

28 Palace Road

Haringey

London

N8 8QJ

Design and Access Statement

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01.01 Introduction



Views of front and rear of property.

- 01.01 This document has been prepared by Cairn Architecture Ltd (the Agent), on behalf of Lucius Taschler and Ciara McKeon (the Applicant) in support of a Full Planning submission to the Local Authority for proposed works at 28 Palace Road.
- 01.02 The proposal is for a single-storey wrap around extension on the ground floor and internal refurbishment of the ground floor and the upper floor bathrooms.
- 01.03 The physical alterations proposed are listed below:
- Construction of a full-width single-storey extension to the rear of the house, 3m beyond the current bay window on the back of the current outrigger and no further than the neighbouring extension, and 8.6m beyond the rear wall of the existing house.
 - Proposal for a woodburner as part of the ground floor extension.
 - Proposal for a new rooflight on the outrigger roof, over the bathroom.
 - Replacement of all existing sash windows with new double-glazed sash windows to match existing windows.
 - Addition of water butt to the front of the house.
 - Internal refurbishment of the house.
- 01.04 The planning application follows the approval of similar proposals at neighbouring properties in nearby streets (see Section 5).
- 01.05 Pre-Application advice was requested in December 2021, Ref. PRE/2021/0304. This is addressed in more detail in Section 6 of this document.

