

Design and Access Statement
to support planning application at
80 Florence Road, N4 4DP



Revision P01: 5th February 2026

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1. Introduction

This design and access statement has been prepared for the applicant and homeowner's Scott and Luke. This statement is in support of the Householder Application for Planning Permission at 80 Florence Road, N4 4DP, Haringey, London.

To be read in conjunction with the planning application drawings:

FR-PL-DAS - Design and Access Statement

FR-DR-001 - Location Plan

FR-DR-002 - Proposed Block Plan

FR-DR-003 - Existing Site Photographs

FR-DR-004 - Existing & Proposed Roof Plan

FR-DR-005 - Existing and Proposed Ground Floor Plan

FR-DR-008 - Existing and Proposed Front Elevations

FR-DR-009 - Existing and Proposed Rear Elevations

FR-DR-010 - Existing and Proposed Sections 1

2. Site Description & Usage

The application site is a terraced family home with private rear garden, located on Florence Road within a predominantly residential area in Finsbury Park, Haringey.

The site is part of the Stroud Green Conservation area. The property is not a listed building. The existing building is a dated three storey Victorian terrace house with an existing outbuilding in the rear garden.

The home is owned and occupied by the applicant as their main residence. The extension aims to provide additional kitchen and living space to meet the owners changing needs.



Figure 1: Photo of existing frontage



Figure 2: Photo of existing rear

3. Planning Context

We have reviewed and aimed to comply with all of Haringey's set Planning Policies and the wider National Planning Policy Framework as listed on the government website in January 2026. A summary of these are listed below:

- National Planning Policy Framework (published 12 December 2024; amended 7 February 2025).
- The London Plan 2021, including Policies D3 (site capacity), D4 (Good design) and D6 (Housing).
- Haringey Local Plan (adopted 24 July 2017), including: Local Plan Strategic Policies (with alterations adopted 24 July 2017) and Development Management DPD (adopted 24 July 2017).
- Stroud Green Conservation Area designation (10 June 2003) and associated conservation-area documentation published by Haringey Council, where available.
- Haringey Sustainable Design and Construction SPD (approved for adoption 12 February 2013).

Furthermore, our application follows the precedent set by recent planning approvals for rear extensions along Florence Road and the surrounding streets. Taken from the Haringey planning portal, this includes:

67 Florence Road (planning ref: HGY/2008/2044) - Single Storey Rear Extension
76 Florence Road (planning ref: HGY/2015/3159) - Single Storey Rear and Side infill Extension
*82 Florence Road (planning ref: HGY/2025/0125) - Rear and Side Extension (*Direct Neighbour)
86 Florence Road (planning ref: HGY/2013/0398) - Single Storey Rear and Garden Extension
88 Florence Road (planning ref: HGY/2022/4809) - Part Two Storey Rear Extension
89 Florence Road (planning ref: HGY/2017/1962) - Single Storey Rear Extension

The diagram below highlights a number of the existing extensions along Florence Road. The below also indicates existing additions to the two neighbouring properties 82 and 76 Florence Road, which have completed ground floor rear extensions, and both are same scale as this proposal.

As the site lies within the Stroud Green Conservation Area, the proposals have been developed to preserve and enhance the character of the conservation area, with careful attention to scale, massing, and materials, and ensuring the addition reads as subordinate to the host. This approach aligns with the NPPF's historic policies, London Plan Policy HC1 and Haringey's heritage policies (including DM9).

The proposal results in no harm to the significance of the conservation area when assessed against the host building, the terrace composition and wider townscape.



Figure 3: Existing ground floor rear-extensions on Florence Road highlighted with red circles.

4. Heritage Statement

The proposed rear-side extension has been designed as a modest, subordinate addition so it does not result in material harm to neighbouring amenity or the significance of the host building as experienced within the Stroud Green Conservation Area. The design takes cues from the host building's proportions and material language to maintain a clear hierarchy between the original house and the new works.

