

DESIGN AND ACCESS STATEMENT

Client: Veena Sharma

Site: 26a Falkland Road, N8 ONX

Description: Erection of external staircase to first floor side elevation, chimney breast removal, internal alteration associated with changes to fenestration.



1.0 INTRODUCTION

2.0 SITE DESCRIPTION, SURROUNDINGS AND PLANNING HISTORY

3.0 PLANNING CONSIDERATIONS

4.0 CONCLUSIONS

1.0 INTRODUCTION

This statement is made on behalf of my client Ms. Veena Sharma, in support of a planning application for the erection of external staircase to first floor side elevation, chimney breast removal, internal alteration associated with changes to fenestration.

This supporting Statement sets to identify the effect of the proposal on the Area within it is located, having regard to the requirements of Policies of Haringey Council's Development Plan in addition to national planning policy as set out in the NPPF.

2. 0 SITE DESCRIPTION, SURROUNDINGS AND PLANNING HISTORY

The application site is a first floor flat in a subdivided mid-terrace property with front and rear gardens bounded by Nos 28 and 24 to the east and west. To the south, the rear gardens bound those of Nos 25 and 27 Fairfax Road. The rear garden is roughly split down the middle for each flat, with the application site occupying the western half and No.26 (ground floor flat) occupying the eastern 'half'. The site does not lie in a conservation area or affect the setting of a listed building.

PLANNING HISTORY

- HGY/2013/1406 - Formation of rear dormer and insertion of 3 rooflights to front roof slope – Granted 06/09/2019
 - HGY/2019/2083 - Erection of external staircase to ground floor rear elevation and associated relocation and alterations to ground floor rear door; installation of roof lights. – Granted 10/09/2019
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3. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposal on the character and appearance of the area;
2. The impact on the amenity of neighbouring occupiers;

- Impact on the character and appearance of the area

3.1 Policy DM12 'Housing Design and Quality' of the Haringey Development Management DPD (2017) is relevant. It states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

3.2 Policy DM1 of the DPD requires development proposals to relate positively to their locality. Policy SP11 of the Haringey Local Plan (2017) requires the highest standard of design that respects its local context and character and historic significance. This is supported by Policies 7.4 and 7.6 of the London Plan (2016).

3.3 The subject first floor flat, is formed from a subdivision of the original house with another flat below. The proposed layout is such that stairs lead to the western part of the ground floor side elevation of the rear outrigger projection, where a new door provides access to the external staircase, to give access to the rear garden. It has direct garden access from its rear kitchen, with a glazed door and adjoining window. The existing window to the kitchen rear will be replaced with a new one, higher than the existing one, to give more light to the inside.

3.4 The mid-terrace location and surrounding pattern of development means the rear of the application site is not readily discernible from surrounding public vantage points. It is not of notable architectural merit. The subject staircase, door and rear window is not of architectural importance or merit. The proposed door opening would be similar in size and appearance to existing one and the new rear window will be same style and material with the existing and adjacent one. The formation of the access steps, which are modest in footprint, size and scale relative to the building and rear garden won't have a significant impact on the property.

3.5 The applicant is seeking permission for the erection of the stairway at side, and the replacement of the existing rear kitchen window to a larger one, in order to have access to the rear garden as a necessary of replacing the existing one, which is not compliant with the new standards. Taking reference to other similar application on the area being granted, without causing any harm to the architectural characteristics of the area. Many other properties in the same street benefit from the same proposal. *OLD/1978/0283, 48 Falkland Road, N8 0NX, "Erection of a stairway at side and erection of rear storm porch"*.

- **IMPACT ON THE AMENITY OF NEIGHBOURING OCCUPIERS**

3.6 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

3.7 The side staircase mean is not to overlook neighbouring properties. Their physical size and location would be insufficient to cause amenity harm to neighbours because of their physical presence. The access door and steps would be set back from neighbours in all adjacent/adjoining buildings such that their use, and physical impact, would not cause material harm to residential amenity.

3.8 There is an intensification of use and neighbouring amenity impacts associated with subdividing a unit with the units in such close proximity to each other. This is borne out in the rear elevation and garden layouts. Both the existing flats have their separate access to the rear garden which has been subdivided into 2 separate private amenity spaces. As such, the level of privacy and the physical impacts of this arrangement in the form of multiple accesses, rear fencing near the rear garden/elevation, and comings and goings will be greater than in a single terraced property with neighbouring properties on either side. As such, the proposal is not going to increase the level of impact and overlooking.

3.9 Proposing the side doorway and staircase, would be more noticeable from the perspective of the ground floor flat. The only window which will be affected, will be the cupboard one(not habitable). The proposal will be more visible and its physical presence would cause more overlooking to no.24. The door and staircase will be in the same elevation as the current windows, overlooking the adjacent property. Concerns could be raised about 'cramming' and visual amenity harm. When open, the door would be more noticeable and could cause more visual amenity harm, however, doors are by their nature predominantly closed. A temporary period of opening the door, would not be sufficient to give rise to a material loss of day/sun/sky light, outlook, or to cause an overbearing impact or sense of enclosure, this includes impacts to the ground floor flat's cupboard window. The physical presence of the access steps would be insufficient to cause such harm due to their shape. There wouldn't be a platform or a landing at the top of the steps so it won't be used as a dedicated amenity area/platform. While occasionally persons associated with the application flat may use them, they will be used to access the garden and not as a platform, which reduced the impact to the visual amenity harm. The depth of the steps is informed by the room needed to open the door and stand in front. While it would have associated comings and goings to/from the side garden, for a single flat and given its size, these are not considered sufficient to cause a materially significant level of noise/loss of privacy (seeing over the fence) or disturbance to the ground floor neighbours because of its use. Taking in consideration all the above, we consider that the proposal could be acceptable in terms of its impact on the residential amenity of all neighbouring occupiers.

4.0 CONCLUSIONS

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of nearby occupiers.
