

# DESIGN & ACCESS STATEMENT

PROPERTY ADDRESS

**4 ANTIL ROAD, N15 4AS**

APPLICATION TYPE

**FULL PLANNING APPLICATION**

DESCRIPTION

**PROPOSED GROUND FLOOR WRAPAROUND EXTENSION  
AND MANSARD ROOF EXTENSION**

Project ref. FL102

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## I. INTRODUCTION

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The planning, design and access statement has been prepared in support of the Household application for the ground-floor wrap-around extension with a new internal layout and mansard roof extension on the roof level at **4 Antil Road, London, N15 4AS.**

The Design and Access Statement will explain the design principles and concepts that have been applied to the design proposal and will demonstrate that every aspect of the proposal is respecting the immediate context. Also, this document will demonstrate that the proposal would not negatively impact neighbouring amenities and would constitute high quality design. The subject site is a two-storey building located at Antil Road which belong to the Haringey London Borough. The surrounding uses are predominantly residential.

In determining the scheme, the following plans and drawings should be considered:

- A100 - Site location plan and block plans 1:1250 @ A3
- A101 - Existing and proposed Block plans 1:200 @ A3
- A102 - Existing and proposed Ground floor plans 1:100 @ A3
- A103 - Existing & proposed First floor and proposed second floor plans 1:100 @ A3
- A104 - Existing and proposed Roof plans 1:100 @ A3
- A205 - Existing and proposed elevations 1:100 @ A3
- A206 - Existing and proposed elevations 1:100 @ A3
- A307 - Existing and proposed Sections 1:100 @ A3

Accordingly, this Statement addresses the design principles and concepts that have been applied to the development in respect of the location, use, layout, scale, and appearance in relation to the site's context. The Statement should be read in conjunction with the drawings package prepared by F - Line Designs, which forms part of the application.



The location of the subject site (No. 4) is next to the last property of the terrace house, which is externally finished in bricks. The northern and southern sides of the site are 6 Antill Road and 2 Antill Road adjoining houses. There is a timber-fenced boundary to the side and rear side gardens of the house. in Antil Road.



*Pic. 2 Immediate context*



*Pic. 3 Policy Map / Block Plan*



*Pic. 4 Front Elevation & adjoining properties*

### III. PLANNING HISTORY

Following Planning Application has been submitted related to the property of 4 Antil Road, London, N15 4AS.

- **APP. REF. HGY/2023/0682**– Proposed ground floor wrap-around extension and mansard roof extensions.  
DATE 04/05/2023 – REFUSED.

## IV. PLANNING POLICY

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- **National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)**
- **Housing and Planning Act 2016**
- **London Plan**
  - D3: Optimising site capacity through the design-led approach
  - D4: Delivering good design
  - D6: Housing quality and standards
- **Haringey's Local Plan (2013)**
  - SP11: Design  
Expects to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- **Development Management Document (2017)**
  - Policy DM1: Delivering High Quality Design  
Extensions to the side of existing residential properties will only be permitted where: 1. They do not result in the creation of a continuous facade of properties or 'terracing effect' which is out of character with the locality...
  - Policy DM 12: Housing & Design Quality  
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 building, 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.

## V. THE PROPOSAL

### DESIGN

The proposed design for the 4 Antil Road, London, N15 4AS consists of a ground-floor wrap-around extension with a new internal layout and mansard roof extension on the roof level.

Considering the guidelines given by the local authorities, the proposed design has tried to avoid any disturbance to the local context and complement the design proposal keeping with the general pattern and character of the area, and detrimental to local visual amenity while avoiding any design with bulk, massing and general scale which appear obtrusive and incongruous form of development.

