



49 TWYFORD AVENUE

London N2 9NR

DESIGN AND ACCESS STATEMENT

Section 73 Application

2026

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1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

ISSUE SHEET

Description	Doc N.	Rev	Issue Date
Site Location, Site and Ownership			
LOCATION PLAN	A-P-020	G	16/02/2026
EX-PR SITE PLAN	A-P-025	G	16/02/2026
Plans			
EX-PR UNDERCROFT	A-P-099	G	16/02/2026
EX-PR GROUND FLOOR	A-P-100	G	16/02/2026
EX-PR 1st FLOOR	A-P-101	G	16/02/2026
Elevations & Sections			
EX-PR TWYFORD AVENUE ELEVATION	A-P-201	G	16/02/2026
EX-PR RINGWOOD ELEVATION	A-P-202	G	16/02/2026
EX-PR RINGWOOD ELEVATION (EXTERNAL WALLS)	A-P-202.01	G	16/02/2026
EX-PR GARDEN ELEVATION	A-P-203	G	16/02/2026
EX-PR SECTION A	A-P-301	G	16/02/2026

2. Location & Site address

49 TWYFORD AVENUE, LONDON N2 9NR

London Borough of Haringey.



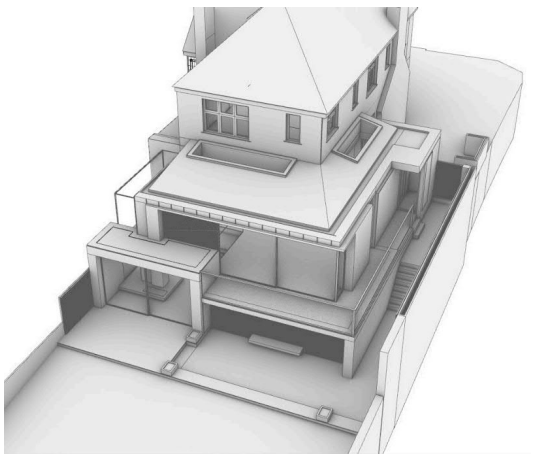
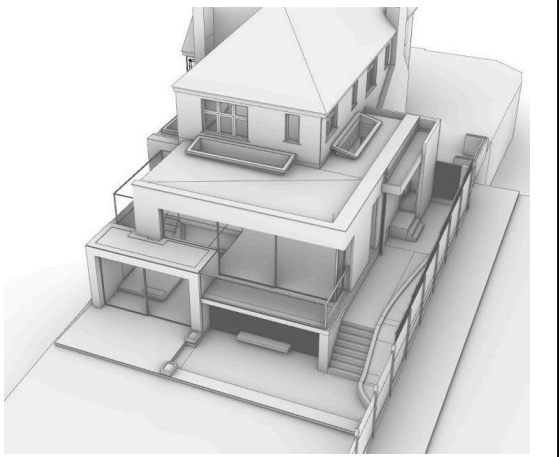
3. Preamble

- 3.1. This MMA Application is in relation to Planning Consent **HGY/2025/1322** to vary Condition 1 (Approved Plans).
- 3.2. The scheme is due to start imminently on site and it has undergone a further round of value engineering.
- 3.3. This Application follows a previous Application to vary/ discharge conditions attached to the previous Planning Consent HGY/2016/0758.

4. The Brief

- 4.1. As per the S73 in 2025, the Applicants are seeking further alterations to the planning consent HGY/2025/1322. The proposed value engineering of the consented proposal aims at further reducing expensive/ alien materials, ground movements, excavations/ disposals, retaining structures, foundation and structural works..
- 4.2. The proposed alterations in summary will:
 - (a)** Replace the extension metal roof with a flat roof. **(b)** The metal cladding to the elevations to be replaced with facing bricks. **(c)** Remove the extension side balcony to reduce the extent of the foundations and structural costs. **(d)** Relocate the external side stair away from the boundary to reduce excavation, structural, materials and labour costs. **(e)** Omit the construction of a new masonry wall to the Ringwood Avenue boundary to use traditional fences with tall shrubs for privacy, to reduce

the otherwise substantial excavations, foundation, materials and labour costs. This will also reduce the impact on the street and neighbors. The bin enclosure would also be built in slatted panels to conceal the bins for the same reasons. **(f)** The structural glazing link (to the neighboring property side) would be altered to provide frames to the obscured glass panes; the pane facing the neighboring property would be either substantially reduced or entirely replaced with a solid, to reduce costs and meet compliance with Approved Document B1 (non protected areas to boundaries).