02.01 Site Location and Information



Aerial Photograph with site boundary

Site Summary

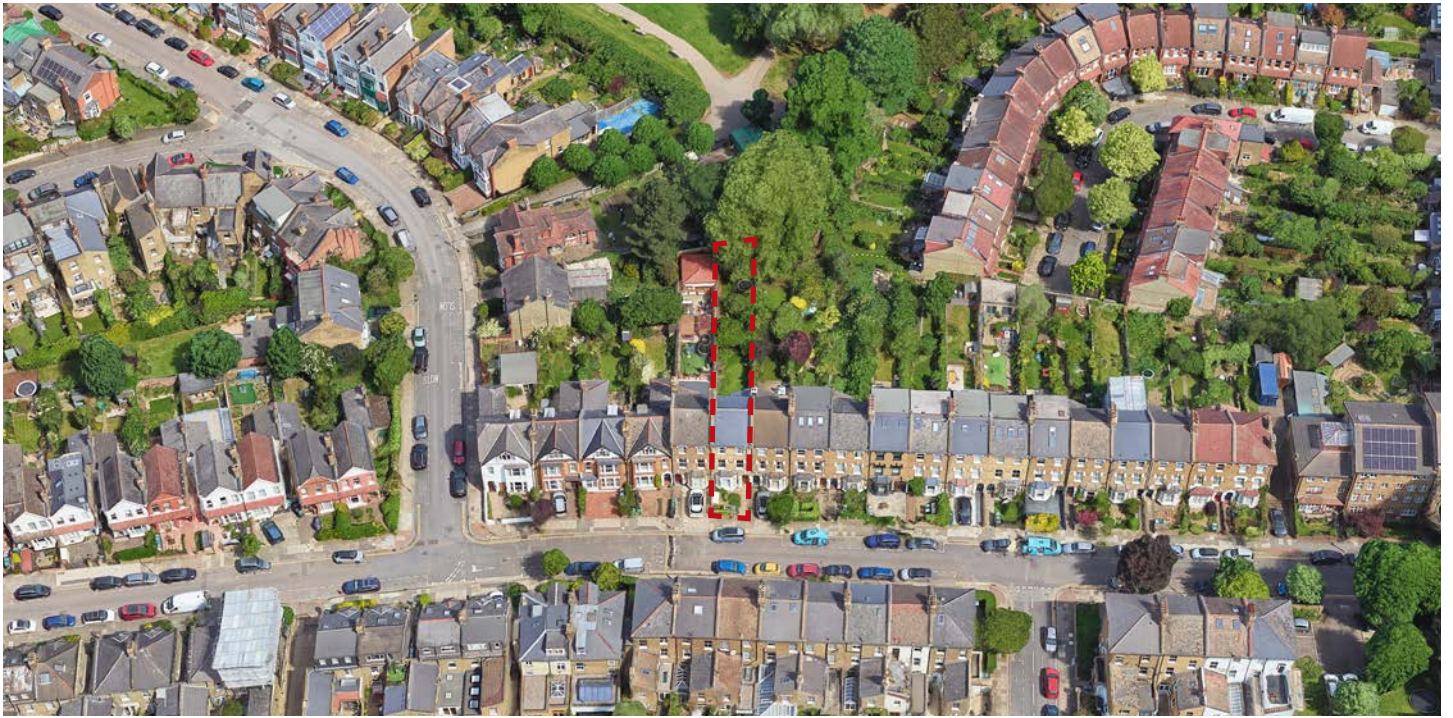
Address: 28 Palace Road, N8 8QJ

Local Authority: Haringey London Borough Council

Conservation Area: No

Building Listing: No

Current Use: Terrace house and garden



Birdseye photographs



Existing rear elevation

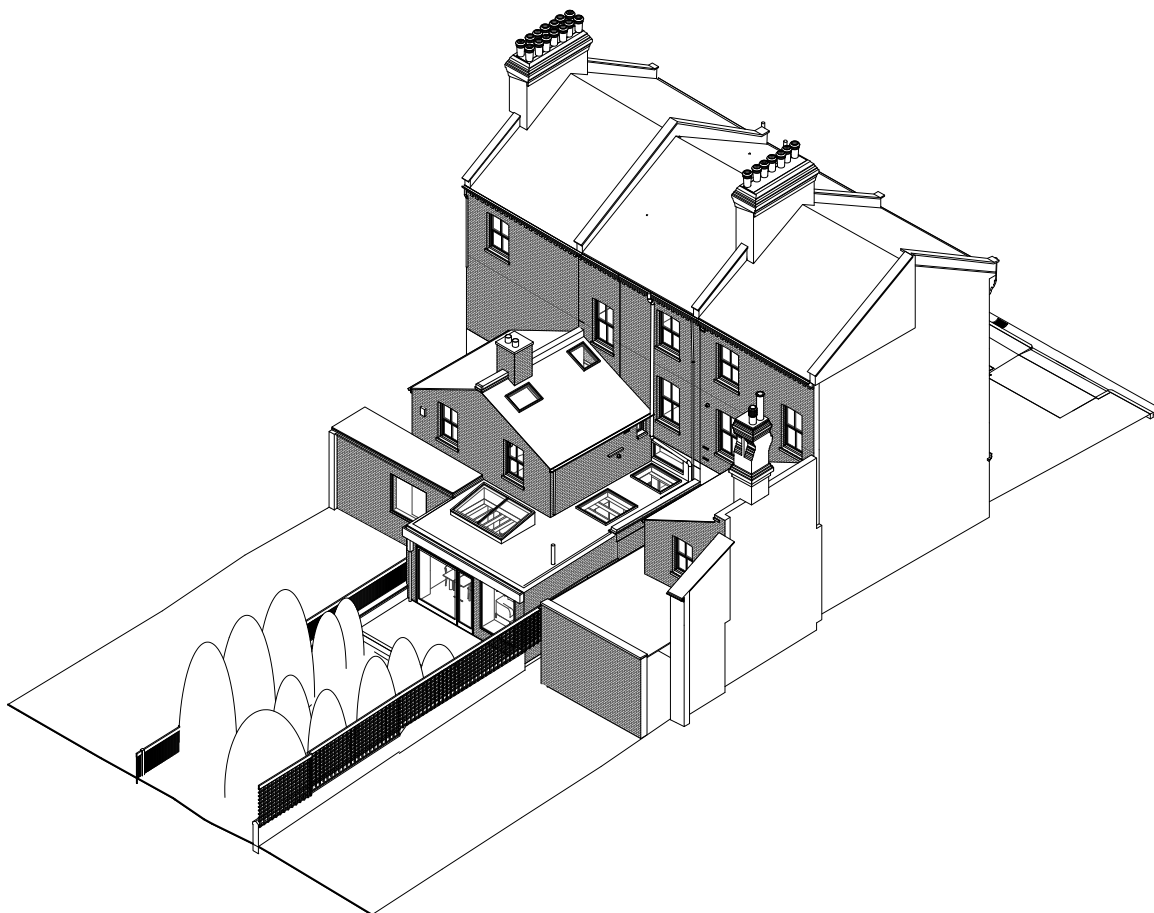


View of side area



View from the upper floors

03.01 Design Proposal



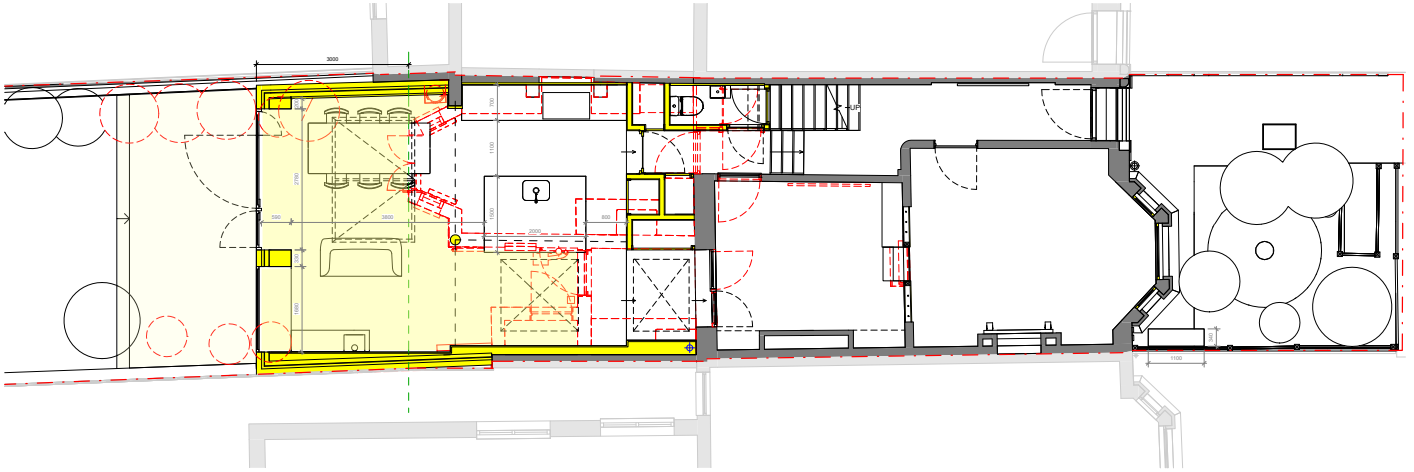
Proposed rear of house, axonometric view

03.01 The design approach has been based on a desire to maintain the character of Palace Road and to ensure no negative effect on the amenity of neighbouring properties.

03.02 The design intent relevant to this planning application has been tailored to the following brief:

- Ground floor extension to improve the internal flow and natural light, and to create a sociable space, a family hub, to cook, eat and relax.
- Floor level lowered at rear of house to reduce height of extension, minimising impact on the neighbouring properties.
- We are proposing a woodburner in the new extension and the flue outlet is situated closest to one side of the extension. Its location takes into consideration the relevant requirements to meet Building Regulations Approved Document J, and does not have a negative impact on the neighbours or their properties.
- We are proposing a new rooflight on the outrigger roof, over the bathroom, to bring extra light in.
- We are proposing to replace all existing sash windows with new ones to match the style and size of the existing windows.
- Existing interior to be refurbished to reflect and support the family life of the Applicant and make necessary repairs to the existing fabric.

In order to meet the brief above, while respecting planning policy, the character of the street and the amenity of the neighbours, the physical alterations listed in the Introduction section and shown on the drawings have been proposed. These proposals are described in more detail below, in relation to the proposed Use, Amount, Layout, Scale, Landscaping, Appearance and Access.



Proposed ground floor plan with infill extensions coloured dark yellow and patio pale yellow

Planning policy has been extensively consulted and used as a guide throughout the design process. This is detailed in the Section 5.0 Town Planning Policy.

03.03 Use

The use of the building is to remain as existing, a single occupancy family house. Use Class C3 (Dwellinghouses).