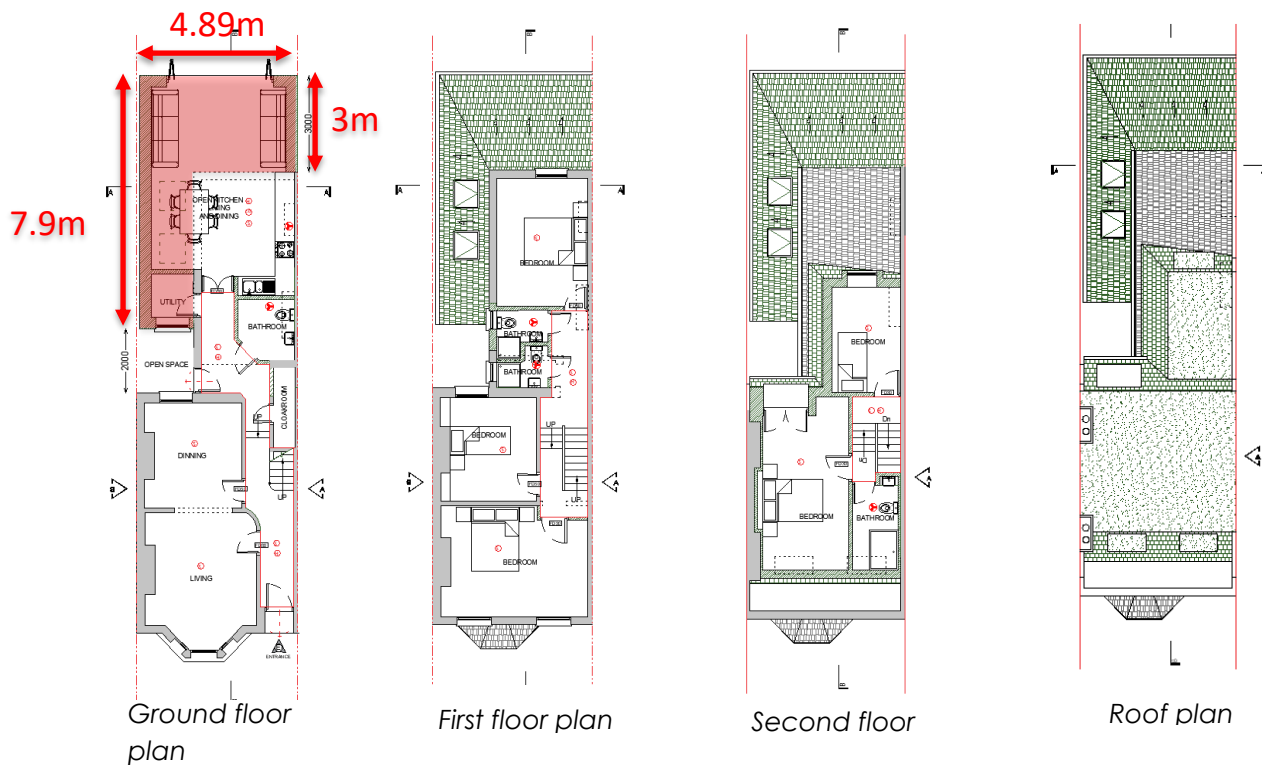
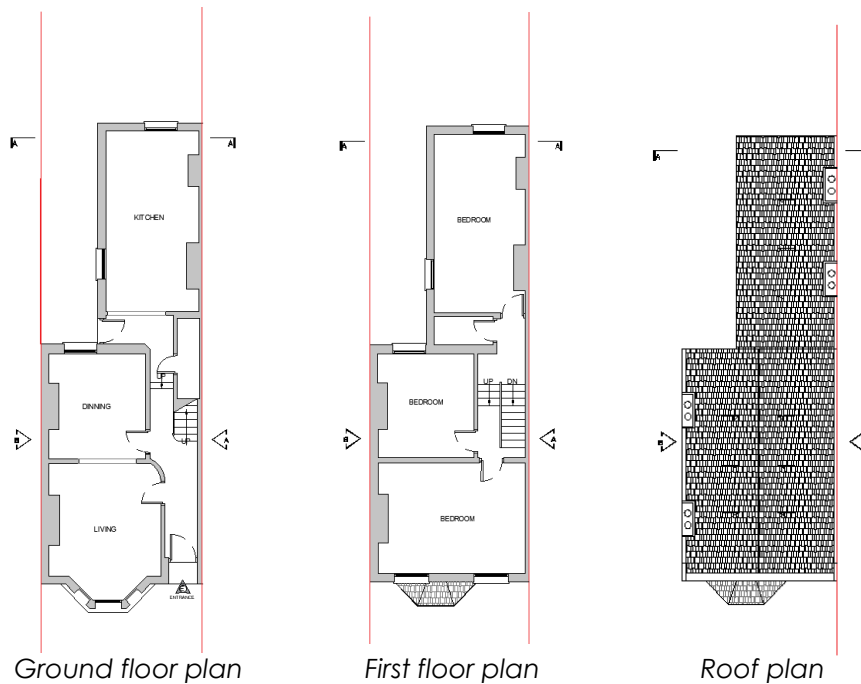
The suggested extensions and the proposed alterations include increasing utilisation and enhancing the quality of life, by adding more spacious and habitable spaces to the existing spatial arrangement. The plan considerably enhances the property usability while having no detrimental effects on the amenity of the nearby properties. (Policy D3, SP11, DM1 & DM12)

