

DESIGN AND ACCESS STATEMENT (UPDATED)

TO ACCOMPANY A PLANNING APPLICATION FOR DEMOLITION OF A REAR WINDOW BAY TO FACILITATE A GROUND FLOOR REAR EXTENSION, AND ALTERATIONS TO AN EXISTING SIDE INFILL EXTENSION

at 12 Orchard Road N6 5TR



PROPOSED DEVELOPMENT

This is an application for a single-storey rear extension, modification to the infill extension, and the replacement of existing windows.

The host site relates to a two-storey terrace dwelling located on Orchard Road. Most of the properties on this road are in a similar Victorian style, with several addresses receiving planning consents to extend the rear of the ground floor and the roof to create habitable accommodation, such as No. 6 and No. 36. The host property is not listed, but it is located within the Highgate Conservation Area with the majority of this road being listed on Haringey's REGISTER OF LOCAL LISTED BUILDINGS OF MERIT ("Local List") since 25 September 1986.

MATERIAL PLANNING CONSIDERATIONS

Our main planning considerations towards designing the proposed development are:

1. The impact of the proposed development on the character and appearance of the Highgate Conservation Area.
2. The impact on the amenity of adjoining occupiers.

We have noted that in regards to designing in conservation areas, both the Local Plan and the London Plan state that all new development should enrich the built environment and create places and buildings that are high-quality, attractive, sustainable, safe, and easy to use. Development should also respect its local context and character and historic significance, and be sympathetic to their form, scale, and architectural detail, such as materials and characteristic features.

We have studied the history of the Highgate Conservation Area, and have formed a good understanding of the area's architectural style and proportions, such as in doors, windows/window bays, and materials used for both the front and back of dwelling houses.

Our proposal includes the upgrading of the existing windows to the front, side, and back elevations, matching the conservation sash style. Works on both the new and existing extensions to the rear of the property, which cannot be seen from the street, are kept modest in terms of form and scale, with the finishes specified to be as similar to the existing as possible. It is also an aim to maintain the biodiversity that the current garden provides, particularly at the far end backing onto Parkland Walk, a nature reserve.



We acknowledge the importance of not causing unacceptable harm to the amenity of surrounding land and buildings, or significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, as well as privacy overlooking. The overall structure of the new extension will be at a height usually allowed for under Permitted Development, and a projection that is under the allowance criteria. The proposed alterations to the existing side infill extension will consist mainly of glass added to the roof area to help maintain a light overall appearance.

PARKING PROVISION IMPACT

The proposal will serve the small family and therefore will not require additional parking provision on the road, and therefore will not add further intrusion of traffic to Orchard Road.

FINAL STATEMENT

The applicant aims to refurbish and modify this neglected property to meet all current building regulations in order to promote better drainage, thermal performance, and ventilation, along with creating a more desirable visual and physical connection to the rear garden. Obtaining planning approval for this would enable them to achieve a sustainable home to enjoy for many years to come.