

design&access statement

project: 24 Stanhope Gardens
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rev: --



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01 INTRODUCTION

This Design & Access Statement has been prepared by Athina Ralli to accompany the Planning Application for a proposed garden studio at 24 Stanhope Gardens, London N4 1HT, located within the London Borough of Haringey.

The application seeks permission for:

- Construction of a single-storey garden studio for ancillary residential use

This document, together with the submitted drawings and supporting documentation, demonstrates that the proposal has been sensitively designed with regard to local context and residential character, while enhancing the usability of the site for the occupants of the ground floor flat.

The proposed development is modest in scale and incorporates high-quality materials and appropriate landscaping. It is considered to be respectful of neighbouring amenity and consistent with planning policy.

02 SITE & EXISTING BUILDING

The host property at 24 Stanhope Gardens is a ground floor flat within a mid-terraced, two-storey Victorian building. The building is neither Listed nor located within a Conservation Area. The site benefits from a long private rear garden, which currently includes a small timber shed in very poor condition and of no architectural merit.

The property is located in the Haringey Green Lanes area, characterised by terraced residential streets with traditional architecture and mature rear gardens. The area is predominantly residential, with a mix of family homes and subdivided properties.

The proposed garden studio will be sited to the rear of the plot and will remain clearly subordinate to the host dwelling in both scale and function.

03 PROPOSED WORKS

The proposal involves the construction of a single-storey garden studio with a flat roof, located at the end of the rear garden and intended for ancillary use to the main dwelling. The new structure will be used

as a flexible studio space, supporting work-from-home arrangements and creative activity, in line with contemporary residential needs.

The area of the studio will measure approximately 9.7 sqm (2.5m wide by 3.89m long), with a maximum height of 2.5m. The structure will be self-contained but not suitable for residential occupation, and no kitchen or bathroom facilities are proposed. Its use will remain clearly incidental to the main house.

Access will be via the existing rear garden, with no changes required to the main dwelling, access routes, or site boundaries.

04 MATERIALS

The design has been sensitively developed to minimise visual impact and ensure compatibility with the character of the site and surrounding properties.

External walls will be finished in high-performance, fire-retardant timber cladding, providing a warm and natural appearance. The roof will be flat and finished in GRP or single-ply membrane, offering a clean profile and minimal height impact. The structure is designed without any overhangs or projecting features.

Glazing will consist of PPC (powder-coated) aluminium framed sliding doors and a side window, both providing natural light while ensuring durability and a contemporary finish.

Rainwater goods, including exposed hoppers and downpipes, will be finished in a colour to complement the overall material palette and remain visually discreet.

The overall massing is modest and designed to be subordinate within the rear garden setting, in keeping with other small-scale garden out-buildings in the area.

05 LANDSCAPE

To preserve neighbouring amenity and enhance the visual setting, soft landscaping will be introduced around the perimeter of the studio. This includes native planting and climbing species that will soften the studio's appearance and improve screening from neighbouring gardens.

The existing lawn and paved paths will remain largely undisturbed, and planting will be selected to encourage biodiversity in line with

local and national guidance. The overall aim is to integrate the new structure harmoniously within the existing garden context.

06 OTHER DESIGN CONSIDERATIONS

Access to the proposed studio will be via the existing private garden, which is reached through the rear of the flat. No changes are proposed to pedestrian or vehicular access arrangements.

The garden studio is intended solely for ancillary residential use, including quiet work, hobbies, and storage. It will not be let, sold, or used as a separate unit of accommodation.

07 TREE IMPACT STATEMENT

A small tree is located in the rear garden near the proposed location of the garden studio. The tree is not subject to a Tree Preservation Order (TPO) and the site is not within a Conservation Area.

The proposed development has been carefully designed to avoid

any harmful impact on the tree or its root system. The studio will be constructed using a foundation system that minimises ground disturbance, and the Root Protection Area (RPA) of the tree will be respected throughout.

Should any part of the development fall within the calculated RPA, appropriate measures will be adopted to prevent damage, including:

- Use of shallow foundations (such as pad foundations or ground screws),
- Manual excavation in sensitive areas if required,
- Ground protection during construction to avoid compaction.

No tree removal or pruning is proposed as part of this application. The applicant is committed to preserving the health and stability of the existing tree and will implement protective fencing and best-practice construction methods in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, where relevant.

Should the Local Planning Authority or Tree Officer require further details, an Arboricultural Method Statement can be provided prior to commencement.

08 BIODIVERSITY STATEMENT

A visual inspection of the rear garden has been carried out and no signs of protected species such as bats or nesting birds were observed within the existing structures or vegetation. The site currently contains a small timber shed with no features suitable for roosting bats, and no roof voids or cavities are present.

The proposed works are entirely at ground level and will not affect any roof spaces, mature trees, or known habitats. The construction of the garden studio is not expected to result in any harm to protected species or biodiversity.

In line with Policy G6 of the London Plan and Policy SP13 of Haringey's Local Plan, the proposal incorporates soft landscaping around the perimeter of the studio to encourage biodiversity. This includes the use of native planting and pollinator-friendly species to improve ecological value.

All lighting associated with the garden studio will be warm-white LED and directed downward to avoid disturbance to nocturnal wildlife. No external floodlighting is proposed.

Given the small scale and location of the development, no further ecological surveys or licences are considered necessary. However, a precautionary approach will be adopted during construction, and should any protected species be discovered, works will be paused, and appropriate ecological advice will be sought.

09 SUSTAINABILITY APPRAISAL

The garden studio will be constructed to high environmental standards, incorporating thermal insulation and high-efficiency double glazing to reduce heat loss and ensure year-round usability. Materials will be responsibly sourced where possible, and the construction will be managed to minimise waste and environmental impact.

Given its small size and limited energy requirements, the structure will have minimal operational carbon footprint and aligns with the goals of the London Plan and Haringey's Local Plan regarding sustainable development.

10 PLANNING POLICY CONTEXT

The application has been assessed against the relevant national, regional, and local planning policy, including:

National Planning Policy Framework (NPPF, 2024)

Emphasises sustainable development, good design, and effective use of land.

The London Plan (2021)

Policy D3: Optimising site capacity through design-led approach

Policy D6: Housing quality and standards

Policy G6: Biodiversity and access to nature

Policy SI 2: Minimising greenhouse gas emissions

Haringey Local Plan (Strategic Policies, 2017)

SP11: Design

SP13: Open space and biodiversity

Haringey Development Management DPD (2017)

DM1: Delivering high quality design

DM3: Preserving and enhancing the public realm

DM20: General development and amenity

DM21: Nature conservation and biodiversity

Overall, the proposal represents a sensitive, low-impact, and policy-compliant enhancement that will contribute positively to the long-term functionality and amenity of the property.

11 CONCLUSION

The proposed development is a modest and carefully designed addition to the rear garden of the property at 24 Stanhope Gardens. It provides flexible ancillary space to support the occupants' work and lifestyle needs, while remaining subordinate in scale and respectful of the surrounding residential context.

The studio is designed with high-quality, durable materials and a restrained contemporary form that integrates sensitively into the garden setting. Existing access and garden layouts are retained, and the proposal avoids any adverse impact on neighbouring properties in terms of privacy, daylight, or outlook.

Sustainability and biodiversity have been considered from the outset, with construction methods and materials selected to reduce energy use and environmental impact. Soft landscaping and appropriate lighting will further support ecological value on site.

12 SITE PHOTOGRAPHS



01 Front elevation



02 Front elevation



03 Rear elevation



04 Rear/ side elevation



05 Existing garden area



06 Existing garden shed