

DESIGN, ACCESS AND PLANNING STATEMENT

PROJECT: DEMOLITION OF 2 REDUNDANT GARAGES AND STORE AND ERECTION OF A SINGLE STOREY DWELLING WITH A BASEMENT FLOOR

LOCATION: GARAGES AT REAR OF 33 PRIORY ROAD,N8 8LP

CLIENT: MR. NEIL BROCK

DATE: REVISED ON THE 13TH FEB 2026

Loren **Design** Ltd,
ARCHITECTS

30 Vallance Road, London,
N22 7UB
Mob: 07932724180
richard@lorendesign.com

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1.0 Site Location and Transport

The Garages at the rear of 33 Priory Road are located in Ashford Avenue, Hornsey. The site is 16 minutes walking distance from Hornsey train station. There are two buses (W3 and 144) serving Priory Road towards Northumberland Park-Finsbury Park and Muswell Hill Broadway-Lower Edmonton.



2.0 Site Views



The Site

The site is at present occupied by three derelict garages which are too small to accommodate a modern family car.

It is an eyesore and is visually detrimental to the street scene.

A discrete simple well designed dwelling in this location will be a positive asset to Ashford Avenue.



Ashford Avenue The site 33 Priory Road



Ashford Avenue The Site

3.0 Planning History

3.1 This proposal is identical to the permitted design HGY/2020/3178, approved on the 27/01/2021

The applicant is planning this house as his own dwelling.

3.3 Summary of accommodation

See drawing 1579/P01

The new proposal is 68.6 sqm in area which exceeds the London Plan floor space requirements for a 1 bedroom -2 person unit. The area includes the stair between the two floors.

The overall area provides generous spaces on both floors.

The basement amenity provided by the area in the lightwell is 6.3 sq. metres.

The south-facing ground floor window serving the living/dining kitchen area will not be overlooked as the neighbouring flats of 1 Ashford Avenue have a timber screen 4 metres high between them and the site. Directly opposite is a garden wall so there is no issue of privacy to be dealt with in the siting of the new dwelling.

Bike store, bin and recycling store have been provided in the new design. See drawing number P01 on page 9.

No:33 Priory Road



Aerial view showing the building line

4.0 Transportation and parking

4.1 The area is in a PTAL 3 zone and is well served by buses on Priory Road. The map below shows PTAL level 3 in green

4.2 Hornsey Station is less than a quarter of an hour's walk away.

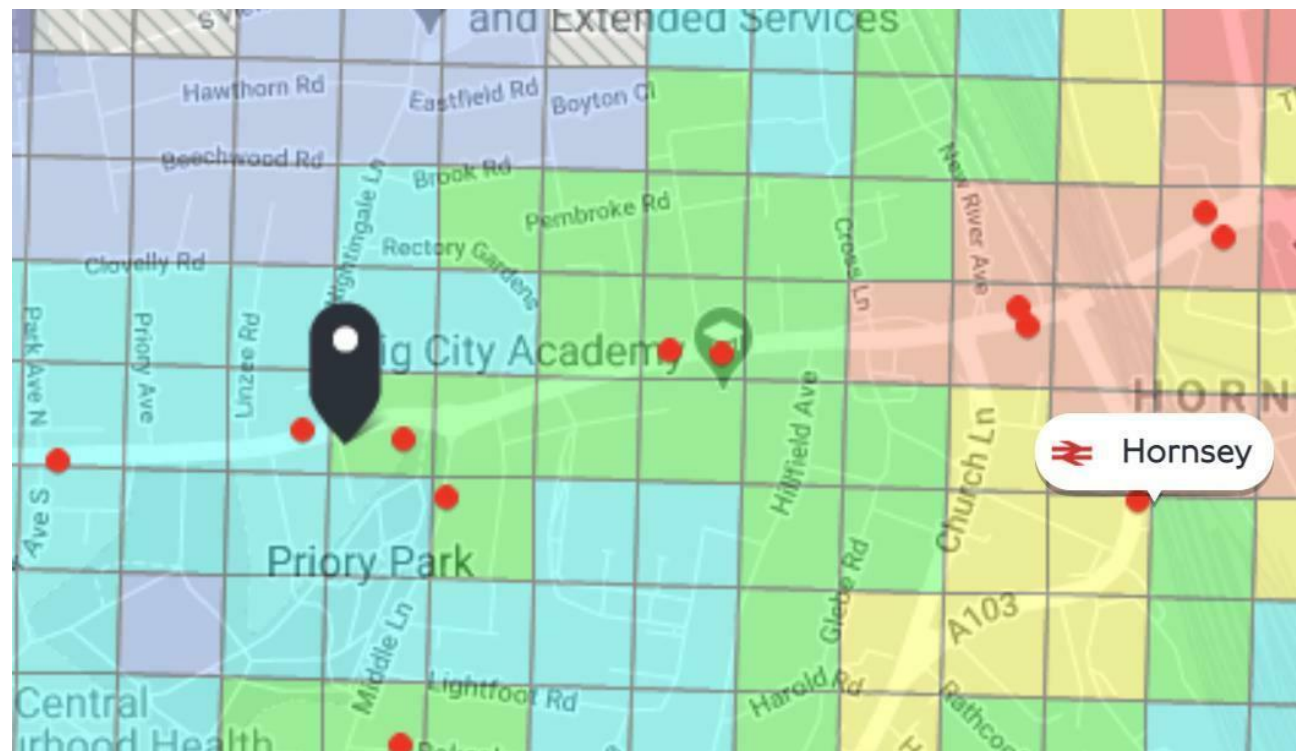
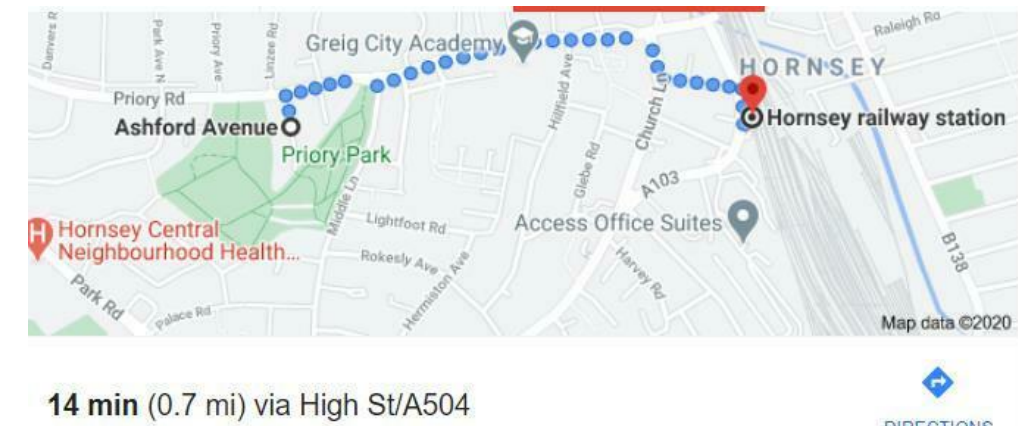
4.3 Turnpike Lane underground station is 10 minutes bus ride away.

