

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in support of a full planning application for the conversion and reconfiguration of the existing property at 196 High Road, N15 4NP.

The proposal seeks to convert the existing arrangement of:

- 1 x 2-bedroom flat (ground floor)
- 1 x 1-bedroom flat (first floor)
- 1 x 1-bedroom flat (second floor)

into:

- 1 x 3-bedroom flat (basement and ground floor duplex)
- 1 x 1-bedroom flat (first floor)
- 1 x 1-bedroom flat (second floor)

In order to facilitate the improved internal layout and residential quality, the proposal includes modest and policy-compliant extensions.

The scheme was subject to pre-application advice under reference **PRE/2025/0365**, and the current submission has been amended to respond positively to the design, conservation, amenity, accommodation quality and transport matters raised.

Site and Surroundings

The site comprises a mid-terrace property located on High Road within an established urban residential context characterised by traditional Victorian and Edwardian buildings with rear projections and basement levels common along the terrace.

Rear extensions at ground, first and second floor levels are typical within the terrace, including at the adjoining property **198 High Road**, which establishes a clear built pattern in depth and height.

The property benefits from an existing basement and rear extensions. The site is highly accessible and well served by public transport, consistent with its High Road location.

Proposed Development

The proposal comprises:

Basement Works

- Enlargement of the existing rear basement through excavation of the middle section and one side in order to create a **full-width basement aligned with the existing basement footprint**.
- No extension beyond the established rear building line.
- Creation of a front lightwell to provide natural light and outlook to basement accommodation.

The basement enlargement remains within the envelope of the existing rear projection and does not extend beyond neighbouring rear building lines.

Ground Floor

- Infilling of part of the existing rear ground floor arrangement, measuring approximately **2.5m in depth and 3m in height**, matching the height of the existing rear extension.
- No additional projection beyond the established rear extension depth.

First and Second Floor

- Modest rear extensions at first and second floor level.
- Extensions align in depth and height with the existing rear extensions at **198 High Road**, thereby respecting the established terrace pattern and avoiding overdevelopment.

The external materials will match the existing building in terms of brickwork, fenestration proportions and detailing to ensure visual continuity.

Design and Appearance

Design Approach

The design approach is contextual and subservient. The proposal:

- Follows the established rear building line.
- Aligns with neighbouring extension depths and heights.

- Maintains the architectural hierarchy of the host building.
- Preserves the rhythm and proportions of the terrace.

There are no alterations to the principal front elevation other than the carefully designed basement lightwell, which is proportionate and sympathetic.

Policy Context

The proposal accords with:

- **London Plan Policy D3 (Optimising Site Capacity)** – Appropriate intensification within an urban context.
- **London Plan Policy D4 (Delivering Good Design)** – Contextual and well-considered design.
- **London Plan Policy D6 (Housing Quality and Standards)** – High quality internal accommodation.
- **Haringey Local Plan Policy SP11 (Design)** – Development responds positively to local character.
- **Haringey DM1 (Sustainable Design)** and **DM3 (Housing Standards)** – Good quality, policy-compliant residential accommodation.
- **Haringey DM12 (Basements)** – Basement enlargement within established footprint without undue impact.

The proposal responds directly to pre-application comments by reducing perceived bulk, aligning with neighbouring built form and ensuring high quality internal layouts.

Quality of Accommodation

The reconfiguration significantly improves the overall residential quality of the building:

- The 3-bedroom duplex benefits from dual-level accommodation, improved internal circulation and enhanced daylight via the front lightwell.
- All units are designed to meet or exceed nationally described space standards.
- Improved outlook and natural light are provided throughout.
- Functional and efficient layouts are achieved without overdevelopment.

The proposal delivers a better housing mix by introducing a family-sized 3-bedroom unit.

Impact on Neighbouring Amenity

The proposal has been carefully designed to avoid adverse impacts:

- Rear extensions align with No. 198 High Road and remain consistent with terrace character.
- No material increase in depth beyond neighbouring rear projections.
- No unacceptable loss of daylight, sunlight or outlook.
- Basement excavation remains within existing footprint and does not extend beneath neighbouring properties.

Given the urban context and established rear extension pattern, the development will not result in demonstrable harm to residential amenity.

Transport and Access

The site benefits from a highly accessible High Road location with excellent public transport connectivity.

The proposal does not increase the number of residential units and therefore does not materially intensify trip generation beyond the established lawful use.

The development accords with:

- **London Plan Policy T6 (Car Parking)**
- **Haringey SP7 (Transport)**

Cycle storage will be provided in accordance with policy requirements.

Access

The existing access arrangements are retained.

The ground floor entrance remains unchanged and continues to provide safe and legible access to the residential units. The basement lightwell is designed with appropriate guarding to ensure safety.

The development accords with inclusive design principles under:

London Plan Policy D5 (Inclusive Design).

Conclusion

The proposed conversion and modest extensions at 196 High Road:

- Deliver improved quality accommodation including a family-sized unit;
- Respect the established built form and terrace pattern;
- Avoid harm to neighbouring amenity;
- Comply with London Plan and Haringey Local Plan design and housing standards;
- Respond positively to pre-application advice.

The development represents sustainable and appropriate optimisation of an existing residential building in a highly accessible urban location and is respectfully submitted for approval.

