

IQONICA

66 TWYFORD AVENUE
London N2 9EL

DESIGN & ACCESS STATEMENT
PLANNING SUBMISSION

6th July 2023

IQONICA

ARCHITECTURE & INTERIORS

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1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

PLANNING ISSUE

DESCRIPTION	DOC N.	REVISION	ISSUE DATE
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Site Location and Ownership

LOCATION PLAN	A-P-020	D	21/05/2022
EX-PR SITE PLAN	A-P-025	D	21/05/2022

Plans/ Sections/ Elevations

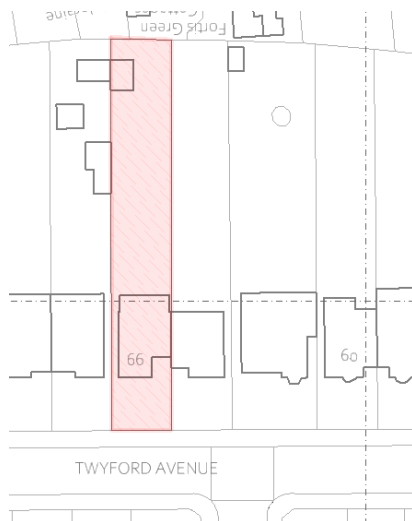
EX-PR GROUND FLOOR	A-P-100	D	21/05/2022
EX-PR FIRST FLOOR	A-P-101	D	21/05/2022
EX-PR SECOND FLOOR [LOFT]	A-P-102	D	21/05/2022
EX-PR ROOF PLAN	A-P-103	D	21/05/2022
EX-PR ELEVATION [STREET SIDE]	A-P-201	D	21/05/2022
EX-PR GARDEN AND SIDE ELEVATION	A-P-202	D	21/05/2022

2. Introduction.

2.1. Site address.

66 TWYFORD AVENUE N2 9EL

London Borough of Haringey.



2.2. Summary of Proposed Works.

Replacement of Existing Rear Extension:

- 2.2.1. Erection of a one storey rear extension protruding 4.75 metres beyond the rear wall of the original house. (Within Section 55, Article 3 and Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order 2015).

First Floor Front Extension to mirror the adjoining property.

- 2.2.2. A Pre Planning Application [REF: PRE/2023/0109] has been submitted to Haringey Planning on 14th June 2023. Haringey's Pre-Planning feedback has been as follows:

2.2.3. Principle of Development:

- 2.2.4. *The proposed first floor front to the side of the property's two-storey front gable, mirroring the first-floor front extension of the attached neighbouring semi-detached house at 64 Twyford Avenue, is considered acceptable in principle.*

2.2.5. Design & Layout:

- 2.2.6. *The proposed extension mirrors the one erected approximately eight years ago on the attached neighbouring semi-detached house at 64 Twyford Avenue. Its proportions and general form are also very similar to first floor front extensions erected at 70 & 68 Twyford Avenue. Given*

this context, the design is considered subservient and proportionate to the host building and local surrounding area. Subject to the facing brick and bond, the brick course detailing around the proposed first floor front window, the proportions and design of the window and the roof tiles being a good match for the existing building the proposed extension is considered acceptable.

2.2.7. Amenity:

2.2.8. *The proposal would not impact attached neighbouring properties due to its siting, separation, and design. The proposal does not have any windows facing the neighbours at 68 and therefore is not considered to adversely impact neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and would be considered acceptable.*

2.2.9. Conclusion:

2.2.10. *Subject to the comments and advice set out above, the proposal is considered acceptable. A householder planning application will be required should you wish to proceed with the proposed development.*

2.3. Previous record of the Dwelling alterations and associated applications.

- 2.3.1. The property is a semi-detached house, not Listed or in an Article 2(3) Area.
- 2.3.2. The property had been granted 2 Certificates of Lawfulness: [HGY/2001/1669] in 2001 (replacement of garage doors with crittal style windows) and [HGY/2011/2326] in 2011 for a loft conversion.
- 2.3.3. A Building Control Record [BN/0005/9202], indicates that the current rear extension was erected in 1998 (assumed under PD rules, but no Lawfulness Certificate had been sought). It is now planned to demolish and replace this extension as noted above.