The design proposal is expected follow the general pattern and character of the area in order to avoid creating any impact on the street scene. Therefore, the general size, bulk and massing within the site while following the planning policies and guidelines given by the local authorities. (Policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017)



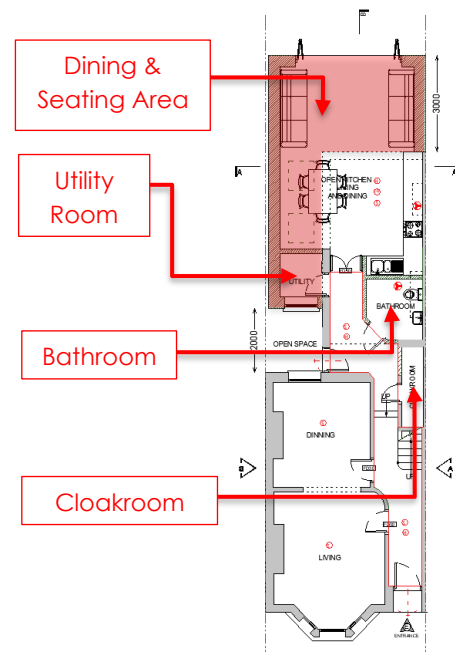
Pic. 5 Existing & Proposed Front Elevation

As following the SPD guidelines, the design proposal has considered on a wraparound extension which will be 3m development from the rear wall edge and 1.66m development to the side of the rear elevation at the ground floor level along with additional floors at the second and loft level. The proposal was designed following the guidelines in order to harmonize with the local context in size, character and appearance to make a positive contribution to the street scene. (Policy D3)



Pic. 6 Existing & Proposed Plans

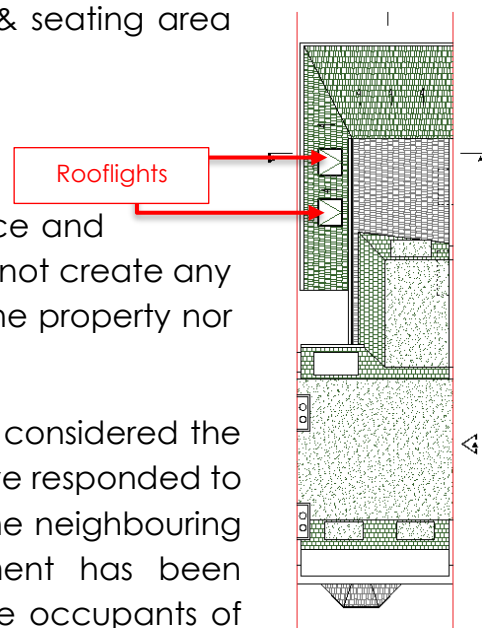
The extended floor area at the ground floor level has been utilized adding more habitable floor area to the existing Kitchen area creating an open kitchen/Living/Dining space to the existing ground floor. Moreover, the internal spatial arrangements have been reformed to get the maximum space utilization to uplift the quality of life of future occupants. It has resulted in an addition of a Bathroom, Utility room, and cloakroom to the ground-floor level and 02 Bathrooms to the first-floor level. The proposal has been designed specifically to prevent overlooking or loss of privacy while avoiding any harmful effect on the amenities of the neighboring properties.