4.4 Hornsey High Street shops are less than 5 minutes walk away and include a large Sainsburys

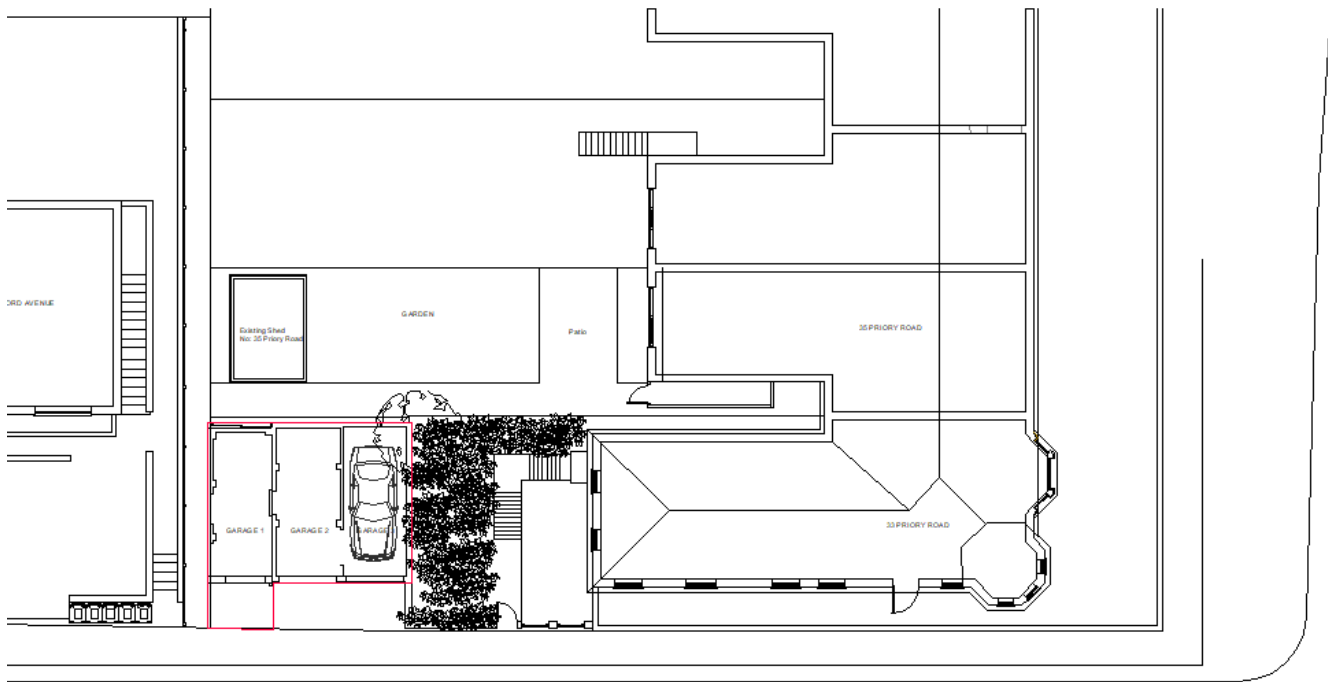
4.4 Cycle storage for 2 bikes has been provided.

4.5 The two garages that are being lost are too small for anything but the very smallest modern cars and are utilised for storage. The third space has been inaccessible to cars for many years.

