



6-7a Willoughby Road, London N8 0HR

Design and Access Statement

PLANNING SERVICES

— Part of the SAM Group —

Contents:

- 1.0 The site and its surroundings
- 2.0 Proposal
- 3.0 Relevant Planning History
- 4.0 Planning policy Context
- 5.0 Principle of Development
- 6.0 Design Principles
- 7.0 Neighbouring Amenity
- 8.0 Transport, refuse and servicing
- 9.0 Summary



1.0 The site and its surroundings:

The site is a two storey end of terrace building located at the south of Willoughby Road at its junction with Lausanne Road, to the south of Turnpike Lane Underground station. Willoughby Road was in use as an office building but was converted to residential use under permitted development rights. The surrounding area is predominantly residential in character with similar scale residential development surrounding the site to the north, west and south. To the east of the site is Duckett Common.



Figure 1: Site Location

The site is not located in a conservation area and is not listed or locally listed. There are no listed or locally listed buildings or conservation areas in the vicinity.

2.0 Proposal:

The application seeks approval for the erection of a two storey extension to the rear of the existing building to provide a new 2 bedroom dwelling.

The proposed development would see the demolition of the existing lightweight structure on the site, currently used for storage. The new dwelling would provide residential accommodation across two floors with living space provided at ground floor level and a bedroom and bathroom provided at first floor level. Access is provided from a new entrance created to the rear of the property.

The proposed extension would mirror the appearance of the existing period property with the use of similar roof form, a bay window feature and matching materials.

3.0 Relevant planning history:

Approval was granted under the provisions of Schedule 2, Part 3 of the GPDO for prior approval change of use from B1 (a) use to C3 use (PINS ref: APP/Y5420/W/17/3180595). The property was subsequently converted to provide 8 flats.

HGY/2021/0003- Erection of a two-storey rear extension and creation of a new dwelling.

APP/Y5420/W/21/3270436- Appeal dismissed

4.0 Principle of land use:

The proposal would provide additional housing which would support the borough in meeting its housing targets. The principle of residential development on brownfield land is broadly supported by Haringey and London Plan policy, subject to an assessment of design, transport and impact on neighbouring amenity.

5.0 Design principles:

Amount

The existing building provides approximately 600 sq.m of floorspace. The current ground floor storage area provides approximately of 28 sq.m of internal storage space, the part-covered external storage area covers a footprint of approximately 15 sq.m. The proposed new dwelling will have an internal floor area of approximately 71m². Whilst the proposed development would be over two floors, when taking into account the floor area of existing structures on the site and relative to existing development on the site, the proposed development would amount to a modest uplift in floor area.

Scale

The site is located in a prominent location, in the local context, at the corner of Lausanne and Willoughby Road. As with 1 Willoughby Road, on the opposite corner of the terrace, the site is in a suitable location for accommodate additional scale and massing.

In this context, the proposal aims to respect the hierarchy between the main house and the side extension, whilst providing the new dwelling with a decent amount of floor space. The new two storey extension would meet the eaves height of the main building with a shallower roof to the main. The proposed scale is considered appropriate in the context of the site. At first floor level the extension will be set in from the original side wall of the property to allow it to have a subservient appearance.

Appearance

The existing structures are in a poor state of repair and detract from the appearance of the existing property. The proposed extension seeks to reflect the architectural language of the existing period building. As such a brick faced extension with a shallow pitched roof and dark slate tiles are proposed to the main elevations. The fenestration and detailing is designed to be in proportion with existing windows on the building and a new bay feature, reflecting the existing ground floor bay windows on the building and characteristic of properties along the street, is proposed. The new bay feature, in conjunction with the existing corner bay, help the to 'turn the corner' with the additional massing designed to be support the transition to lower scale terraced housing along Lausanne Road.



Figure 2: Site at corner of Willoughby Road and Lausanne Road



Figure 3: Rear elevation looking east along Lausanne Road



Figure 4: 1 Willoughby Road

Residential quality

The proposed new home would provide a dual aspect unit with large kitchen/living/dining spaces and bedroom positioned to allow for good levels of outlook, daylight and ventilation.

The unit has the living space at ground floor/entrance level. The layouts are designed to broadly comply with the requirements of the London Plan. The development is not served by private external amenity space, however this is not dissimilar to the occupiers will have access to the shared amenity space to the rear of the property and is well served by public amenity space being within a minutes walk from Ducketts Common, on the opposite side of Willoughby Road to the east. Overall the development is considered to provide a good standard of accommodation.

Following the pre application meeting on the morning of 23/08/2023 the planning officer Mr. Bossman-Gyamera stated that he was happy with the amendments from the previous application that addressed the officers concerns with regards to the roof and bay window design.

6.0 Neighboring Amenity

Loss of daylight/sunlight

The proposals have been designed to limit direct impacts on light to neighboring residential properties. The nearest residential properties likely to be impacted by the development is 98 Lausanne Road. The proposed development would introduce two storeys of massing approximately 7m from the flank wall of 98 Lausanne Road. Given the height, mass and orientation of existing development, and given the site benefits from unobscured outlook to the north and south, the proposed development is unlikely to give rise to unacceptable amenity impacts.

7.0 Transport, refuse and servicing

No parking is proposed on site. The creation of 1 additional 1 bed property is unlikely to result in additional car parking need, particularly given the site's high PTAL owing to its close proximity Turnpike Lane Underground Station and bus services from Green Lanes, Wood Green Road and Turnpike Lane. The site is also located in a CPZ.

A secure bike storage, for 1 bicycle, can be provided within the storage area at ground floor within the new unit, details can be secured by condition.

Refuse will be stored and collected in line with arrangements for existing properties on the site, as per the current arrangement. Full details can be secured by condition

8.0 Summary:

The principle of providing additional accommodation is broadly supported in national, regional and local planning policy. The proposal would not have any adverse impact on neighbouring amenity and would provide suitable residential accommodation. Accordingly, the authority is requested to grant consent.