	
<i>Axo of the Consented Scheme HGY/2025/1322</i>	<i>Axo of the Proposed flat roof, omitted side balcony, relocation of the external stair use of standard fencing / tall shrubs & ancillary amendments (post pre app consultation and S73 in 2025).</i>

5. Application and Proposal Outline

- 5.1. This is a Section 73 Application, to vary/remove the following conditions attached to the Planning Consent with reference HGY/2025/1322 as follows:
- 5.2. **Condition 1:** "The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.
- 5.3. This application seeks to **REMOVE** condition 1 because the approved set of drawings listed above requires to be entirely replaced by the new Consented VS Proposed Planning Set annexed to this statement & with sheet nrs: A-P-20[G], A-P-25[G], A-P-099[G], A-P-100[G], A-P-101[G], A-P-201[G], A-P-202[G], A-P-202.01[G], A-P-203[G], A-P-301[G], as submitted with this application and to be read in conjunction with this statement.

6. Previous Works & Planning History

The property is a semi detached house, not listed nor part of any conservation areas. As noted, full householder planning consent had been granted previously for this property and we seek some further amendments to the rear & side extension roof and materials, in addition to ancillary

alterations to reduce the construction costs. .

- HGY/2025/1322 49 Twyford Avenue, Hornsey, London, N2 9NR Proposal Variation of condition 2 (approved plans) and removal of condition 3 (privacy screens) attached to planning permission HGY/2016/0758 to amend the approved scheme to reduce rear excavation, reduce lower ground floor area, and add side porch extension. **[GRANTED]**

- HGY/2016/0758: Proposed rear ground floor level and basement level extension with the demolition of the existing rear conservatory and terrace. Other alterations to the original building include a new dormer window and extended porch over the main entrance. **[GRANTED]**

- HGY/2008/0144: Conversion of existing garages to form 1 x one bed self-contained flat. Alterations to roof. By previous owners [refused]

- HGY/1997/0664: Erection of ground floor side extension.. **[GRANTED]** by previous owners.

7. Pre Planning Consultation

- 7.1. HGY/2025/1322 followed a pre application consultation and the feedback provided (entirely followed) is reported below for reference.

8. Changes to rear extension, basement excavation and patio levels

- 8.1.1. Raising the overall level of the proposed new lower ground / patio areas and conversely reducing the depth and scale of the ground works &
- 8.1.2. The new habitable space to be formed at lower ground will be reduced by 55/60%
- Officer's Recommendations:
- 8.1.3. *The consented scheme includes a new partial basement located under a new ground floor extension, spanning across the width of the existing dwelling. Due to the existing raised internal ground floor level, the consented basement floor level is 1.3m below the rear garden level.*
- 8.1.4. *The proposal seeks to raise the new partial basement level by 1.2m and reduce the basement floor area. The partial basement level (lower ground floor level) would be reduced to approximately 4.8m width, sited adjacent to the eastern side boundary.*
- 8.1.5. *A low headroom undercroft and storage would be located underneath the western portion of the rear extension.*
- 8.1.6. *The proposal would retain the approved rear alignment of the rear extension on both the ground and basement levels.*
- 8.1.7. *The partial basement projection would be provided with a sedum roof with parapets. This roof has a height matching the consented brick balustrade of the ground floor patio.*
- 8.1.8. *The reduced scale of the basement excavation is welcome, generally retaining the existing garden levels.*
- 8.1.9. *The reduced bulk and scale of the revised rear extension is considered to be subservient to the host dwelling and is acceptable in principle.*
- 8.1.10. *The impacts upon the amenity of neighbouring properties is also acceptable in principle due to its matching height with consented brick balustrading.*
- 8.1.11. The proposed materials should be clarified, but the use of brick materials would be welcome.
- 8.1.12. [Architect Response Note: annotations on the updated drawings have been added clarifying that the materials as per the approved HGY/2016/0758 are not going to be changed, including the use of bricks. It is also noted for clarity, that the sedum roof will only be

accessed sporadically for cleaning/maintenance and not for recreational purposes. Therefore the roof edge parapets will not be provided with balustrade/ handrails].

8.1.13. .../... Section drawings showing existing/proposed levels should be submitted to facilitate the assessment of the application.

8.1.14. [Architect Response Note: consented and proposed levels have been added to sheets: A-P 099, A-P-100, A-P-101, A-P-202, A-P-203. Street Elevation A-P 202.01 and Section A-P-301 have been added to the set with the associated annotations, dimensions and comments].

8.2. Side porch extension

8.2.1. The proposal includes: a side porch extension approximately 1.25m wide and 2.4m deep with a flat roof, on the Ringwood Avenue elevation.

8.2.2. The side entry gate would be fenced off. The door to the new porch would face the rear, opening out to the balcony and stairs down to the side passageway.

Officer's Recommendations:

8.2.3. The side porch extension would be recessed from the front elevation of the dwelling by more than 7m. It is encouraged to add planting in the front garden to provide soft screening to the extension.

8.2.4. [Architect Response Note: indicative provision of soft screening has been added in addition to the boundaries consented heights as per the approved HGY/2016/0758].