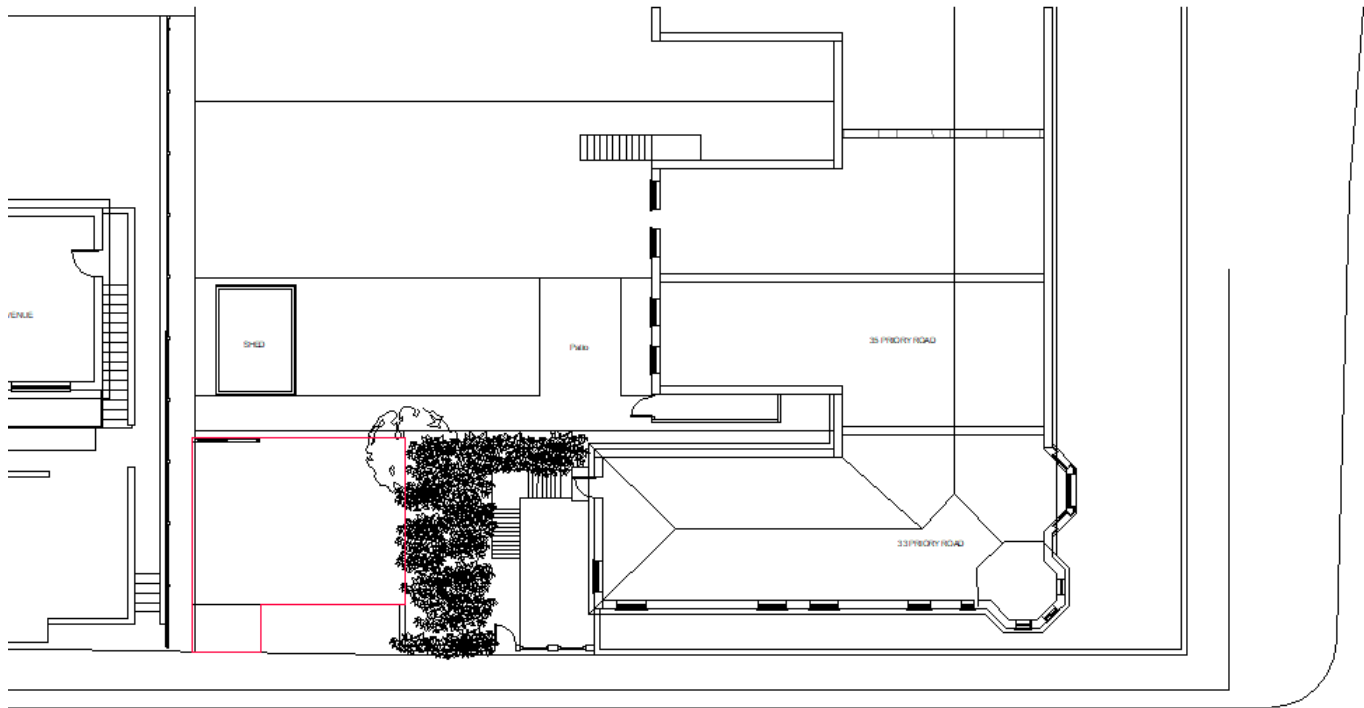
The current length of the dropped kerb will be more than sufficient to provide a parking bay for a car without loss of amenity to the rest of Ashford Road.