03.04 Amount

- Area of existing house: 135 sqm
- Proposed ground floor extension area: 20 sqm

03.05 Layout

The ground floor is proposed to be extended with a single-storey wrap-around addition to the rear. The extended ground floor together with the existing ground floor will contain the shared rooms of the house, including kitchen, dining room, living room and snug.

The upper floors contain bedrooms, bathrooms, and a utility room.



Proposed rear of house, view from patio

03.06 Scale

The ground floor extension is modest in scale - its overall height is lower than the height at parapet of the neighbouring extension. The proposed depth from the rear of the outrigger is 3m, no further than the rear elevation of the neighbouring extension, and the width is approximately 5.7m to fill the space between the side boundaries.

The height of the extension at the sides is circa 3.2m from the neighbour's garden at No.26, and 3.2m from the neighbour's garden at No.30.

The 45 degree rule of thumb has been used to demonstrate no negative impact on the diffuse daylight of neighbours as a result of the extension. This is illustrated in the diagrams in the following section Amenity of Neighbours.

03.07 Landscaping

To the rear of the house, the Applicant will lay a new paved patio and include more landscaping to further contribute to the biodiversity of their garden.

To the front of the house, a new slimline water butt planter will be placed closest to the side wall to minimise the impact on the front elevation from the street.



Proposed rear of house showing the material palette, view from patio

The boundary walls on both sides will remain, or be replaced like-for-like if required.

03.08 Appearance

The existing house is faced in London Stock brickwork. Some of the windows are timber sash windows with painted white reveals; others are timber casement windows. The existing roof is pitched and is clad in tiles with painted timber fascias and soffits to the eaves and a combination of plastic and cast-iron rainwater goods.

The rear of the house currently suffers from a dilapidated appearance and alterations made in the 20th Century that are in a poor condition. These elements will be replaced with high quality construction more sympathetic to the original house.

03.09 The proposed alterations to the appearance are summarised by area below.

FRONT ELEVATION OF HOUSE:

- All the existing windows - including the ones in the bay - are replaced with new timber ones in keeping with the original style of windows.

- A slimline water butt planter is proposed along the garden wall, near the bay, mostly concealed behind the existing landscaping, bin shed and fence to minimise the visual impact from the street.

REAR ELEVATION OF HOUSE AND EXTENSION:

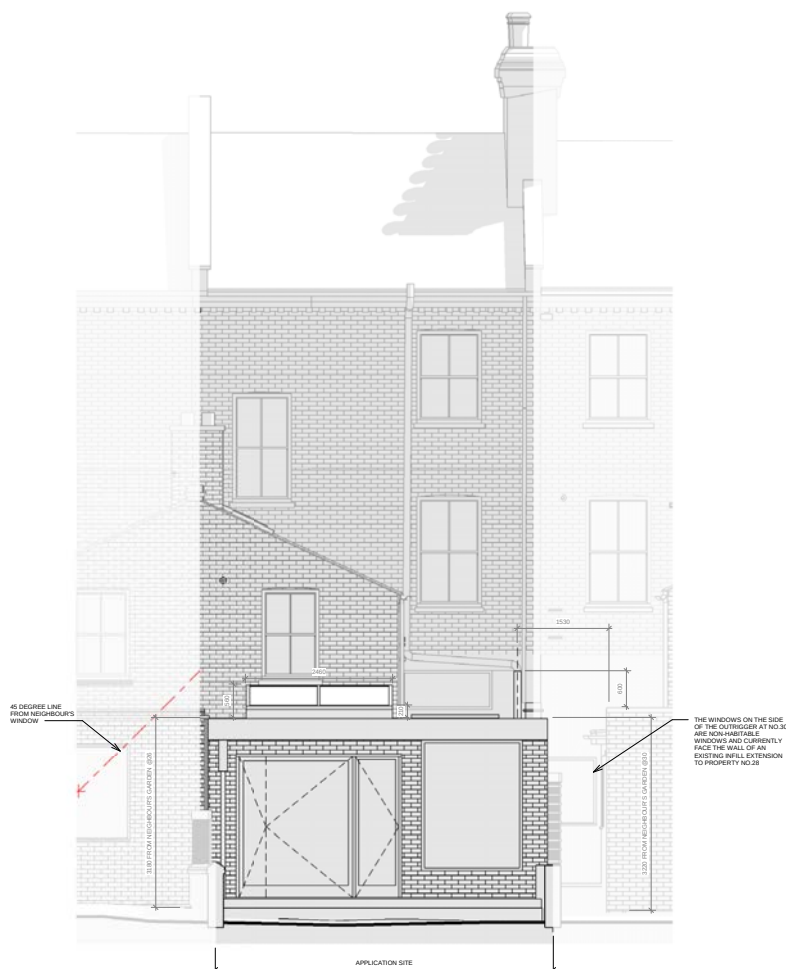
- The walls of the extension will be brick.
- The flat extension roof will be a grey membrane roof.
- Rainwater goods will be metal.
- The woodburner flue outlet will be metal.
- The new windows and doors are to be timber.
- The proposed rooflights will be aluminium.
- The new fixed window above the roof of the extension on the rear wall of the main house is to be painted timber to complement the existing windows of the house.
- All existing windows are to be replaced with new timber ones in keeping with original style of windows.

Access

03.10

- The main entrance, at ground floor level is accessed from Palace Road.
- The existing house is not accessible to visit by people in wheelchairs as the front door is one step above the ground level and as there are several changes in level inside.

04.01 Amenity of Neighbours



Proposed cross sections with 45 degree rule of thumb diagram

04.01 Particular regard has been paid to any potential impact on the amenity of the Applicant's neighbours throughout the design process. The floor level has been lowered at rear of house to reduce the height of the side extension, minimising the impact on the neighbour. Below is a summary of the considerations of daylight, views and privacy.

04.02 Daylight

The 45 degree rule has been used to ensure no negative impact on the diffuse daylight of neighbours as a result of the ground floor extension. This is illustrated in the diagrams above.

The diagram above shows 45 degree line from the centre point of the relevant neighbouring window at No.26 next to the proposed extension, as per the guidance in the BRE Site Layout Planning document. The 45 degree rule does not apply to the rear window of the neighbouring rear extension at No.30 since the proposed extension will sit just behind the neighbouring rear extension and, thus, will not have a negative impact on daylight.



