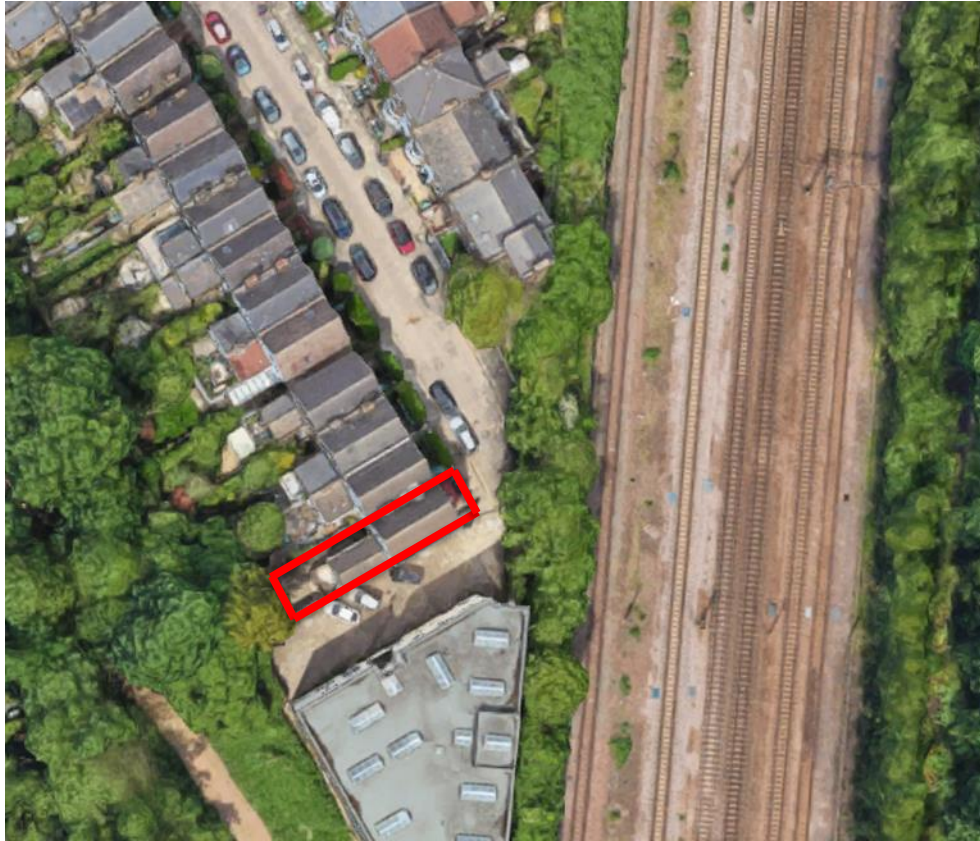


32 SCARBOROUGH ROAD,  
N4 4LT

May 2023

# Design and Access Statement





## **Introduction**

This Design and Access Statement has been prepared on behalf of the applicant. It accompanies an application for full planning permission for a 6m extension in the rear of 32 Scarborough Road, N4 4LT with a roof terrace.

This Design and access statement describes the proposal and design rationale. This Design & Access Statement should be read in conjunction with the application drawings.

The site is within an conservation area. The character of the neighborhood is colored brick Victorian houses, with articulation to the facades through the use of projecting bays, gables, corner turrets and stained glass windows. Adjacent buildings are 3 stories high, with large bay windows, traditional windows and high pitched roofs. Scarborough Road hosts a predominance of pre-1940s housing, characterized by large detached and semidetached houses on large landscaped plots.

## The site



## Context

The application site relates to a three storey corner property located on Scarborough Road. The main building on the site is not listed and the site is within a Conservation Area.

## Use

There is currently a 5 bedroom house on the site. The existing site is exclusively of residential use, similar to the neighbouring properties. The use of the site will remain as existing.

## Amount

The application proposes single storey rear extension to the ground floor to create a more spacious flat with better living conditions. As well we are creating a terrace on the roof of the extension for the flat on the rear first floor flat which is creating additional amenity space for the flat.

The space standards of the new extension exceed the minimum dwelling standards set out in the London Plan.

## Design & Appearance

The proposal does not change the design and appearance of the building other than a new extension to the back of the proposal and roof terrace on the first floor. All external materials used shall match the colour, size, shape and texture of the existing building.

Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality and Draft DM Policy (2016) DM12 'Housing Design and Quality'.

The proposal at the back land development would be of high quality modern materials. London Stock Bricks is to be used. The doors and windows would be modern and Aluminium framed.

The existing is of low quality and therefore the new proposal would contribute positively to the character of the street scene.

We will not have any impact on the neighbouring property in terms of privacy, loss of light or overshadowing. The terrace on the first floor will be similar to the neighbours one and will be around 4m from the No.30 building therefore we will not have any privacy impact.