The scale and proportion of the existing building and adjoining properties are respected. The single-storey infill is set out to sit comfortably within the established pattern of rear extensions along the terrace. A pitched roof to the side element reduces perceived bulk and helps maintain a sense of openness at the boundary. Parapet heights are aligned to relate cleanly to adjoining rear additions and to achieve a coherent roofline at the rear.

The extension is located to the rear and is not visible from the public highway. As a result, there is no effect on the street-facing townscape and only limited views from the public realm. Neighbouring rear additions present largely blank elevations facing the site; the proposal does not introduce new overlooking and is not expected to give rise to any material loss of privacy, daylight or outlook.

The materials palette is robust, simple and high quality, ensuring the extension remains recessive and does not compete with the host building. The existing rear addition was previously finished in cement render; the proposal replaces render with matching London stock brickwork to better integrate with the original house and the prevailing terrace character. Brick tone, bond and mortar colour/joint profile will be selected to sit closely with the host building, with crisp detailing at openings and parapets.

Rear doors and rooflights are specified as conservation style, thermally efficient aluminium systems with an appropriate heritage-style profile. High-performance glazing (including solar control where required) supports energy efficiency while keeping the external appearance restrained.

5. Accessibility

The development aims to provide a more accessible home, through the inclusion of a new ground floor-toilet and level access double doors to the rear garden.

The proposed rear extension will gently raise the level of the rear patio to provide a more accessible threshold between the existing home and the extension. The current rear doors have large steps down from the house to the garden. The level threshold door to the rear garden will help improve access around the home to the current owners and any future owners.

Overall the existing arrangements for all users, pedestrians, wheelchairs and vehicles will not be adversely affected by the proposed scheme. The proposals will form a positive, more inclusive improvement on the existing condition.

6. Need for Development

The property is an existing five-bedroom terraced dwelling. The new owners seek to increase usable ground-floor space and improve access to the rear garden to support day-to-day family living. A modest side infill and rear extension will provide more functional accommodation, consistent with the established pattern of rear additions along the terrace.

The proposals also respond to the building's current condition. The existing fabric shows significant deterioration, including damp and mould, and requires comprehensive repair and restoration to return the dwelling to a sound, serviceable standard suitable for long-term use. Through repair, reinstatement and improved detailing, the works will preserve the character and appearance of the Stroud Green Conservation Area and secure a modest enhancement.

The project is also driven by sustainability and performance upgrades. The dwelling is currently highly energy inefficient and reliant on an older gas-based heating system. The proposals include measures to improve thermal performance and reduce operational carbon, including replacement of the existing heating plant with an air source heat pump and associated low-carbon technologies, alongside wider fabric improvements where feasible.

7. Conclusion

In planning terms, the proposal's scale, form, design and materials have been developed to read as a subordinate addition that responds to the host dwelling and the established pattern of rear extensions. It is not visible from the public realm and is therefore not expected to affect the street-facing townscape. The scheme is designed to preserve the character and appearance of Stroud Green Conservation Area and to avoid material harm to neighbouring amenity in terms of privacy, daylight and outlook.

Accordingly, the proposals are considered to accord with the relevant development plan framework, including Haringey Council's Local Plan: Strategic Policies (notably SP11 Design and SP12 Conservation) and the Development Management DPD (in particular DM1 Delivering High Quality Design, DM9 Management of the Historic Environment, DM12 Housing Design and Quality, and DM21 Sustainable Design, Layout and Construction), alongside Policies D3, D4 and D6 of the London Plan (2021).

The scheme will also improve building performance through fabric upgrades and higher-performing new elements, supporting improved thermal comfort and reduced operational energy demand. Rooflights and glazed openings are positioned to increase daylight to key spaces and support natural ventilation, subject to detailed specification. The sustainability strategy (including low-carbon heating and associated measures) has been developed to align with Haringey's approach to sustainable design and retrofit, while avoiding harm to heritage significance.

On this basis, the proposals represent an acceptable and policy-compliant form of development and we respectfully request that planning permission is granted. Should you have any queries on the proposal, please don't hesitate to contact us. We look forward to hearing from you.