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35 Harcourt Road, London. N22 7XW

Design & Access Statement

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Location Plan

— Site Boundary

Preface

The Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Haringey Council Local Development Framework and SPD and is to be read in conjunction with the accompanied planning drawings:

Site
182_0000 - Location Plan
182_1000 - Site Plan

Existing Drawings
182_0001 - Existing Ground & First Floor Plans
182_0002 - Existing Second Floor & Roof Plans
182_0100 - Existing Sections
182_0101 - Existing Sections
182_0200 - Existing Front, Rear & Side Elevations

Proposed Drawings
182_1001 - Proposed Ground & First Floor Plans
182_1002 - Proposed Second Floor & Roof Plans
182_1100 - Proposed Sections
182_1101 - Proposed Sections
182_1200 - Proposed Front, Rear & Side Elevations

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Rear elevation
(with extension to 33 Harcourt Road on the right)

1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a Householder Planning Application for the proposed alterations to their 3-storey property at 35 Harcourt Road, London, N22 7XW.

The brief for the proposed works include:

.1 Replace an existing conservatory and extend to the line of the existing rear extension

In Accordance with requirements under paragraph 128 of National Planning Policy Framework (NPPF), this report establishes the significance of the relevant context and assesses the impact of the proposed development on its significance.

35 Harcourt Road is terrace property and is not located in a conservation area nor is the building listed.

2.0 Historic development & context

Harcourt Road is a well-preserved late victorian/ Edwardian street, exhibiting a pleasing sense of unity with houses built in the early 20th century.

3.0 Existing Building

The existing building is a terraced early 20th century Edwardian dwelling with later extensions to the rear and the roof. It is currently a 3 storey property including the roof extension on a 180sqm plot.

3.1 **Front elevation**
The front elevation is a two-storey brickwork facade, primarily made from red bricks.
The gable consists of a mock timber frame construction.
The windows' square stone surrounds are painted white
The entrance door to the right is within an timber arched porch.
The windows are timber sash painted white.

3.2 **Rear elevation**
The rear elevation is made from London stock bricks, which have been painted white. Additions are formed in red bricks.
The existing conservatory is a white UPVC construction over a half height brick wall.
There is a mixture of wooden and UPVC windows and doors, which are all finished white.

3.3 **Roof**
The roof of the street facing main part of the building is tiled.
The outriggers and dormers have flat roofs.

4.0 Policy

The design follows the direction and compliance set out in the policies listed below: National Planning Policy Framework (2019)

4.1 **National Planning Policy Framework**
The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied, providing a framework within which locally prepared plans for housing and other development can be produced.

The NPPF at paragraph 127 emphasises that planning policies and decision should ensure that new development:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

In paragraph 131 it says: In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.2 **National Planning Policy Framework**
The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied, providing a framework within which locally-prepared plans for housing and other development can be produced. When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conversion is not devalued through the designation of areas that lack special interest.

Chapter 12 of the National Planning Policy Framework (NPPF) sets out the government's policies relating to the conversion and enhancement of the historic environment and achieving well-designed places. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 126). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.

Paragraph 127 states that developments should be sympathetic to local character, function well, and add to the overall quality of the area whilst being as a result of good architecture, layout and appropriate and effective landscaping, creating places that offer a high standard of amenity for existing and future users.

Chapter 12, paragraphs 189 - 192 emphasise the importance of understanding the significance of a heritage asset when considering development proposals. The delegated reports do not provide detailed assessment of the significance of the listed building and conservation area and the specific harm to these heritage assets.

The Framework highlights the desirability of sustaining and enhancing the significance of heritage assets, and Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets's conservation.

5.0 Planning History

5.1 **Applicants site**

Ref. HGY/1999/1405

Erection of ground floor rear extension and side conservatory in part of lightwell.

Planning Granted

5.2 **Neighbouring houses**

33 Harcourt Road

Ref. HGY/2022/2541

The proposed development comprises an L shaped rear extension which would wrap around the existing two storey rear outrigger.

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and the character and appearance of the conservation area. The proposal would also have an acceptable impact upon the residential amenity of neighbouring occupiers.

Planning Granted

6.0 Proposed works

The proposed works will include:

.1 Replace an existing conservatory and extend to the line of the existing rear extension

.2 The interior is to be refurbished to suit living conditions with modern amenities.

.3 The proposed development has been designed alongside relevant policies shown in section 4.

6.1 **Use**
35 Harcourt Road's existing and proposed uses are of a single residential dwelling (Use Class C3)

6.3 **Front elevation**
The front elevation will remain unaltered.

6.4 **Side elevation**
The half height masonry wall and UPVC construction will be replaced with a full height masonry cavity wall construction

6.5 **Rear elevation**
The proposed extension will be no higher than the existing extension with cement board cladding around the door opening to create a harmonious, continuous rear elevation.

6.6 **Ground floor plan**
An open plan layout will be formed at the rear of the ground floor.
There will be no internal alterations to any other floor plans.

6.7 **Vehicular and transport links**
The existing transport arrangements are not affected by the proposed works.

6.8 **Private Access**
Access arrangements to the dwelling remain unchanged.

6.9 **Design Process, Layout, Appearance and Scale**
The existing front elevation facing Harcourt Road will remain unaltered and therefore the proposed extension will not have any negative impact on the character of the street.

The proposed side extension will be lower than the adjacent extension to 33 Harcourt Road (the adjacent site is higher) and the proposed extension will be subordinate to the existing main house. It will be built with facing materials that are sympathetic to the red bricks of the existing and neighbouring properties.

The street facing elevation of the property remain unaltered and will retain its original appearance. As such it will not adversely affect its neighbours or public amenities and will not break the continuity of the street view.
The proposed side infill extension will improve the amorphous rear elevation by adding continuity and symmetry.

The hight and depth of the side extension is the same height and depth of the existing rear extension. The ground floor rear extension therefore remains subordinate to the volume of the main part of the building.

7.0 Assessment of the proposal

The proposed development complies with current national and local policy.

The proposed internal changes increase the floor space by approximately 14 sqm, and as such provides an improved and efficient internal layout. As a result, the proposed, alterations will increase the quality of life for the occupants and their overall sense of well-being.