5.0 Existing Plans

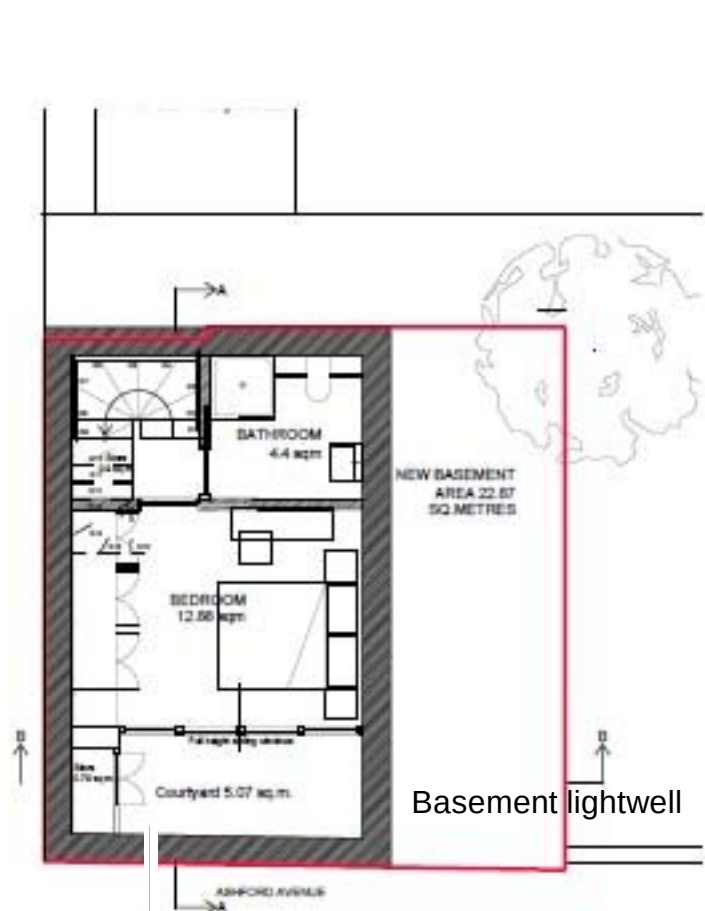


Existing Ground Floor Plan



Existing Roof Plan

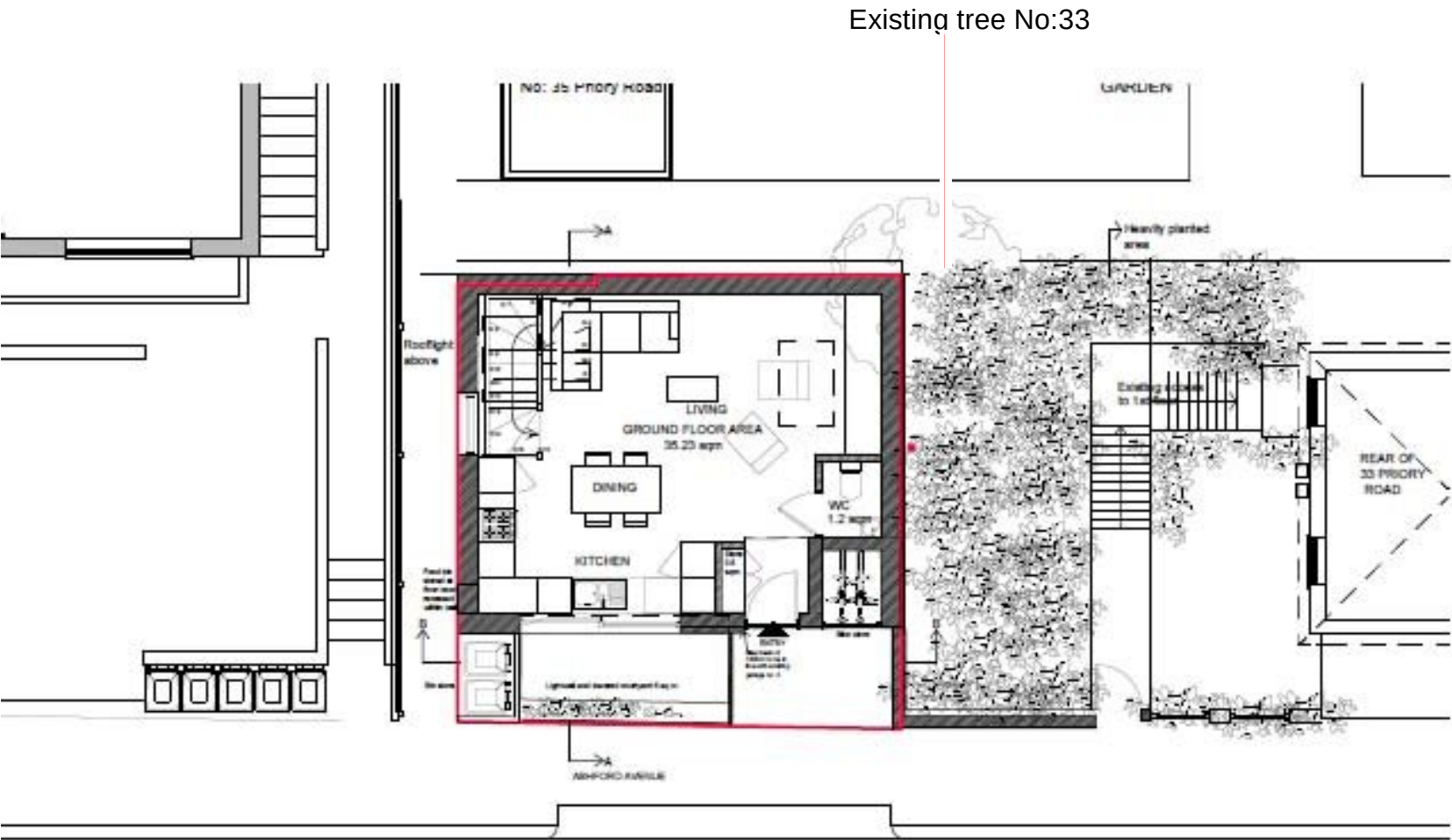
5.0 Proposed Plans - Continued



A basement level garden will allow outlook for both windows. This amenity will be accessible via sliding a door.

Windows to the bedroom, as well as skylights, will use mirrored glass to maintain privacy.