2.4. Larger Extension. Prior Approval & Certificate of Lawfulness.

2.5. Photographs of the existing and image of the proposal.

The proposed extension would project more than 3 metres (but no more than 6 metres) beyond the garden wall.

- 2.5.1. The Proposal Reconstruction of a Larger Rear Extension was submitted to Haringey on the 22nd May 2023. No objections have been raised by adjoining or neighbouring properties or Haringey Planning Authority, who Issued their Prior Approval on the 3rd July 2023. [REF: HGY/2023/ 1359].
- 2.5.2. An Application to Obtain a Lawful Development Certificate will be concurrently submitted to the London Borough of Haringey to confirm Compliance with any other requirements, limitations and Conditions of the relevant Section/ Article

and Schedules of the Town and Country Planning General Permitted Development Order 2015.

3.1. Photographs of the existing and image of the proposal.



Top Left: Existing Garden Elevation ; Below: preliminary Impression of the proposal seen from the rear garden .



4. Description of the Proposed Development.

The improvements aim at improving the thermal performance of the property by replacing the poorly performing existing extension, roof, doors and rooflights with a modernised thermal envelope brought up to current Approved Documents standards (specifically Part L) as well as this family desired use of their house. The space quality aspirations are high.

4.1. Character.

The proposed works would not alter the overall character of the dwelling which will remain **one family home**.

4.2. Site Access.

The building is a private dwelling. The existing basis of accessibility will not change as a result of the proposed works: the access will remain directly off Twyford Avenue.

- 4.2.1. The proposal would have no permanent implications to public car parkings (these are already restricted along Twyford Avenue; several residents benefit from private driveways).
- 4.2.2. The site workers' access to the building will all occur through the existing side alleyway.
- 4.2.3. The proposal will only have an incidental impact on neighbouring properties, for the duration of the works. Party Wall matters will be dealt with as required.
- 4.2.4. The height of the extension at its highest point, would measure less than 4 metres.
- 4.2.5. The height measured at the extension's eaves, within 2 metres of the boundaries with the adjacent properties, would not be higher than 3 metres.
- 4.2.6. The extension finishes would tie-in with materials similar in appearance to those of the original dwelling.



4.3. Garden & Planning Areas.

The **proposed works** [extension circa 36 sqm + existing outbuilding circa 21 sqm, totalling circa **58** square metres, **would be substantially below the 50% threshold of the overall curtilage area** (in fact: $\frac{1}{2}$ of 615.50 square metres = 307,75 sqm).

4.4. Trees:

No established trees would be affected by the proposed development.

4.5. Drainage.

It is assumed that each property owns their own drains and manholes are located to the side alleys. Further investigations would be undertaken to ascertain the ownership of the drains. Statutory authorisations would be sought in the event that the proposed extension works require it (non-private manholes would be relocated to be maintained outside the private walls and facilitate access and maintenance by the suppliers.

4.6. Neighbouring Properties

4.6.1. The proposed extension geometry has been sized to meet allowances for larger extensions but also take into account the neighbours so as to not adversely impact the adjoining properties.

4.6.2. The proposal would pass the BRE 45 degree test in relation to the adjacent rear window in no.64 (this was surveyed on 18th may 2023). It is therefore submitted that there is unlikely to be any materially harmful loss of daylight. The proposed extension is also not considered to result in any materially harmful loss of outlook or increased sense of enclosure to this property.

4.7. Conclusions

- ✓ The property is not listed and not in any designated area.
- ✓ The Extension Proposal has been submitted for public consultation; has been issued with Prior Approval by Haringey Planning Authority & will seek a concurrent certificate of Lawfulness.
- ✓ The first Floor Extension proposal has been subject of a Pre Application and is not submitted for Full Planning Approval.
- ✓ We submit that the proposed works have been designed taking into careful consideration the neighbouring properties to safeguard the enjoyment of their amenities.
- ✓ We submit that the proposed works have been designed within and comply with all the permitted development allowances and limitations.

Dan DIANA RIBA, Director

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