View of back gardens seen from upper level of property.

The proposed extension does not intersect the lines.

With regard to the existing windows to the side of No.30, as stated in the Pre-Application report, the windows installed here serve non-habitable rooms and, furthermore, the windows face the wall of an existing infill extension to this property. Mindful of this, conditions of light and outlook to No.30 are not viewed to be adversely affected.

04.03 Views

The views of the back gardens, for both the Applicant and their neighbours, have been taken into account. The new roof will positively contribute to the views from the properties thanks to its neat appearance.

04.04 Privacy and Overlooking

None of the new glazing proposed directly overlook a closely located neighbour:



View of neighbouring windows at No.30.

- There are no close neighbours to the rear of the property.
- No new windows are proposed facing either neighbour in the ground floor extension.
- The window to the side of the outrigger replaces an existing window in the existing outrigger; its glazing will be frosted or obscured.

05.01 Town Planning Policy

Below we have summarised the relevant planning policy consulted during the design process and indicated in red the proposal's compliance with each point.

POLICY D1 LONDON'S FORM, CHARACTER AND CAPACITY FOR GROWTH

A. Defining an area's character to understand its capacity for growth: Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area.

B. Planning for growth:

3. Following the design-led approach to establish optimised site capacities for site allocations. Boroughs are encouraged to set out acceptable building heights, scale, massing.

The proposal takes into consideration the existing character and context of the area so as to inform good design practice and ensure an optimum development of the site.

POLICY D4 DELIVERING GOOD DESIGN

A. Design codes should be used to help bring forward development and ensure it delivers high quality design.

C. Design and Access Statements submitted should demonstrate that the proposal meets the design requirements of the London Plan.

F. Maintaining design quality:

The design quality of development should be retained through to completion by:

1. ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions.

The extension will be of high quality design, in line with the frameworks set out by the Policy, as detailed in the present Design and Access Statement.

POLICY SI 2 MINIMISING GREENHOUSE GAS EMISSION

A. Developments should be net-zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand.

Within the context of a domestic extension, the proposal aims to minimise the greenhouse gas emission both in terms of embodied emission and operational energy, using materials and systems that contribute to sustainable outcomes.

POLICY SI 7 REDUCING WASTE AND SUPPORT THE CIRCULAR ECONOMY

A. Promote resource conservation, waste reduction, increases in material re-use and recycling; (1) promote a more circular economy that improves resource efficiency; (2) encourage waste minimization and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products.

Within the context of a domestic extension, the proposal aims to use robust materials and systems that remain in use for as long as possible, and that have as low an impact on the environment and the site as possible.

POLICY SP11 DESIGN

All development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall 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.

The proposal will be of the highest standard of design so as to create a high quality place, as detailed in the present document.

POLICY SP12 CONSERVATION

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment.

The proposal will not negatively affect the historic significance of the site. On the contrary, the extension is designed so as to complement the existing Victorian house thanks to the use of materials in keeping with the existing. The existing windows shall be replaced with new ones to match like-for-like the style, size and material quality of the existing windows.

POLICY DM1 HIGH QUALITY DESIGN

A. The Council will require all developments including alterations and extensions to be of high quality design, and contribute to the distinctive character and amenity of the local area.

B. Development proposals should relate positively to their locality, having regards to:

- a. Building heights;
- b. Form, scale & massing;
- e. Rhythm of any neighbouring or local regular plot and building widths;
- g. Distinctive local architectural styles, detailing and materials.

D. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy.

The proposal takes into consideration the locality: the height of the new extension will be subordinate to the main building and will not negatively affect the neighbouring buildings; the scale, form and massing will be appropriate to the context of the rear of the terrace; the amenity of the neighbours both in terms of privacy and sunlight, daylight and enclosure have been taken into consideration in the design of the proposal. All these aspects are detailed in the present document and in the proposed drawings.

POLICY DM12 HOUSING DESIGN AND QUALITY

A. All new housing and residential extensions must be of 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.

E. 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 buildings. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

G. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

As stated above, the design has taken into careful consideration the context and has resulted in a proposal that complements and respects the existing house as well as the neighbouring properties thanks to complementary materials and appropriate form, shape and massing, as detailed in this document.