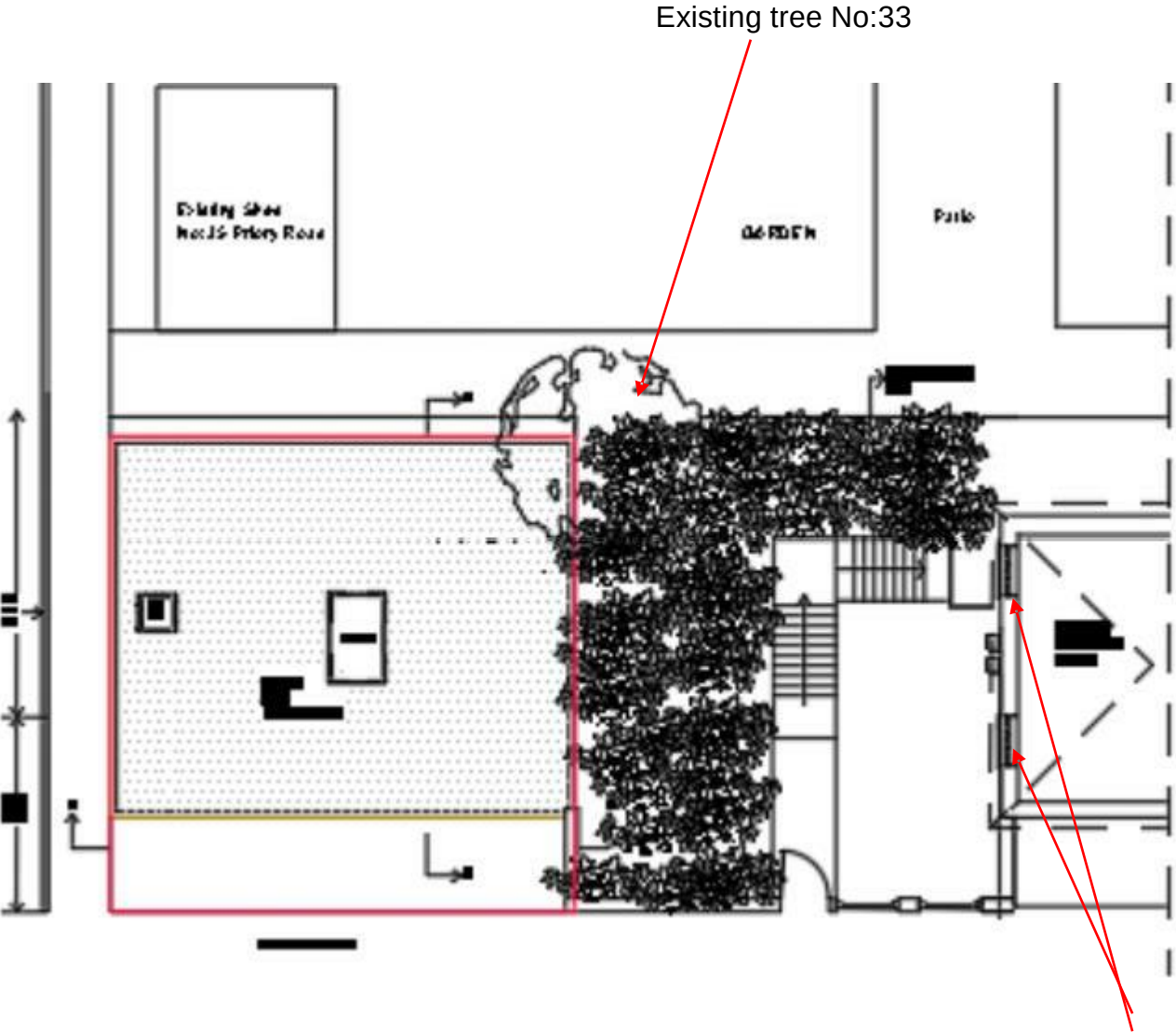
Proposed Basement Plan



Front railing identical Ashford Avenue. Variegated red brick to match 33 Priory. Black door to match 33 Priory.

Proposed Ground Floor Plan

5.0 Proposed Plan - Continued



Roof to be covered in a Sedum green roof and 6 pv panels.

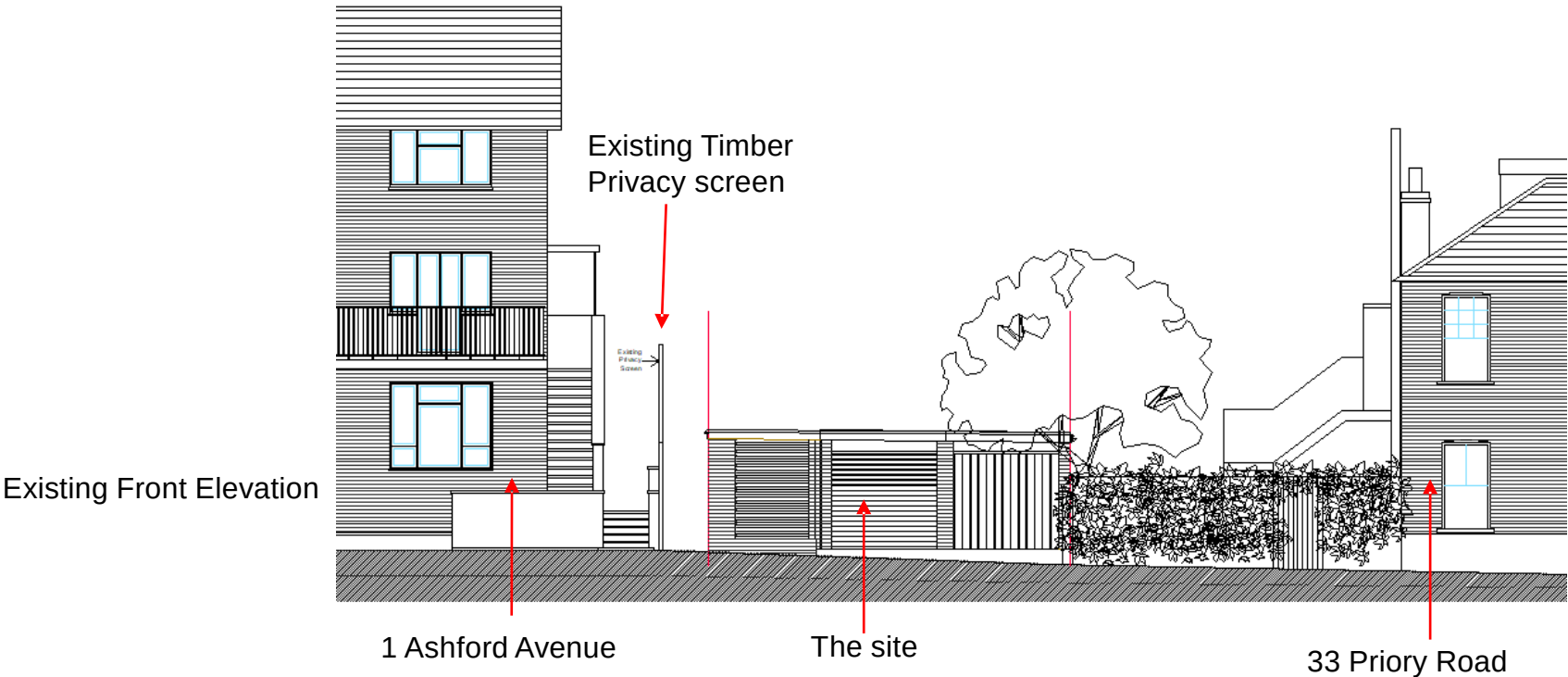
Windows of No: 33 will not be affected at the rear by the new proposal.

