

DESIGN & ACCESS STATEMENT

Project Address: 1 Hallam Road, London, N15 3RE

Proposal: Proposed Side Extension to an Existing Single Dwellinghouse

Local Authority: London Borough of Haringey

Use Class: C3 – Single Family Dwelling (Owner Occupation)

Date: 01/02/2026

1.0 Introduction and Context

This Design & Access Statement has been prepared in support of a Full Planning Permission application for a proposed extension at 1 Hallam Road, London N15 3RE. The proposal seeks to improve the functionality and quality of the existing dwelling through a well-considered extension and internal reorganisation. The development is proposed solely for use as a single family dwelling (Use Class C3) for owner occupation, with no HMO or shared accommodation proposed. The site is not located within a Conservation Area and the property is not a Listed Building. Due to the corner plot nature of the site and its unusual orientation relative to neighbouring properties, the proposal is correctly described as a side extension, as it projects from the side elevation of the host building when assessed against its principal elevation.

2.0 Site Description

The application site comprises an end-of-terrace residential property located on a prominent corner plot at the junction of Glenwood Road and Albany Close. The surrounding area is predominantly residential in character, comprising properties of similar scale, height, and materiality. The site has an atypical orientation when compared to neighbouring dwellings, with different elevations facing public streets. The full extent of the applicant's land ownership, including the side garden, rear strip, and front areas, is accurately shown on the submitted Location Plan and Site Plan.

3.0 Design Principles

3.1 Use

The property will remain in use as a single family dwelling (Use Class C3) for owner occupation. No HMO or shared accommodation use is proposed.

3.2 Amount

The proposal involves a side extension across multiple floor levels. The outward projection is limited to approximately 2.2 metres and follows the established building line. No additional residential units are created and there is no change to the lawful use of the property.

3.3 Layout and Circulation

A key design objective of the proposal is to improve the internal functionality and usability of the dwelling. The extension provides a vertical circulation spine from ground floor to roof level, allowing existing inefficient corridors and staircases within the original house to be removed or significantly reduced. This reorganisation frees the original building footprint for usable living spaces and enhances the overall quality of accommodation. The internal layout is expressly designed to function as a single family home and should not be interpreted as facilitating HMO

use.

3.4 Scale and Massing

The scale, height, and massing of the proposed extension are subordinate to the host building and respect the proportions of the existing dwelling. The extension aligns with the existing roof and floor levels and does not appear visually dominant or overbearing.

3.5 Appearance and Materials

The proposed extension has been designed to integrate seamlessly with the existing building and the wider streetscape. Proposed materials include brickwork to match the existing property, roof tiles to match existing, UPVC double-glazed windows, and UPVC double-glazed doors.

3.6 Amenity Space

All external areas within the applicant's ownership are clearly identified on the submitted Site Plan. Amenity space has been assessed on the basis of a single family dwelling (Use Class C3) and is considered adequate in terms of size, quality, and usability.

4.0 Sustainability

The proposal incorporates sustainable design principles appropriate to the scale of development, including improved thermal performance through upgraded building fabric, energy-efficient glazing, and efficient use of materials. A separate Sustainability Statement is not required due to the small-scale nature of the proposal.

5.0 Access

Existing vehicular and pedestrian access arrangements will remain unchanged. The proposal does not introduce any additional access points and will not adversely affect highway or pedestrian safety. The development maintains safe and convenient access for occupants, with detailed compliance to be addressed at Building Regulations stage where applicable.

6.0 Heritage Considerations

The site is not located within a Conservation Area and the property is not a Listed Building. The proposal therefore has no impact on designated heritage assets.

7.0 Conclusion

The proposed extension represents a well-considered and modest form of development that responds positively to the site and its context. The design improves the internal functionality of the dwelling through a clear circulation strategy, respects the scale and character of the existing building, safeguards residential amenity, and complies with relevant national, regional, and local planning policies. The proposal is suitable for approval and is fully consistent with its intended use as a single family dwelling (Use Class C3) for owner occupation, with no HMO or shared accommodation proposed.