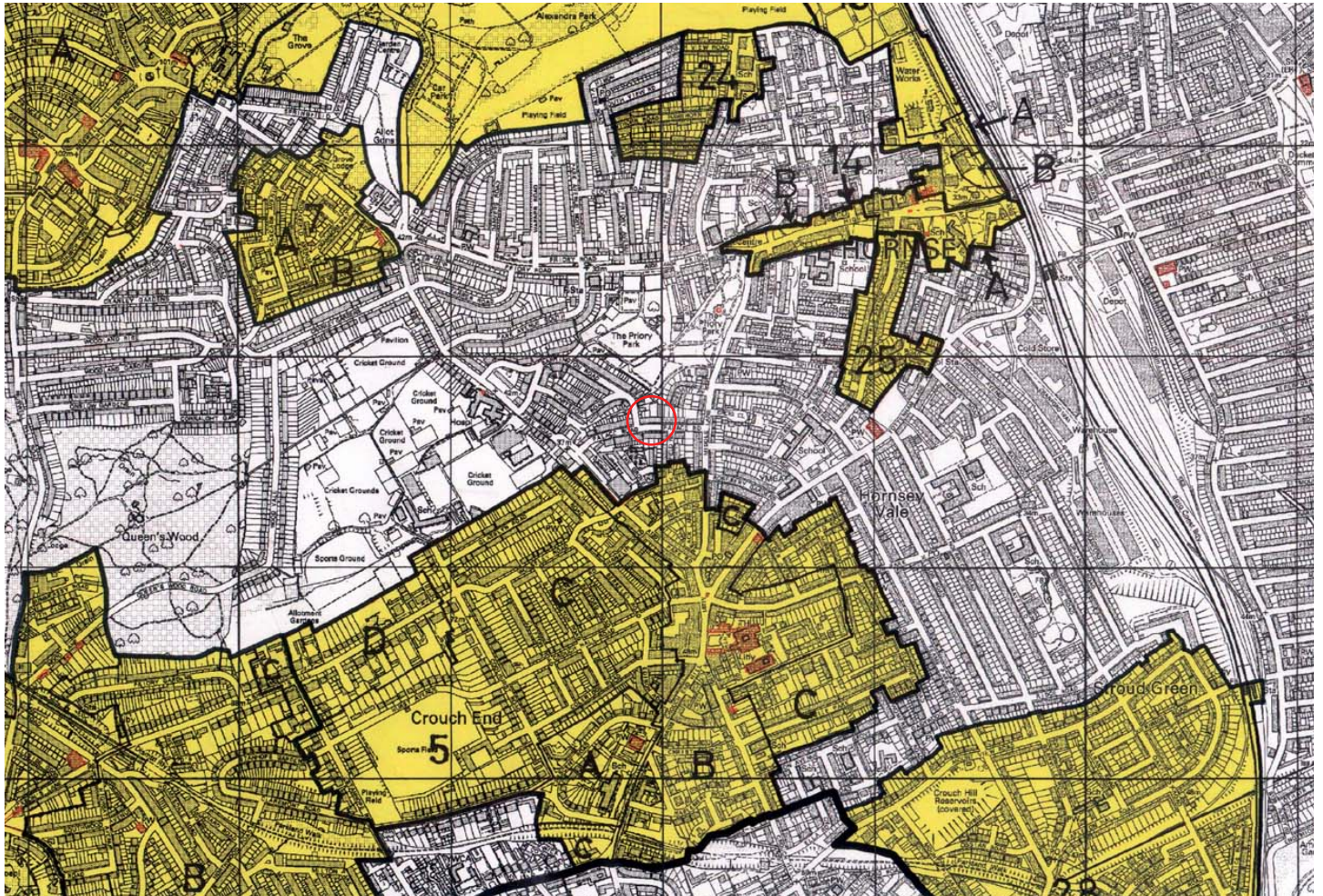
POLICY DM21 SUSTAINABLE DESIGN, LAYOUT AND CONSTRUCTION

A. All new development will be expected to consider and implement sustainable design, layout and construction techniques.

B. The Council will support appropriate measures to sustainably retrofit existing homes.

The sustainability of the proposal is considered a fundamental aspect of the project, and strategies at different design stages are going to be adopted to minimise the environmental impact of the proposal.

05.02 Planning Policy Map



Conservation Area Map

Policy Site Summary

Conservation Area: No

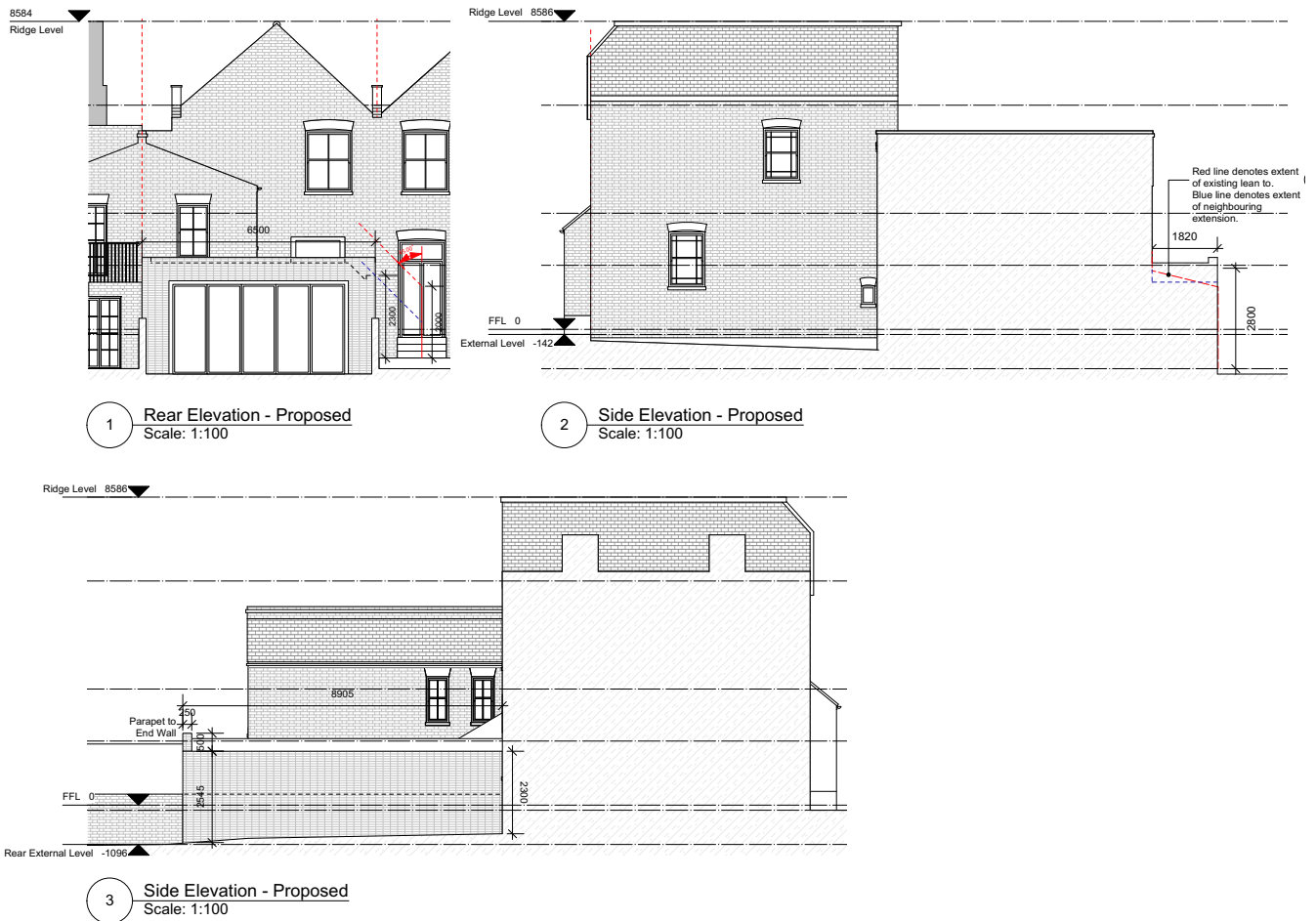
Heritage Features: None

Tree Preservation Orders: None

Flood Zone: Not in Flood Risk Zone

Palace Road is characterized by terraced houses from the late 19th century/early 20th century. The front elevations have a uniform visual impact, whereas the rear elevations, not visible from the street, feature extensions and alterations carried out throughout the years, creating a diverse appearance.