Pic. 7 Proposed Ground Floor Plan – Space

The wrap-around extension on the ground floor is designed to comply with the adequate daylight penetration to the proposed habitable spaces with the introduced bifold glazed doors at the open kitchen/dining & seating area (Rear Elevation).

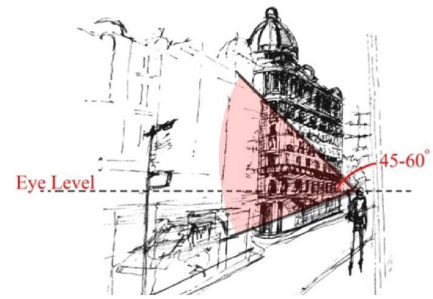
Moreover, the proposed extension has been designed with rooflights to get the maximum daylight into the habitable space and the rooflights will be modest in size and will not create any distraction to the overall appearance of the property nor the immediate context as a whole.



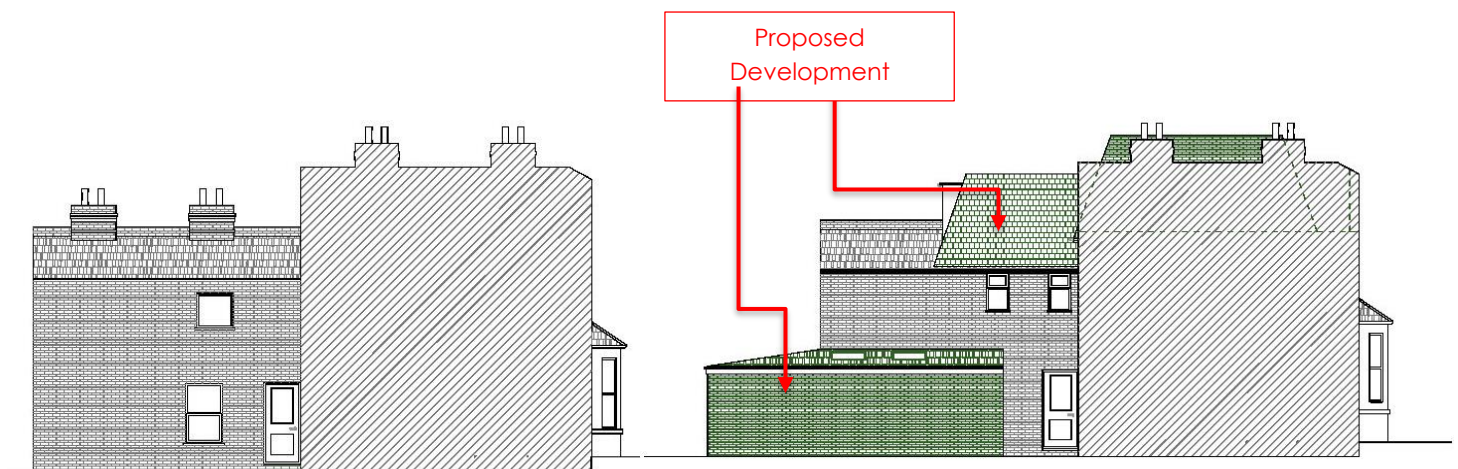
Pic. 8 Proposed Rooflights

Additionally, the overall development has considered the sight Lines when placing openings and have responded to its guidelines on privacy and amenity of the neighbouring occupiers. So, the proposed development has been designed to satisfy the privacy of both the occupants of the subject property and the neighbouring properties from overlooking. Also, the proposed extensions ensure that the proposal does not lead to loss of light or loss of privacy for any adjoining properties. Therefore, the proposed design has assured to be avoid any circumstances which sources overbearing impact and cause an increased sense of enclosure, to the detriment of the amenities of the neighbouring properties. (Policy D6, DM1 & DM12)

Also, the design has considered setbacks of the proposed mansard roof while following  $45^{\circ}$  -  $60^{\circ}$  visibility ranges to avoid any disturbance to the eye level measured from the street view. Therefore, the design will effectively harmonize with the subject building significantly without affecting the amenity of the neighbouring properties in a negative way.



