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Design & Access Statement

Description of proposal:

Enlarged opening to ground floor of the rear elevation with French doors and decking, enlargement of ground floor side window, new enlarged window to rear elevation of the first floor and new single storey ground floor side extension.

INTRODUCTION

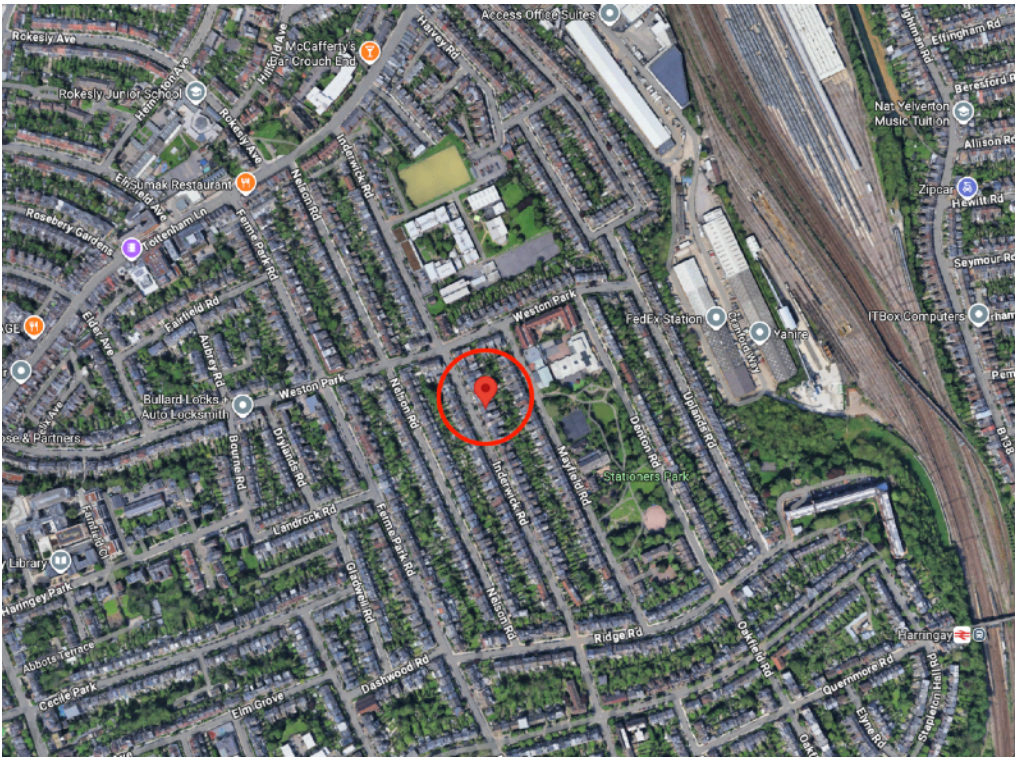
This Design and Access Statement has been prepared on behalf of the applicant to accompany a householder application for planning permission for the alterations to the existing residential dwelling at 98 Inderwick Road in Haringey.

The aim of this proposal is to rearrange the floor plan to create a cohesive and practical living arrangement, this includes enlarging and inserting new windows and doors to improve the aesthetics of the property, access to the garden and to bring more natural light into the rear of the home. The new side extension will provide the area necessary to create an open plan family kitchen/dining space.