05.03 Town Planning Precedents



Application Proposed Drawing

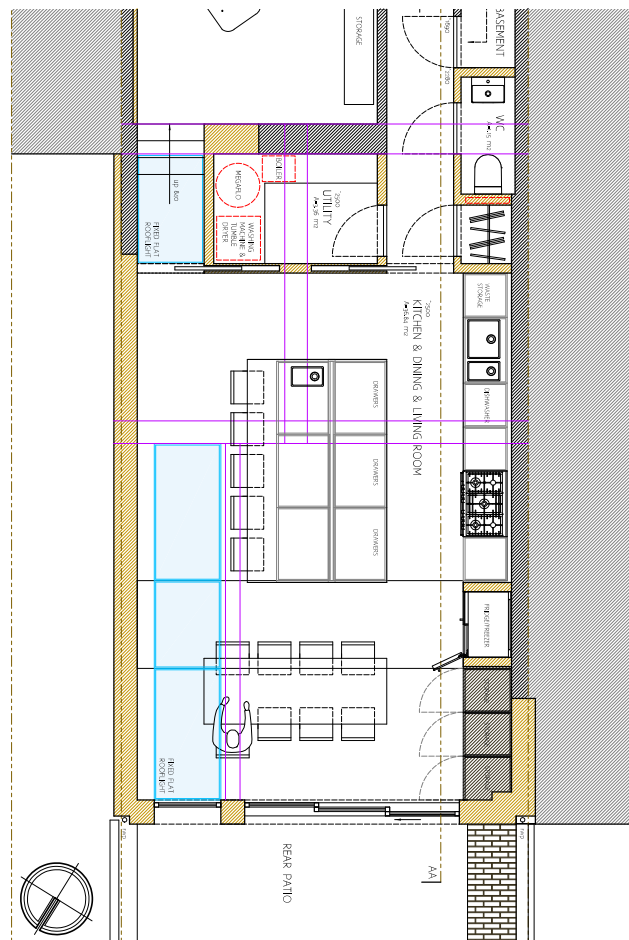
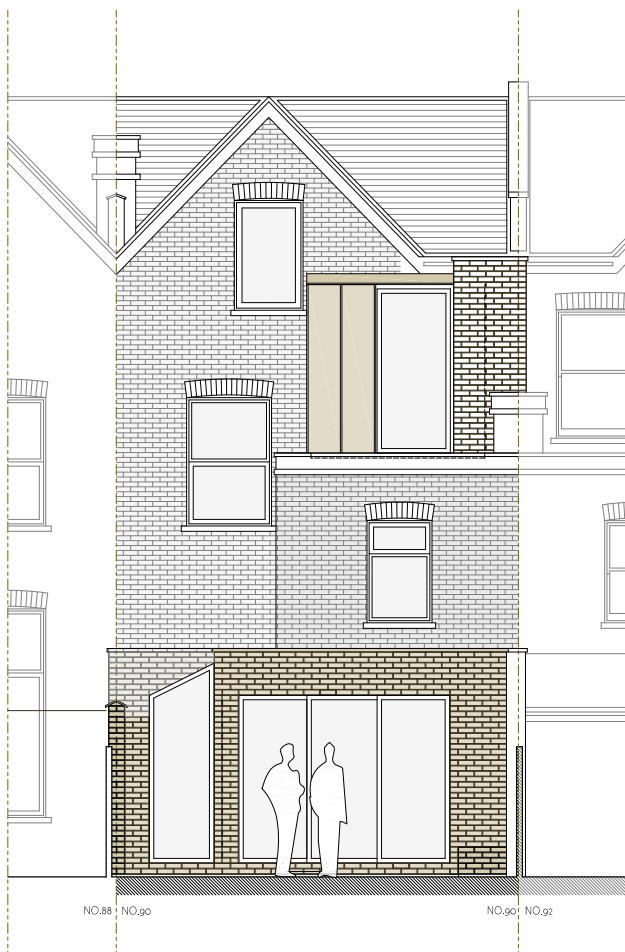
60 Palace Road

Erection of a ground floor rear and side extension.