Pic. 9 Considered  $45^{\circ}$  -  $60^{\circ}$  Sight line from street view.



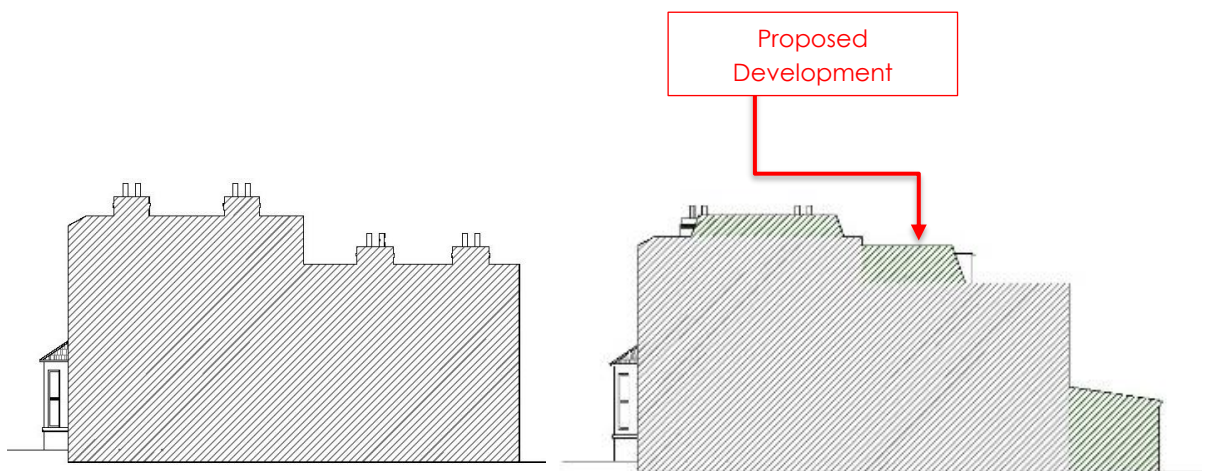
Pic. 10 Existing & Proposed Side Elevations B

## 5 Cunningham Road, London, N15 4DS

Also, both the proposed front & rear elevations have been designed following the same character of the local context to avoid the overbearing, unduly obtrusive effect and tried to maintain the sense of proportion and balance, both in its own right and in its relationship to the original building without dominating the host building or the surrounding streetscape.



