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**Haringey Council
Level 6, River Park House
225 High Road
Wood Green
London
N22 8HQ**

5th June 2023

Ref: HC 2023 01

Re: 104 Beresford Road Haringey London N8 0AH

DESIGN ACCESS STATEMENT

In support of a planning application for 104 Beresford Road

Description of Proposals

The application is for consent to carry out the following works:-

1. To form a roof terrace to part of rear pitched roof.

Following the granting and commencement of a recent planning application
HGY/2022/4700 dated 28/4/2023 for a

single storey ground floor side and rear infill extension. Loft conversion with rear dormer window on main roof and the outrigger roof slopes.

This application is to form a roof terrace in part of the outrigger roof slope, so visually the roof slope remains when viewed from the rear.

Principle Concepts

1. Visually intrusive
2. Character
3. Disturbance
4. Loss of light.

Considering the above policies:-

Visually Intrusive

The site is a mid-terrace property, is not in a conservation area and not listed. There is a fair degree of overlooking from the existing rear windows and the recently granted loft conversion. Glass opaque balustrade glass has been specified 1.7 m high to both sides and 1.2m high to the rear. The terrace is pulled back from the rear face of the building and would appear insubordinate to the works already consented.

Character

The character when viewed from the rear is maintained by limiting the terrace to the original pitch roof remains.

Disturbance

The size and location of the terrace being 2.6m x 3.2m and at roof level off the home office is as an outside space as both occupants who spend a considerable amount of time working from home. Being used by a one or two persons during daylight hours and as a result would not add or being significant in the context of background noise.

Loss of light

The inclusion of the terrace has less impact on light loss than the roof it replaces

Plans & Elevations

As a direct result of considering principle concepts in conjunction with the local planning policies I am able to support the statement with the attached drawings:-

1. 2021 03 03A showing roof terrace

The proposed development is in general accordance with Policies DM1 and DM12 of the Development management. Development Plan Document 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

I trust the application meets with the council's approval an application fee has been enclosed in the sum of £206.00 in accordance with your schedule of fees.

Yours sincerely

Peter Charman
Hale Design Studio Ltd