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Design & Access Statement

Preface

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

Site

219_0000 - Location Plan

219_1000 - Site Plan

Existing Drawings

219_0001 – Existing Drawings

Proposed Drawings

219_1001 – Proposed Drawings

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1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the replacement of an existing conservatory at rear of the dwelling. The proposal seeks to improve the existing structure in a manner that responds to planning policy, design quality, and the amenities of adjacent occupiers.

2. Site Context and Planning Policy

The application site comprises a modern, mid-terraced residential dwelling on Coleridge Road, which was constructed circa 2007 onwards as part of the redevelopment of the former commercial site, with planning permissions implemented in the mid-2000s (Haringey planning references including HGY/2006/0837 and HGY/2007/2509) for new houses on this site.

3. Existing Structure

The existing rear extension/conservatory was installed by the previous owner approximately 12 years ago.

It is a fully glazed structure with dark grey aluminium frames, glazed all around including the roof, and internal steps transitioning the floor level to garden.

The extension is built on existing hard standing and no vegetation or trees have been removed for its construction.



Rear Elevation

4. Proposal Overview

The proposal is to replace the existing glazed conservatory with a new extension of identical footprint and overall height. Key elements include:

Rear and roof glazing retained to ensure visual connection to garden, but with side walls formed in solid construction, increasing thermal performance and privacy.

Dark grey framed sliding doors at the rear to reflect the character of the dwelling and match the existing window/door colour palette.

Mid-grey cement board cladding on solid side walls to provide a high-quality, durable finish that complements the modern host building.

No change to extension height; the eaves remain at the same level as existing. The roof slopes toward adjoining boundary to reduce visual impact on the neighbour.

5. Design Rationale

5.1 Design and Materials

The new extension is designed to be coherent with the modern character of the host dwelling, maintaining a simple and uncluttered aesthetic.

Use of muted colours and high-quality materials ensures the addition sits comfortably with the main dwelling and wider streetscape.

5.2 Sustainability and Performance

Replacing extensive aluminium and glass with solid insulated walls at the sides significantly improves thermal performance, aligning with national and local objectives for energy efficiency in domestic buildings.

Reducing completely glazed surfaces minimizes heat loss and reduces light pollution to neighbours.

6. Impact on Amenity

The extension footprint and overall height match the existing structure, ensuring no increased impact on daylight, sunlight, outlook, or privacy of neighbouring properties.

The addition of solid side walls enhances privacy to both adjoining boundaries compared to the previous fully glazed structure.

The roof slope and design reduce the visual bulk when viewed from the neighbouring property on the boundary.

7. Access

The proposal does not alter the existing means of access into the dwelling or garden. Internal level changes remain unchanged except within the extension, where minimal steps connect to the garden level as required.

8. Landscaping and Site Works

The extension is built on existing hard standing. No vegetation or trees are removed. External ground levels and garden layout remain unchanged.

9. Conclusion

This proposal delivers a proportionate and well-considered enhancement to the existing rear extension, maintaining the established footprint, height and siting of the host dwelling. The proposal align with Haringey's householder extension policies by safeguarding neighbouring amenity, improving energy efficiency and privacy, and employing materials that are consistent with the character of the property. The scheme represents a compliant and contextually appropriate form of development and should therefore be supported in accordance with local design and amenity policy.