Proposed Roof Plan

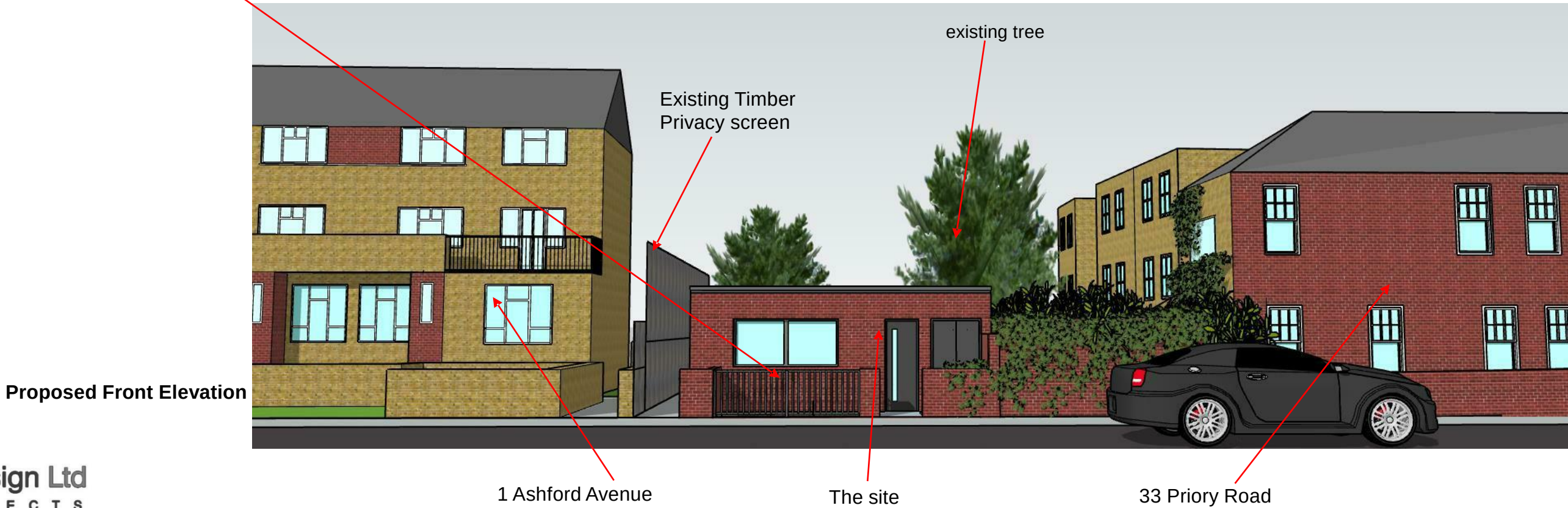
Birds eye view onto the 3D model.



