

19th July 2023

Haringey Planning Department
River Park House
225 High Rd
London
N22 8HQ

Dear Sir / Madam:

**RE: EXISTING REAR EXTENSION TO BE REPLACED WITH NEW REAR EXTENSION AND
EXTENDED SIDEWAYS TO PARTY WALL. SINGLE GLAZED SASH WINDOWS TO BE
REPLACED WITH DOUBLE GLAZED SASH WINDOWS.**

At: 62 FLORENCE ROAD, LONDON N4 4DP

We wish to submit information to support a householder planning application for the works outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

265-EX-010 SITE LOCATION PLAN
265-EX-011 SITE BLOCK PLAN
265-EX-012 SITE PHOTOS
265-EX-099 EXISTING CELLAR PLAN
265-EX-100 EXISTING GROUND FLOOR PLAN
265-EX-101 EXISTING FIRST FLOOR PLAN
265-EX-102 EXISTING SECOND FLOOR PLAN
265-EX-103 EXISTING ROOF PLAN
265-EX-200 EXISTING SECTION AA
265-EX-201 PROPOSED SECTION BB
265-EX-300 EXISTING FRONT ELEVATION
265-EX-301 EXISTING REAR ELEVATION
265-PA-099 PROPOSED CELLAR PLAN
265-PA-100 PROPOSED GROUND FLOOR PLAN
265-PA-101 PROPOSED FIRST FLOOR PLAN
265-PA-102 PROPOSED SECOND FLOOR PLAN
265-PA-103 PROPOSED ROOF PLAN
265-PA-200 PROPOSED SECTION AA
265-PA-201 PROPOSED SECTION BB
265-PA-300 PROPOSED FRONT ELEVATION
265-PA-301 PROPOSED REAR ELEVATION
THIS PLANNING AND DESIGN AND ACCESS STATEMENT
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PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on Florence Road, a residential street within the borough of Haringey, and within the Stroud Conservation Area as designated by the Local Planning Authority.

SITE ANALYSIS

The property at 62 Florence Road is a three storey, pre-1900 Victorian terraced house. The house remains as a single family dwelling and consists of x5 bedrooms, x1 family bathroom, x1 WC, a kitchen, a dining room, x2 reception rooms and a rear garden.

Externally, the property remains unchanged from its original materiality, with a brickwork façade with period mouldings, a clay tile roof and single glazed, timber sash windows. At the rear, a small single storey rear extension has been built off the original leg of the house. A number of similar properties in close proximity to the site have undergone various additional extensions including full width rear extensions. A list of these extensions and their approvals can be found below;

NEIGHBOURING FULL WIDTH REAR EXTENSIONS

- 66 Florence Road - HGY/2010/1667
- 76 Florence Road - HGY/2015/3159
- 86 Florence Road - HGY/2013/0398
- 92 Florence Road - HGY/2018/1318
- 96 Florence Road - HGY/2016/0377
- 100 Florence Road - HGY/2011/0789
- 45 Lorne Road - HGY/2019/1865
- 35 Florence Road - HGY/2013/0478
- 67 Florence Road - HGY/2008/2044
- 79 Florence Road - HGY/2019/0066
- 101 Florence Road - HGY/2018/0229
- 107 Florence Road - HGY/2014/1907
- 113 Florence Road - HGY/2017/1356
- 117 Florence Road - HGY/2018/2420

DESIGN PROPOSAL

Replacement Rear Extension

The existing single storey rear extension is proposed to be removed and replaced with a new single storey rear extension of matching height and length. The new extension will be extended sideways to the party wall, creating a full width rear extension to match the extensions at the above neighbouring properties.

The proposed extension will be constructed in London Stock brickwork in a Flemish bond to match the existing property. New double glazed, timber bifold doors will be installed at the rear of the extension providing access into the rear garden.

The proposed extension will have a flat roof with a single ply membrane finish which will sit behind a perimeter brickwork parapet with coping stone capping. The roof will only be accessed for maintenance purposes ensuring no risk of overlooking.

2 conservation area rooflights are proposed on the flat roof, providing natural light into the habitable room below. No windows are proposed on the sides of the extension, ensuring no risk of overlooking.

Minor internal alteration are proposed at ground floor level to accommodate the new rear extension including the removal of the existing chimney stack at ground floor level only and installation of new partition walls to create a WC, utility and kitchen area. All internal alterations have no visual impact externally.

The proposed extension to the property cannot be seen from Florence Road.

Existing Windows

All existing timber sash windows are proposed to be replaced with double glazed timber sash windows with fenestration to match the existing to maximise the thermal performance of the house whilst maintaining a traditional aesthetic that is sympathetic to the conservation area it resides in.

All existing timber casement windows at the rear of the property are also proposed to be replaced with double glazed timber casement windows with fenestration to match the existing for the reason outlined above.

ACCESS

Existing access to the property is via the front door and this is to remain unchanged.

REFUSE

The existing building has no formalised strategy for refuse storage. This is to remain unchanged.

USE

The current residential use of the site will remain unchanged.

The existing property consists of a single family dwelling and no change to the number of dwellings is proposed.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.