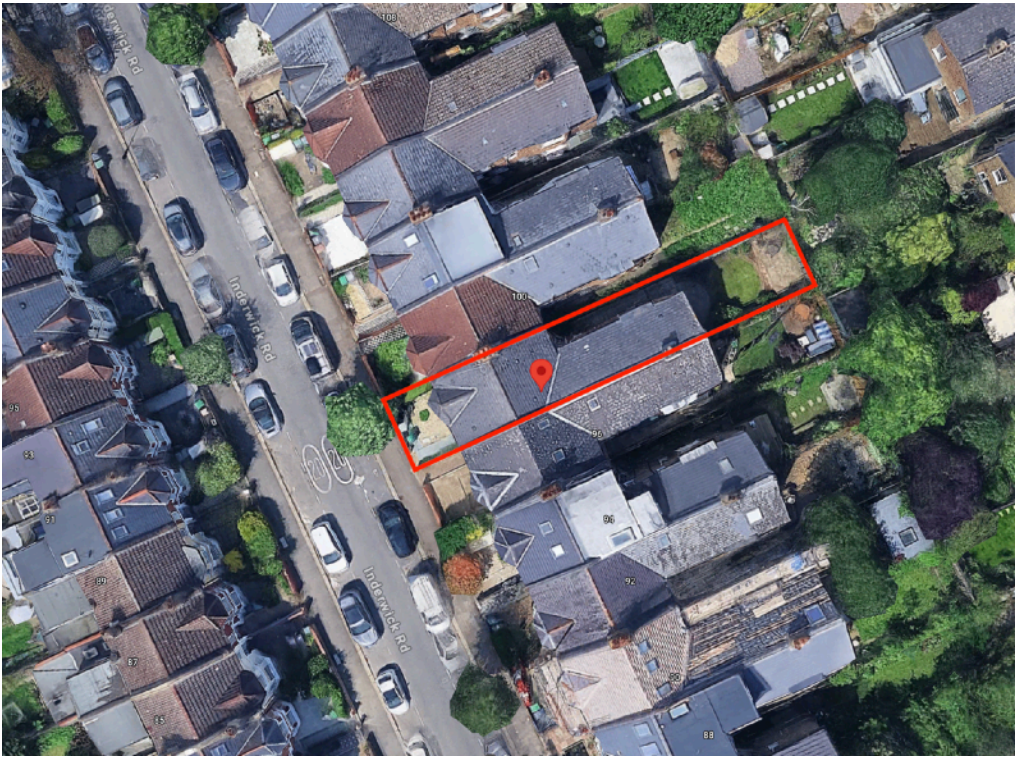
This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

CONTEXT

98 Inderwick Road is an existing terraced house located to the southern side of the London borough of Haringey, it is not listed or in a conservation area. The property is situated on a residential street containing similar style terraced dwellings.



Site Location



Aerial view showing site boundary

THE SITE

The existing 3-bedroom terraced property comprises two storeys with a private rear garden to the rear which is accessed via a side door in the centre of ground floor, the front of the house is set back from the pavement by a walled front garden.