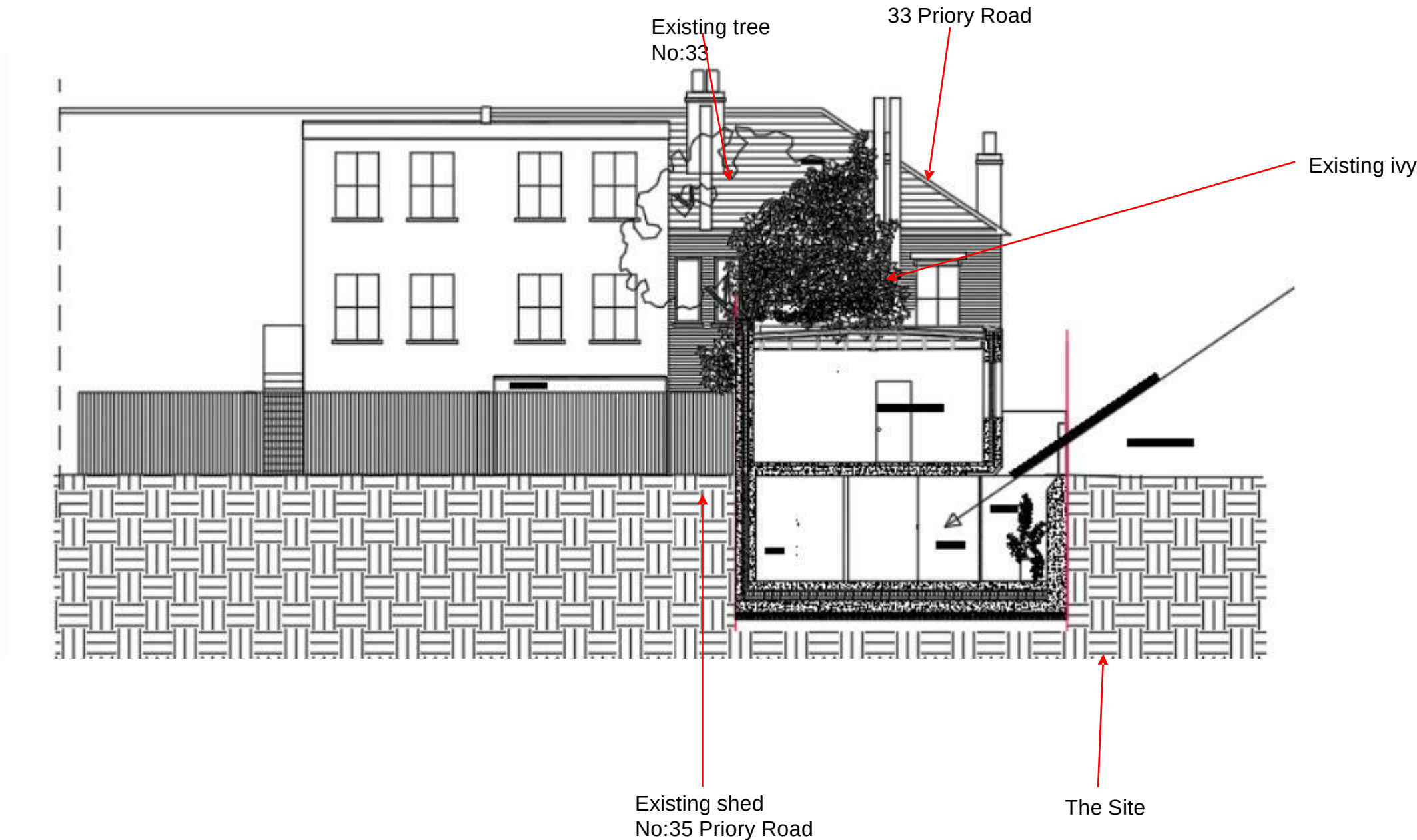
5.0 Existing and Proposed Drawings - Front Elevations - Continued



Front railing identical Ashford Avenue.
Variegated red brick to match 33 Priory.
Black door to match 33 Priory.



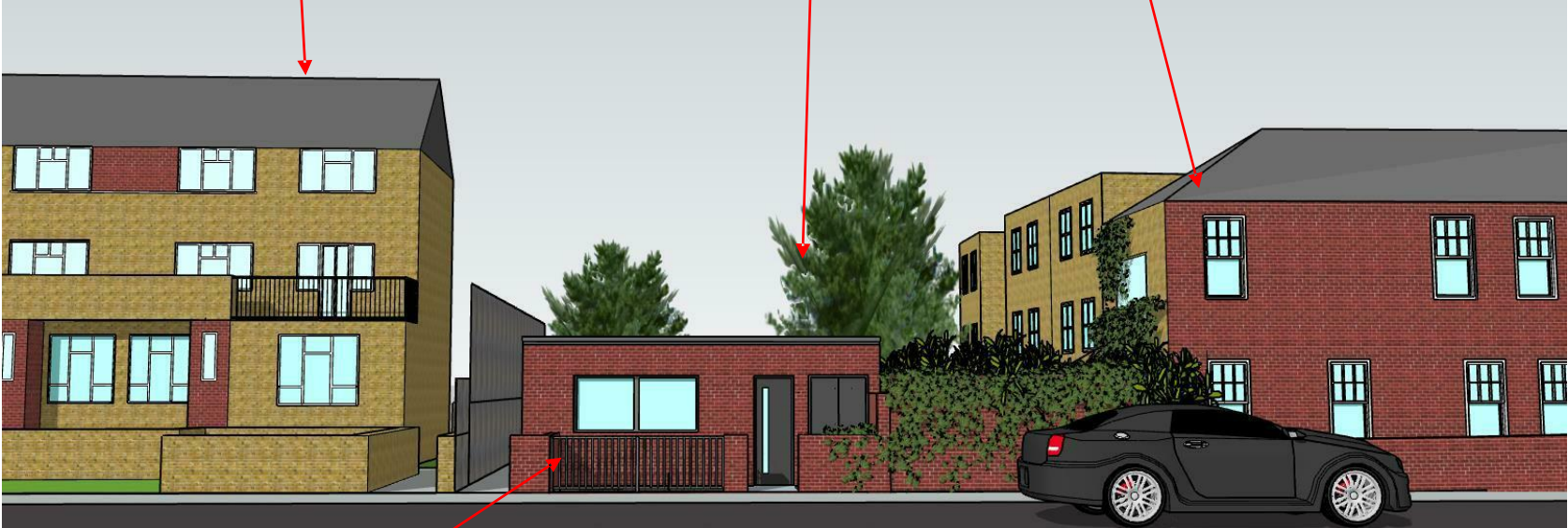
5.0 Proposed cross section - Continued



6.0 3D Model Scenes of proposal

Scene 1
Ashford Avenue

No:33 existing tree
No:33



Existing fence
Scene 2



Front railing identical Ashford Avenue.
Variegated red brick to match 33 Priory.
Black door to match 33 Priory.