Similar neighbouring properties with rear first floor terraces.

- 30 Scarborough Road, N4 4LT
- 26 Scarborough Road, N4 4LT
- 24 Scarborough Road, N4 4LT
- 22 Scarborough Road, N4 4LT
- 14 Scarborough Road, N4 4LT
- 11 Scarborough Road, N4 4LX
- 7 Scarborough Road, N4 4LX



Picture – Google Earth.

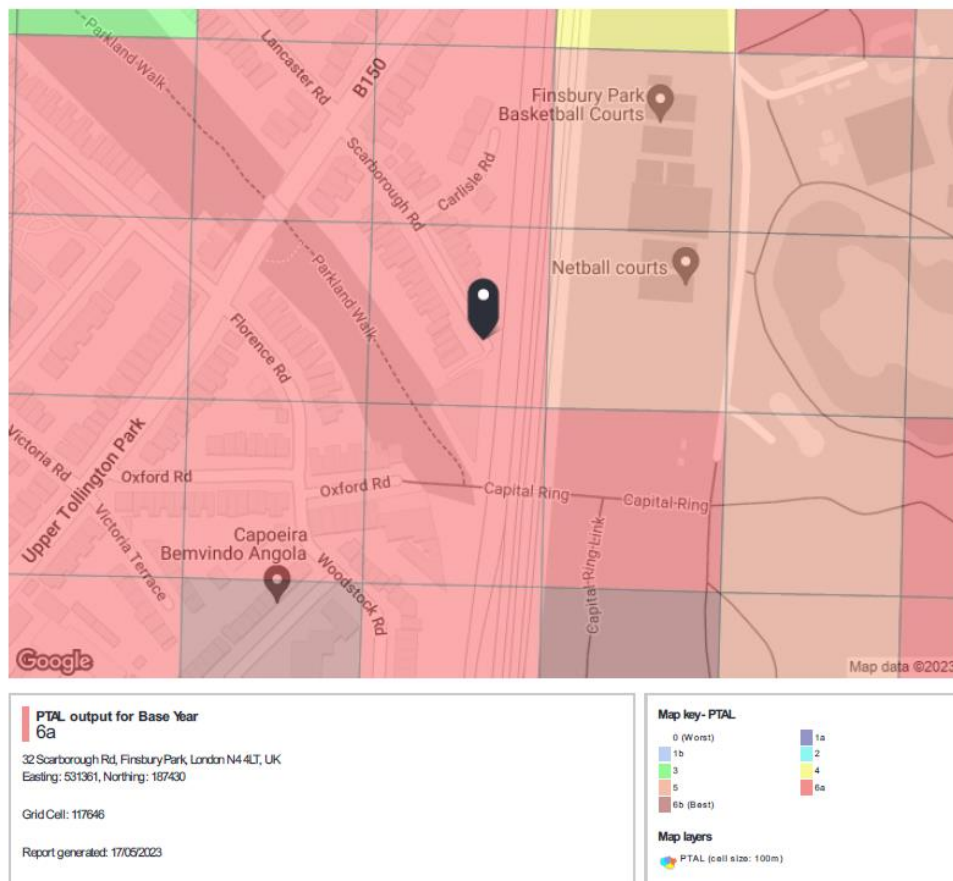
## Refuse & Cycle Storage

The Proposal will have no effect on the existing refuse and cycle. There is already existing refuse store which has been sized to provide adequate space for refuse and recycling, providing 3x240L and 4x360L bins located in the front garden.

## Impact on parking

Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

The proposed extension will no affect the parking on the street or surrounding streets. Moreover, 32 Scarborough Road N4 4LT is located within a 14 minute walk to Finsbury Park station and Harringay station and Crouch hill Station being nearby as well. Furthermore it's a 10 minute walk to Finsbury Park. 32 Scarborough road is located within a PTAL level of 6a.



## **Flood Risk**

The application site is located on a very low risk flood zone – Flood Zone 1, which means Land within flood zone has a low probability of 0.1% each year from flooding from rivers and the sea. No further flood risk assessment required.

## **Conclusion**

The proposed development will have a positive impact on 32 Scarborough road and no impact to the street and in London Borough of Haringey area by providing new high quality proposal and it should be accepted for the following reasons:

- The proposal is compatible with surrounding uses, with convenient access to all facilities;
- The location of the building provides a highly sustainable location for the provision of additional housing;
- The character and appearance of the neighbouring streets will not be affected;
- There is no detrimental impact of the proposed development towards the existing neighbouring properties in regards to amenity, overlooking and overshadowing;
- The new proposal will be of high quality in terms of design, layout, finishes and they will provide comfortable living space to live in;
- The proposal is a car free scheme.
- The proposal complies with the Local Planning Authority's requirements and London Plan in respect of residential space and quality of living.