Ref. No: HGY/2020/2904

Registered: 16 November 2020

Status: Approved 14 December 2020



Application Proposed Drawing

90 Palace Road

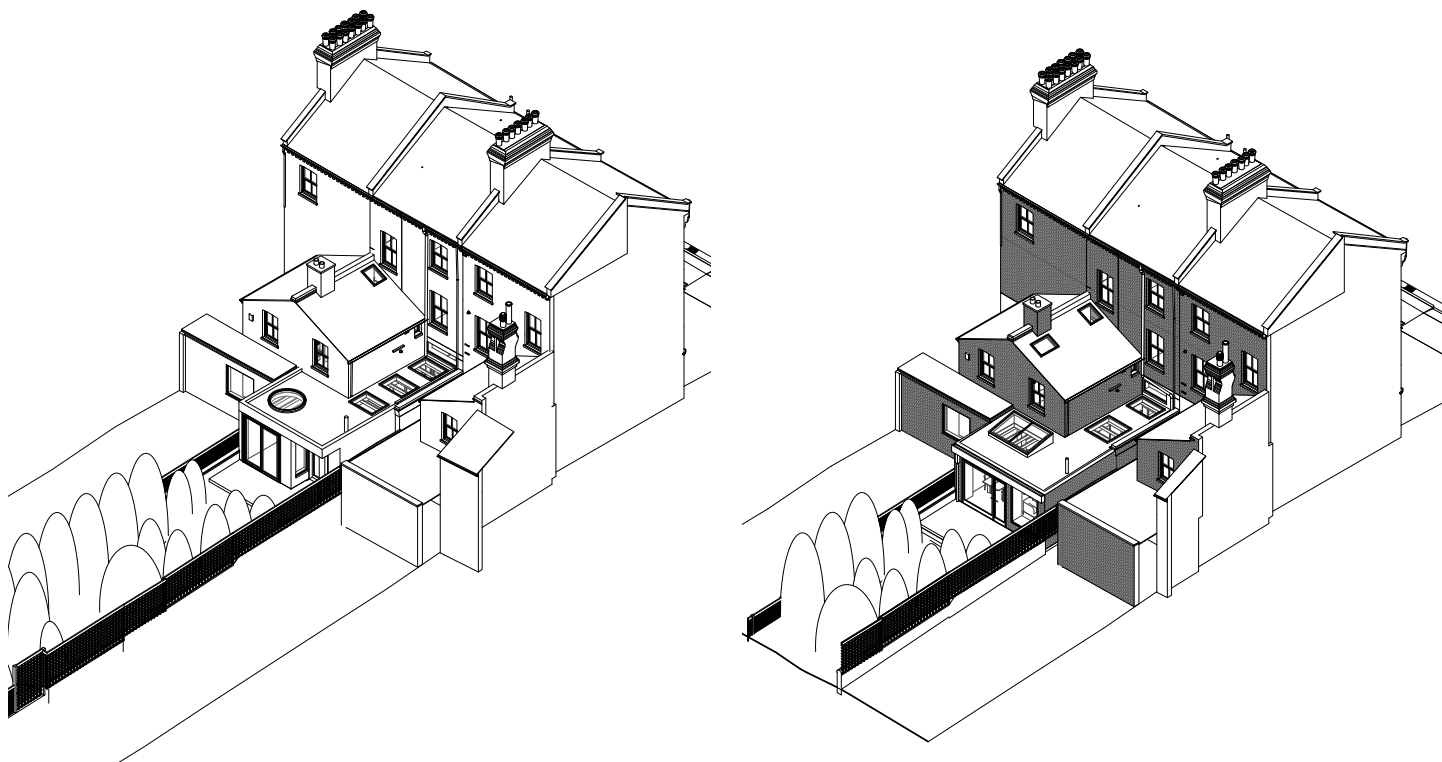
Erection of a ground floor rear and side extension and second floor addition.

Ref. No: HGY/2019/2204

Registered: 13 August 2019

Status: Approved 24 November 2019

06.01 Pre Application Response



Visualisations of Pre- application (left) and Planning (right) proposals showing changes to proposal.

06.01 Pre Application Advice was received on 10th January 2021, Ref No: PRE/2021/0304. The Planning Officer was Matthew Gunning.

06.02 In evaluating the proposals, the advice notes that:

Design and Conservation:

- The principle of a rear and side return extension is considered acceptable in this location as it is in keeping with the local context
- No concern raised with regards to the size and scale

Neighbouring Amenity:

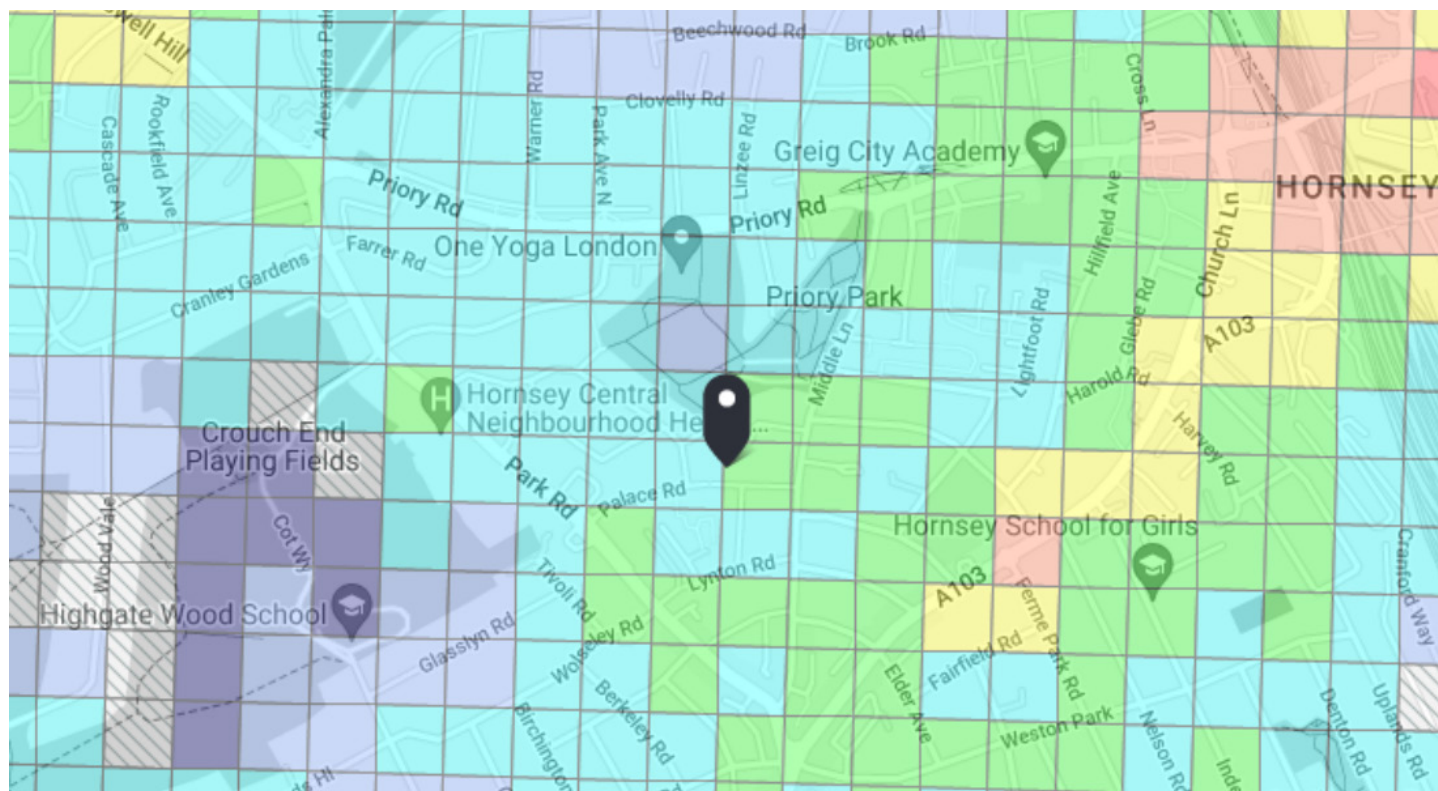
- There is a small gap between the side of the extension at No.30 and the shared boundary line with No.28, providing light to two non-inhabitable windows. As per the drawing with the Pre-Application submission one window is shown, while in the approved drawings two non-inhabitable windows are shown.
- The windows on the side of No.30 faces the wall of an existing infill extension to this property. Mindful of this, conditions of light and outlook to No.30 are not viewed to be adversely affected.

