

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of single storey first floor rear extensions across Nos. 7, 9 and 11 Wellington Road, London N15 6AS.

The proposal seeks to the existing bedrooms to each of the three residential properties through a consistent and modest rear extension.

Site and Surroundings

The application properties form part of a traditional residential terrace within an established urban context in the London Borough of Haringey. The surrounding area is characterised by two- and three-storey terraced dwellings with a varied pattern of rear projections and extensions.

Rear elevations within the terrace display a mix of original outriggers and subsequent additions, creating an established pattern of layered rear built form typical of Haringey's Victorian and Edwardian terraces.

The Proposal

The application proposes the erection of a single storey first floor rear extension to each of Nos. 7, 9 and 11.

Each extension would:

- Project 2.8 metres beyond the existing rear elevation;
- Have a maximum height of 2.7 metres;
- Be uniform in scale and appearance across all three properties;
- Be constructed in materials to match the existing host buildings.

The proposal results in a coherent and balanced addition to the rear of the terrace.

Policy Context

London Plan (2021)

The proposal complies with the following London Plan policies:

- **Policy D3** – Optimising Site Capacity through the Design-Led Approach
- **Policy D4** – Delivering Good Design
- **Policy D6** – Housing Quality and Standards

Policy D4 requires development to be of high-quality design that responds positively to local character and preserves amenity. The modest scale, matching materials and alignment with the established rear building line ensure compliance.

Policy D6 requires development to provide good quality accommodation and protect neighbouring amenity. The proposal enhances internal living conditions without giving rise to adverse impacts.

Haringey Local Plan

Strategic Policies (2017)

SP11 – Design

SP11 requires development to be of the highest standard of design, respecting the character of the area and safeguarding residential amenity. The proposal is proportionate, subservient and consistent with the established terrace form.

Development Management Policies (2017)

- **DM1** – Delivering High Quality Design
- **DM3** – Protecting Amenity

Policy DM1 requires development to relate positively to its surroundings in terms of scale, height, massing and materials. The proposed 2.8m projection and 2.7m height are modest and typical of rear additions within the borough.

Policy DM3 requires that development does not result in unacceptable harm to neighbouring amenity in terms of daylight, sunlight, outlook or sense of enclosure. Given the limited projection and height, and the established pattern of rear extensions within the terrace, the proposal would not cause material harm.

Design

Scale and Massing

The proposed extensions are modest additions that remain subordinate to the host buildings. The 2.8 metre depth and 2.7 metre height are proportionate and do not introduce excessive bulk.

The uniform approach across the three properties provides visual coherence and would preserve the character of the rear streetscene. There are also similar examples of consented first floor rear extension developments across properties on Clifton Gardens (HGY/2025/2358) and Craven Park Road.

Appearance and Materials

Materials will match the existing rear elevations, ensuring seamless integration. Fenestration will align with the architectural character of the host buildings.

The proposal preserves the established residential character of the area in accordance with London Plan Policy D4 and Local Plan Policy DM1.

Impact on Residential Amenity

The proposal complies with Haringey Policy DM3.

Due to the modest projection and height:

- There would be no unacceptable loss of daylight or sunlight to adjoining occupiers;
- No undue sense of enclosure would arise;
- No harmful overlooking would be introduced.

Access

The proposal does not alter access arrangements. Existing entrances and circulation routes remain unchanged.

As the works relate solely to upper floor rear additions, inclusive access arrangements are unaffected.

Conclusion

The proposed single storey first floor rear extensions at 7–11 Wellington Road represent modest, well-designed and policy-compliant additions.

The development:

- Responds positively to local character;
- Preserves neighbouring residential amenity;
- Is consistent with London Plan Policies D3, D4 and D6;
- Complies with Haringey Strategic Policies SP11 and SP12 and Development Management Policies DM1 and DM3.

The proposal is therefore considered acceptable in planning terms and respectfully expected to be recommended for approval.