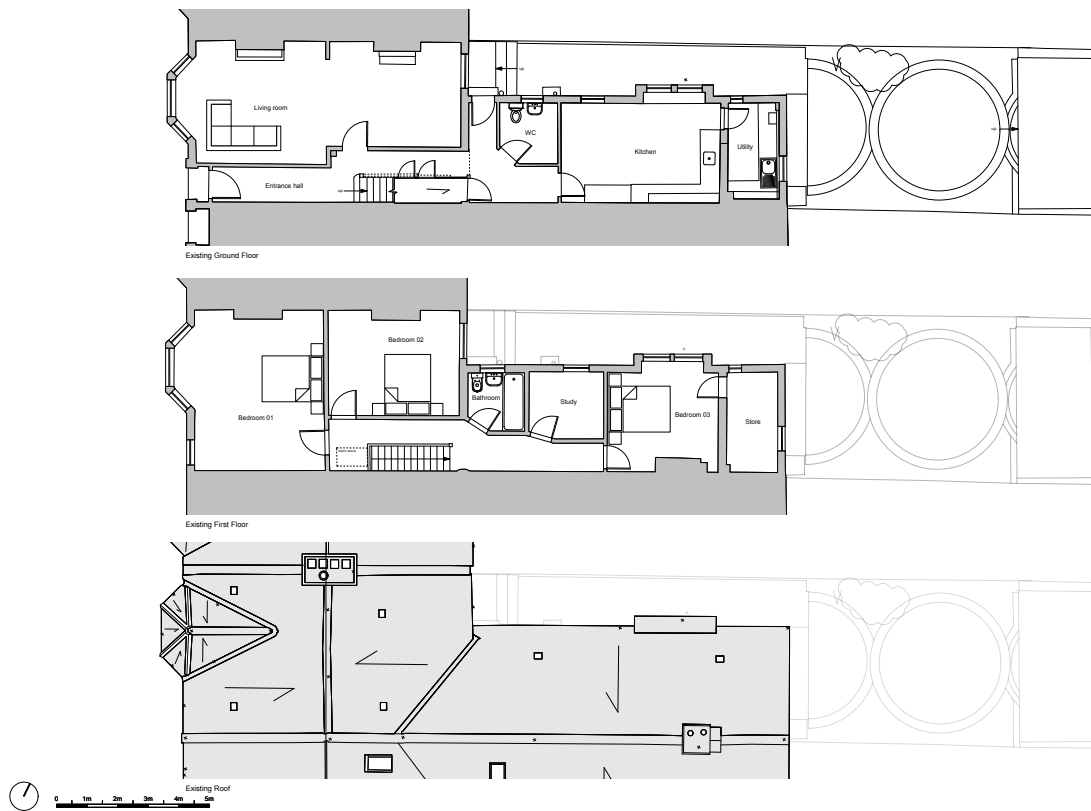


Front view of property from the street

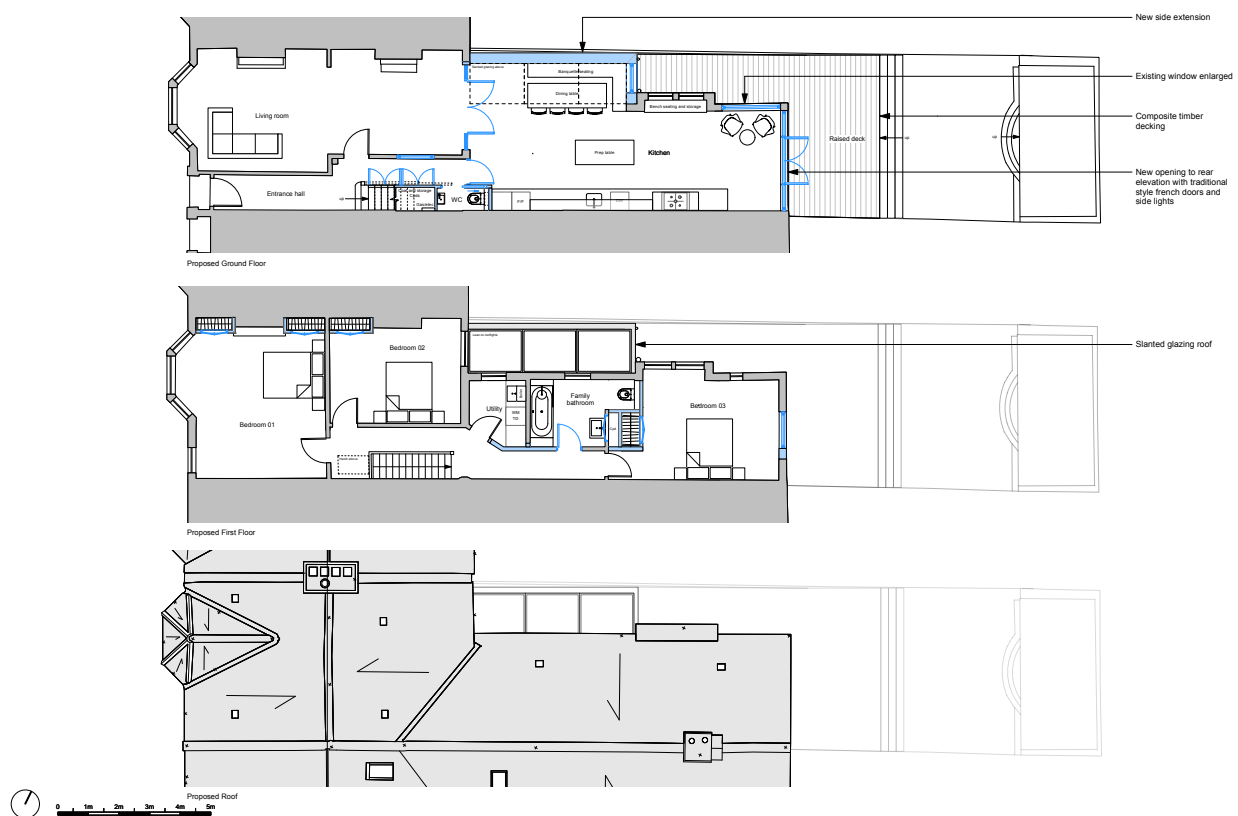
USE, AMOUNT & LAYOUT

The existing building is residential use - a family dwelling over two storeys. The use of the property will remain as existing.

