

Date: May 2023
Our reference: 0613

Design and Access Statement

Site Address:

2A Vartry Road
London
N15 6PT

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1.0 Site description:

- 1.1 The application site is in a three storey end of terrace in residential area on south side of Vartry Road. The site is formed of two flats, a ground floor unit and upper floor unit, the subject of the planning application. Surrounding properties are generally three storey with a mansard roof extensions and four storey Victorian terraces.
- 1.2 The site is not located in a conservation area nor subject to any other designated planning restrictions.



2.0 Proposal:

- 2.1 Erection of a mansard roof extension

3.0 Planning Policy Context:

- 3.1 The following relevant policies apply:
1. National Planning Policy Framework, 2021 (NPPF)
 2. London Plan (adopted 2021)
 3. Haringey Development Management DPD (adopted July 2017)

4.0 Site history:

- 4.1 Reference – OLD/1984/1655
Development description – Change of use of ground floor to offices together with the installation of a new wood framed shopfront.
Decision – Granted, 20/12/1984
- 4.2 Reference – HGY/1996/1094
Development description - Change of use of ground floor from B1 offices to a 1 bed residential flat.
Decision – Granted, 29/10/1996

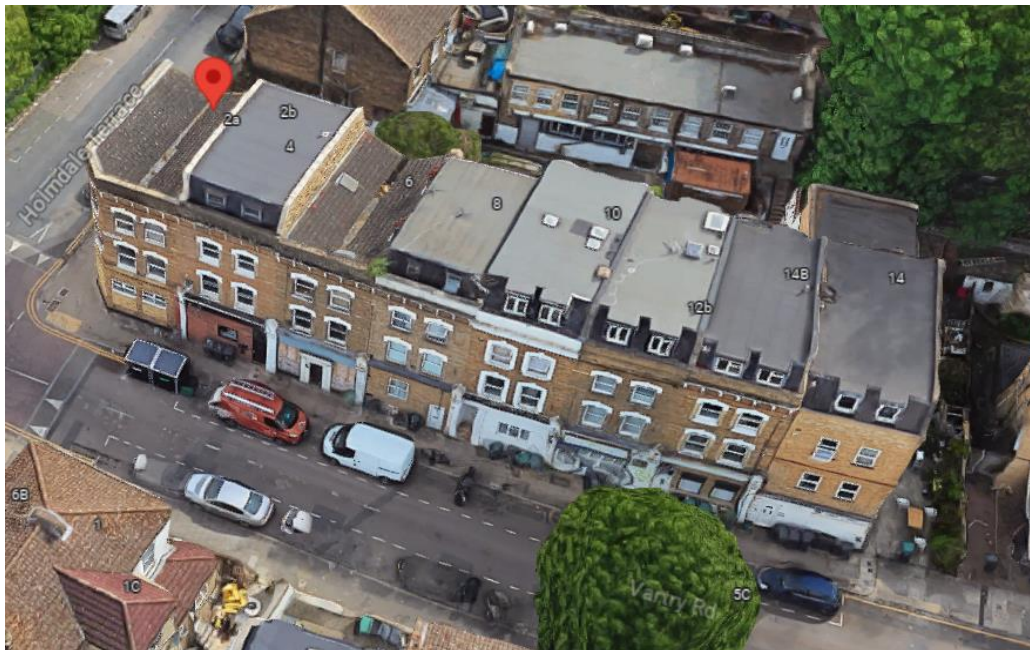
5.0 Design and appearance:

- 5.1 Policy DM 1 (Delivering High Quality Design) expects “all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area”.

“Development proposals should relate positively to their locality, having regard to:

- a - Building heights;
- b - Form, scale & massing prevailing around the site;
- c - Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d - Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e - Rhythm of any neighbouring or local regular plot and building widths;
- f - Active, lively frontages to the public realm; and
- g - Distinctive local architectural styles, detailing and materials.

- 5.2 Mansard roof extension form the majority along the terrace on Vartry Road and represent a clear distinctive local character to the location. The proposed mansard would complement the existing roofscape and create a strong corner presence on Holmdale terrace and Vartry Road.



- 5.3 The mansard would be traditional form retaining the 70° flank elevations and the “V” shape roof form to the rear, thereby maintaining the original appearance. The

mansard extension would provide 2no bedrooms and a 1no bathroom to enlarge the existing upper floor flat B.

- 5.4 The mansard extension would be a suitable roof termination form for the Victorian building and provide additional floorspace to the upper floor flat unit in accordance with overarching Haringey planning policy.

6.0 Neighbouring Amenity:

- 6.1 Policy DM12 (Housing Design and Quality), states all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- 6.2 The nature and scale of the mansard roof extension set within the confines of the existing roof form are such that its impacts on neighbouring properties is largely unapparent to adjacent properties. The properties directly to the rear (south) has no flank windows and would have no overshadowing as a result.
- 6.3 No 1 Holmdale terrace is sufficiently separated on the other side of the street whereby loss of light would not be detrimental as a result of the mansard extension. The impact on privacy is negligible on account of the mansard height and presence of windows on the first and second floors that directly look at the principal windows.

7.0 Conclusion

- 7.1 All relevant policies in the Haringey (2017) and the London plan (2021) have been accorded with and the planning application seeks to improve the quality of accommodation while respecting the built form of the site and property.