*Pic. 11 Existing & Proposed Rear Elevations*



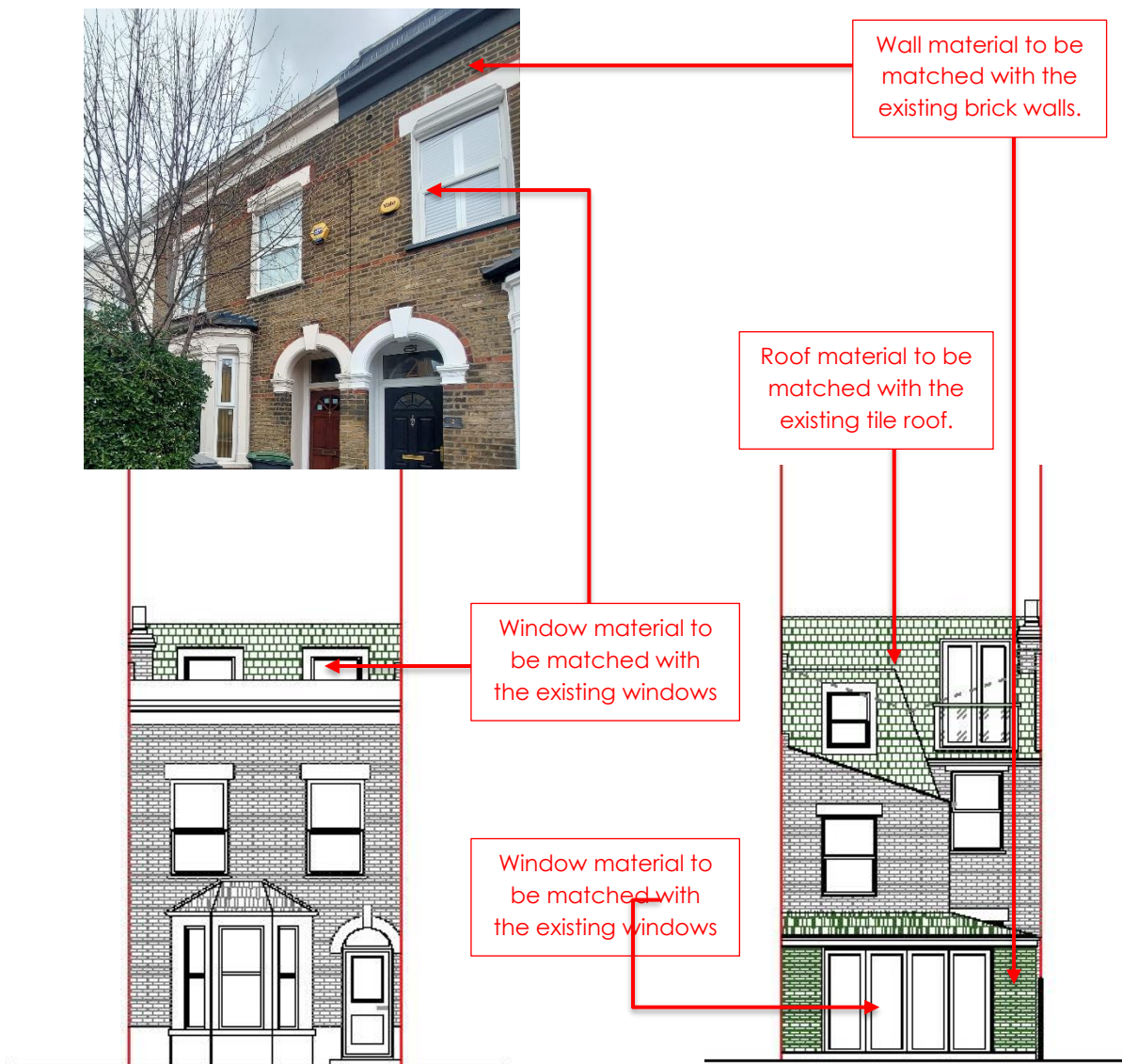
*Pic. 12 Existing & Proposed Side Elevation- B*

## ACCESS

The access to the property remains unchanged. The house will have a single access from Antil Road. Access to upper floor levels remains as existing via the staircase in the same position.

## MATERIAL AND APPEARANCE

The proposal maintains the materials finish as existing on all the exterior walls. This will ensure that the extensions remain in keeping with the surrounding property developments as well as the original building. The proposal will not have an invasive design compared to the surrounding buildings to create any disturbance to the neighboring property or cityscape.



*Pic. 13 Materials to be matched with the original materials of the host building*

## VI. SIMILAR APPLICATIONS

13 Tynemouth Rd, N15 4AT



36 Cunningham Rd, N15 4DS





*Pic. 14 Similar Proposals found in the Immediate context*

## VII. CONCLUSION

The proposal is deemed appropriate for the requirements expected from the local authorities since it ensures high-quality design which harmonizes with the existing facades of the local context.

The design guarantees that the proposed development does not result in harmful loss of outlook or cause an increased sense of enclosure to any adjoining properties while the proposed works would not result any overbearing or excessively obtrusive quality which harms to the character and appearance of the street scene or the wider locality. Furthermore, the proposal has followed the extensions and similar developments already granted approval.

As No. the 4 Antil Road, London, N15 4AS would benefit from the design alterations described in this document and the proposed planning drawings submitted as a part of this application, this document attempts to show that the manner of the proposed alterations will be sympathetic to the local area in terms of scale, massing, and general appearance.

As it is believed that the proposed alterations will significantly enhance the quality of life of the users while becoming a positive contribution to the architecture of the area as a whole, the proposed design respectfully expects the Council to grant planning permission for the subject design.