The proposal is to update the ground floor and 1st floor layouts to improve the flow and cohesion between the spaces, this will be achieved by removing and rearranging existing walls internally. Externally an existing window opening in the rear elevation will be enlarged to be able to install double French doors, sidelights, and transom windows, the existing window adjacent to this will also be enlarged. These works will greatly increase natural light into the kitchen/dining space and vastly improve views and access into the rear garden. A larger window opening will be created at the first floor to improve the aesthetic symmetry of the rear facade and also bring more light into the north-east facing third bedroom. A new 7.8sqm half length side extension will create an open plan kitchen/dining arrangement by allowing space for a family dining table.



Floor plans as existing



Floor plans as proposed

APPEARANCE

The material of the new external doors, sidelights, transoms and windows will be high quality, traditional Victorian-style double glazed units with timber frames, painted white to match the existing timber sash windows. Traditional timber glazed doors and sash windows can be found at the existing property and in abundance on the existing terrace street.



Elevations as existing



Elevations as proposed

The proposed single-storey side extension will be constructed in red brick to match the existing building, with timber-framed windows and a pitched glazed roof to maximise natural light and provide views to the garden. The extension is restricted to half the length of the original building to ensure it remains visually subordinate. The pitched glazed roof slopes down towards the boundary, reducing its perceived bulk and ensuring no adverse impact on neighbouring amenity.

The extension is located on the north side of the building, meaning there will be no loss of sunlight to the neighbouring property. To demonstrate that the proposal is neither overbearing nor results in a loss of light, a 45-degree line has been taken from the centre of the neighbouring window on the section drawing, which the proposed extension does not intersect. In addition, the extension faces the neighbour's ground-floor WC and garden access, which are non-habitable spaces, and no side-facing windows are proposed that would overlook the neighbouring property. The new level-threshold decking will be constructed from composite timber, providing a traditional appearance while offering durability and low maintenance.

SURROUNDING PRECEDENTS

A significant number of full-length ground-floor side and wrap-around extensions are evident along Inderwick Road, Mayfield Road and Nelson Road, demonstrating that this form of development is well established within the surrounding area.

On Inderwick Road, on the same side of the street, side and wrap-around extensions are clearly visible at Nos. 32 (HGY/2006/0193), 40 (HGY/2020/1995), 50 (HGY/2016/2032), 62, 66, 82 (HGY/2022/4017) and 90 (HGY/2020/0547). On the opposite side of the street, similar extensions can be seen at Nos. 23, 29, 33, 39, 49 and 63–109.

The majority of these examples are full-length extensions and are therefore materially larger in scale than the proposed half-length extension, reinforcing that the current proposal is modest and in keeping with the established character of the area.

The majority of surrounding properties feature raised decked areas that provide level threshold access to their rear gardens via doors at the rear elevation. Examples of such arrangements can be seen at neighbouring properties Nos. 92, 94, 96, 102, 104 and 106 Inderwick Road, as well as opposite at Nos. 93, 95, 101, 103, 105 and 107 Mayfield Road.

ACCESS

The main access to the property will remain unchanged. The existing side door opening onto the rear side patio will be removed, with access to the garden instead provided via new enlarged rear doors serving the kitchen. These doors will significantly increase natural light to the interior and are designed with a level threshold to improve accessibility between the house and the garden.

CONCLUSION

In conclusion, the proposed drawings and Design and Access Statement demonstrate that the new windows and doors will enhance the existing family home. Located to the rear and side of the property, they do not result in any overlooking of neighbouring properties. The use of high-quality materials will improve the appearance of the existing building, increase levels of natural light and improve the internal layout and functionality of the home.

The proposed side extension is modest and unassertive in form, will not adversely affect neighbouring amenity, and is significantly smaller than many of the side and wrap-around extensions previously approved along Inderwick Road and local vicinity.

The proposal accords with Policy DM1, delivering a high-quality design through the use of traditional timber windows and doors that respect and positively contribute to the character of the existing building and the surrounding area. It also complies with Policy DM12 by providing a high-quality living environment for future occupiers while protecting neighbouring amenity. The extension remains clearly subordinate to the original building and respects the established character of the area.

In view of the above, we respectfully request that planning permission be granted for this proposal. We are, of course, happy to provide any additional information or clarification and remain available for further discussion if required.