- Owing to the scale, location and relationship to neighbouring buildings, it is considered that the extensions would not result in a material loss of privacy, outlook, loss of sunlight/daylight nor undue increase in enclosure levels and therefore complies with the Haringey's Local Plan and Haringey Development Management Policies 2017.

06.03 We have made amendments to the proposals while taking into account the above feedback. These amendments are described on the accompanying drawings, and summarised below:

- While the plan now excludes the covered terrace, the overall scale and size of the extension are still deemed in keeping with the local context and not having a negative impact on the amenity of the neighbours, as this document and proposed drawings detail.
- The render finish has been replaced by brickwork.
- The windows at No.30 are now drawn as per approved drawings.
- The replacement windows will be timber framed with slim-line double-glazed units and will match the existing in form, size and style.

07.01 Transport Impact



Transport for London PTAL Map of local area showing site as Level 3 (light green)

07.01 PTAL Rating

The site has a Public Transport Accessibility Level (PTAL) of 3 using Transport for London's methodology.

The closest stations are Crouch Hill and Hornsey.

07.02 Car Parking

On-street parking is available on Palace Road, directly in front of the property.
No changes to car parking provision are proposed.

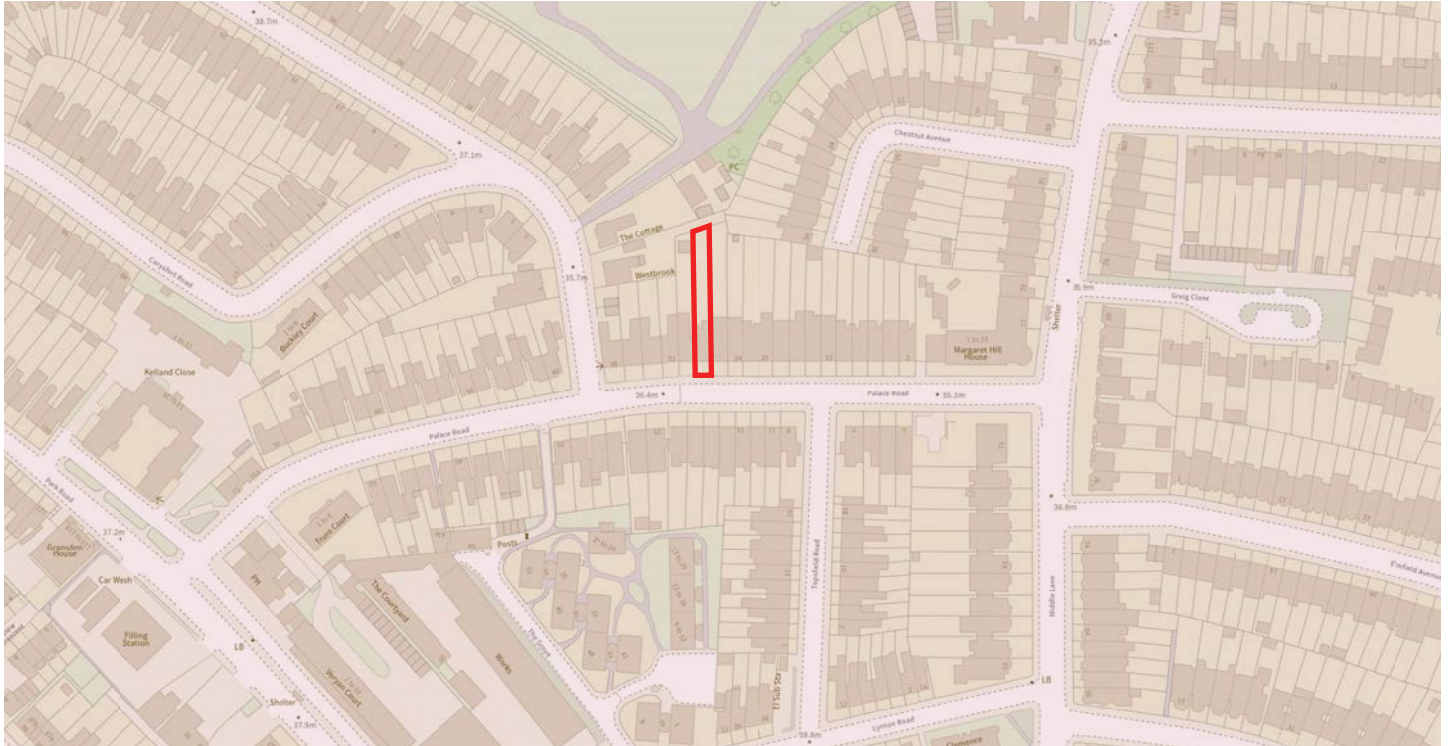
07.03 Cycle Parking

No changes to cycle parking provision are proposed.

07.04 Refuse Storage

No changes to the refuse storage are proposed.

08.01 Contamination and Flood Risk



Environment Agency Flood Map

08.01 Contamination Risk

All required building condition surveys, contamination surveys and asbestos surveys will be carried out prior to the commencement of all necessary internal alterations and building work to ensure that the internal environment is suitable for residential use.

08.02 Flood Risk

The site is not in a Flood Risk Zone as defined by the Environment Agency. As such, no flood risk assessment is required.