Ashford Avenue



Existing greenery No:33

Scene 3



Existing tree

Existing greenery
No:33

Ashford Avenue

Scene 4

6.0 Design Proposal *Continued*

Examples indicating design intentions for the basement amenity area.
A basement area can provide a very pleasant outlook if imaginatively treated.



Green basement



Cadogan Square basement garden

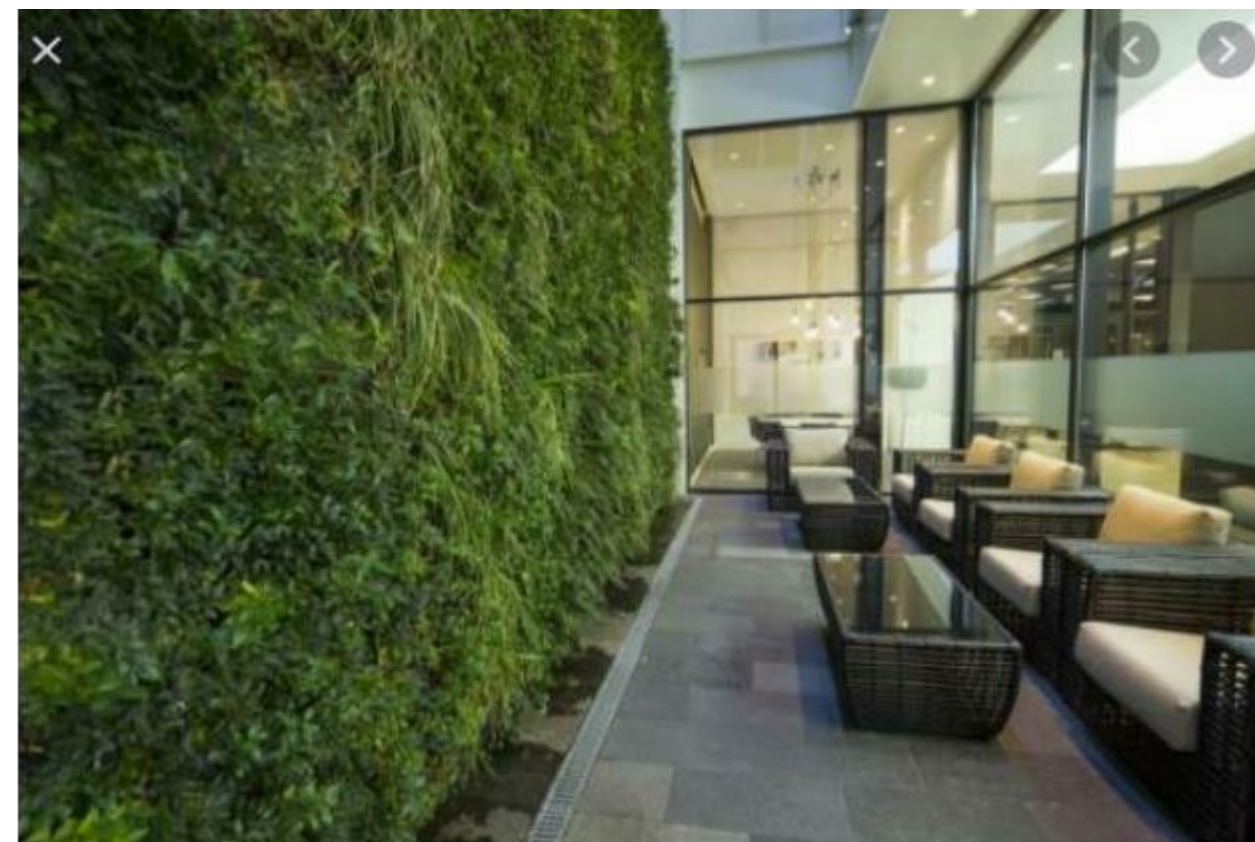
The outlook from the basement into the lower level garden can provide a very pleasant amenity as shown in all the illustrations on pages 14 and 15.

These lightwells are all of comparable depth to that shown in the proposal.

This amenity for will be accessible from the bedroom via a sliding door.



Lightwell imaginatively planted



7.0 Examples of similar buildings

Examples of buildings in the Hornsey area with similar approach as the new design proposal. No 30A Priory Road applied for planning application with Ref: HGY/2012/0887 for removal of existing covered veranda and timber store in rear garden; erection of single storey rear extension, enlargement of existing side extension and erection of new store in rear garden. The application was granted. Therefore similar to the 30A Priory Road the new proposal for 33 Priory Road will be extended to the pavement following the garage line and building line.

Also 38 Oakfield Avenue and 2E Hilfiend Avenue are extended to the pavement in the same way and have roof terraces .



2E Hillfield Avenue



2E Hillfield Avenue - ground floor extended to the pavement edge with 1st floor set back behind a balcony.



30 A Priory Road –showing occupation of site between higher buildings and extending to pavement edge.



38 Oakfield Road –Extended to Pavement Edge

8.00 Basement daylighting

The report is appended to this application and demonstrates the basement interior would exceed the recommended level of daylight and would therefore be adequately daylit.

9.0 Arboriculture report – appended to this application

10. Materials – clay facing bricks to be a close match to number 33 – possible examples illustrated below



Langport brick slips



Hastings Red Blend