8.2.5. On this basis, the size, scale and siting of the side extension would not dominate the dwelling when viewed from both Twyford Avenue and Ringwood Avenue.

8.2.6. The proposed window to the front elevation of the side extension (living room) does not relate well to the existing proportions of the host dwelling. An alternative window design relating to proportions of the existing front glazing should be considered.

8.2.7. [Architect Response Note: the new window to the front elevation has been amended to align with the outlook of the Twyford Avenue windows' style].

8.2.8. The proposed materials should be clarified, but the use of brick materials for the side extension would be welcome.

8.2.9. [Architect Response Note: annotations on the updated drawings have been added clarifying that the materials as per the approved HGY/2016/0758 are not going to be changed, including the use of bricks].

8.2.10. Bin storage details would need to be confirmed – i.e. if bin storage is to remain on the Ringwood Avenue elevation or would be relocated. Plans should show the location of the bin storage.

8.2.11. [Architect Response Note: proposed bin storage has been shown on the relevant drawings (A-P-025, A-P-100, A-P-101, A-P-201, A-P-202, A-P-201.01). The bins will be hidden by a circa 1.2m high parapet wall with plant edgings.

9. Planning Policies

9.1. Haringey's Planning department must assess any proposed development in accordance with its development Plan. Key Planning Policies and guidance have been taken into consideration while developing the proposed design for the site. A summary of these is below. The Development Plan for the site comprises the current London Plan and the New London Plan, Haringey's Supplementary Planning Documents (SPDs) policies:

9.2. SP11: Quality Design (was UD4): "Any proposals for developments and alterations or extensions, which require planning permission .../... , will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often interrelated, elements should be addressed in a positive way: a) urban grain and enclosure; b) building lines; c) form, rhythm and massing; d) layout; e) height and scale; f) landform, soft and hard landscape, trees and

biodiversity; g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall); h) architectural style, detailing and materials; i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas; .../...".

- 9.3. Other documents taken into account are: London Plan (2021) Policy D3(5)(6)(7)(11)(12), Local Plan (2017) SP11, SPG1a Design Guidance, DM Policy (2017) DM1 (Delivering high quality design), DM12 (Housing Design and Quality).

9.4. Character

The proposed works would not alter the overall character of the dwelling which will remain one family home.

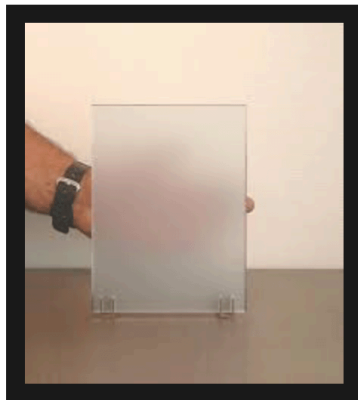
9.5. Materiality

The metal cladding elements associated with HGY/2025/1322 will be replaced with new facing bricks to rear and side, matching the existing to the Twyford Avenue side (main elevation)

9.6. Amenity and Adjoining Owners

It is submitted that the proposed alterations will not adversely impact the neighbors as all has been designed to fit within the maximum consented heights especially in proximity of adjoining neighbors.

Note: Non-transparent glass will be maintained to the glass enclosure over the new internal stairs leading to the lower ground floor. See example below to discharge the following item in the same condition.



9.7. Accessibility/ Site

The existing basis of access to the dwelling will not be changed by the proposal. The building works would be easily accessed from Ringwood Avenue. There would be no permanent implications to waste collection or car parkings, whilst skips may be temporarily located nearby for the duration of the works.

9.8. Garden & Planning Areas

Garden areas will not be reduced from what was granted. It is submitted that the new changes to Ringwood Avenue will further benefit the landscaped areas.

9.9. Trees:

No existing trees would be affected by the proposed development.

9.10. Drainage.

The proposed reduction of excavation works, would avoid significant permanent or adverse alterations to the current rainwater waste management strategy.

9.11. Neighbouring Properties

The proposed changes will not have any negative impact on neighboring properties as all has been designed to fit within the consented heights.

9.12. Local Precedents

In addition to the planning consents that were referenced in the previous design and access statement associated with HGY/2016/0758 , we also submit that the current alterations proposed to the side extension would be in line with the scale of the side extension granted at the junction between Twyford Avenue and Beech Drive [HGY/2016/1646].



Left: view of the side portion of the wrap around side extension at the junction between Twyford Avenue and Beech Drive [HGY/2016/1646]

10. Conclusions

It is respectfully submitted to Haringey Planning that the relevant policies have been taken into account as well as the feedback received via the pre Planning Consultation as shown in this statement and associated drawings; that careful consideration has been taken so that the design proposed is of a form, materiality, quality and scale, sympathetic to the existing dwelling house and constitutes an enhancement to the same as well as to the surrounding area.

Dan Diana RIBA | Director & Founder | IQONICA | London 16th Feb 2025



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