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Proposed Replacement Rear Extensions

15 Quernmore Road, Haringey, London N4

Ref : 2542

Design and Access Statement

1.0 Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of an existing rear extension at 15 Quernmore Road.

The proposal seeks to improve the internal layout and functionality of the dwelling while maintaining a design that is sympathetic to the character of the host property and surrounding area. The new construction will provide a more thermally efficient building and useable internal space.

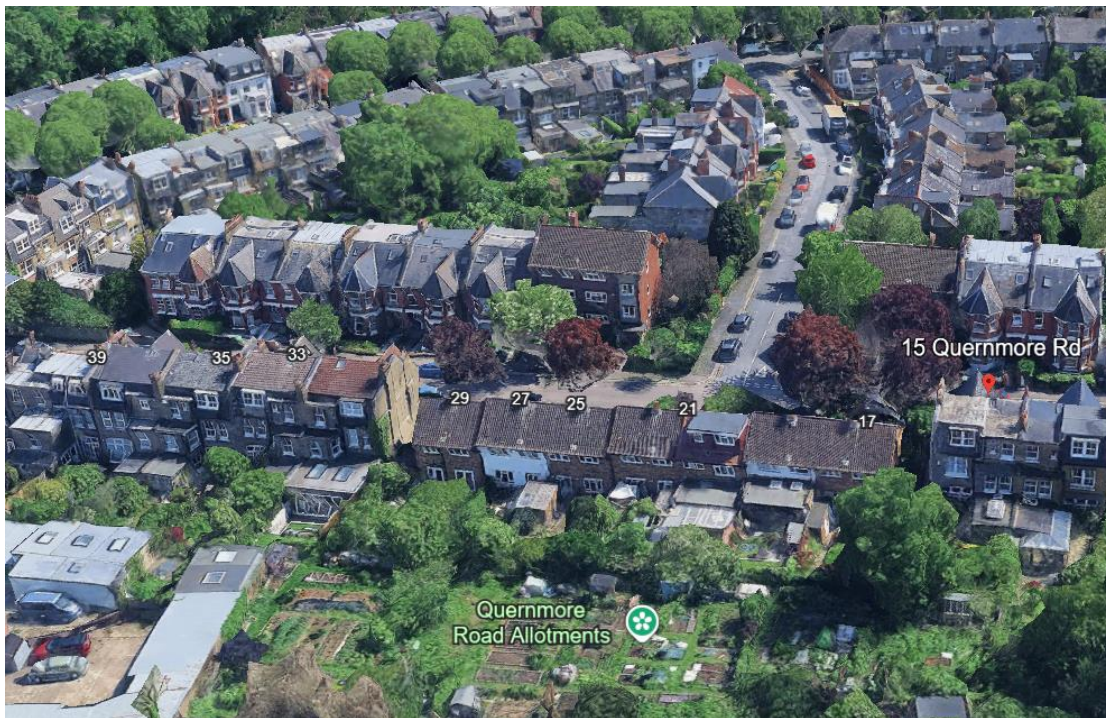
The existing property is a semi-detached three storey house built over a semi-basement. The property is located in the Stroud Green Conservation Area in the London Borough of Haringey.

The surrounding area is made up of a mix of Edwardian, Victorian and early 20th Century houses together with some more modern properties.

2.0 Site, surroundings and Context for the Proposal

The application site is situated on the north side of Quernmore Rd. The predominant building type is semi-detached and terraced houses. The older houses are predominately three to four storeys in height and typical of the historical style common to the conservation area. (Stroud Green).

The proposed extension is a replacement of an existing rear addition, historically added to the building. The appearance and style of extension is in keeping with the existing construction and the rear extensions that are evident to many of the other houses in the road, especially the older houses. It will also retain the same context in relation to the rear addition at the neighbouring property at No.13 Quernmore road, ***See Photographs 1,2 & 3.***



Photograph 1
showing rear extensions to properties along the road.

3.0 Design and appearance.

The new replacement extension will be identical in length and projection outward from the back of the main house, as is existing. The width of the new extension is slightly larger than the current construction. This is to allow for the thicker external walls, needed to accommodate insulation, whilst keeping the internal floor area similar. ***See Photographs 2 & 3.***

The design of the extension is simple and contemporary whilst remaining sympathetic to the host property. The new extension will be constructed with brickwork faced masonry walls built in a brick type that will match the existing. The new windows will also be similar in appearance to those currently in place.

The roof will be constructed as a flat roof, with a gentle fall, similar to the existing. As previously mentioned the new roof lights will be flat glass roof lights which upstand from the top of the roof slightly.

The height of the new extension up to eaves and parapet level, will be similar to the existing rear addition. The lantern style roof light is to be replaced with a shorter flat glass top roof light which will result in a reduction in the overall height of the building.

The extension has been designed to remain clearly subordinate to the host building and to respect the established form and character of the surrounding residential properties. The scale and proportions of the extension are typical of rear extensions found throughout the locality and are considered appropriate within the context of the host property and neighbouring buildings. They are also very similar to what is currently existing.

The extension would project modestly from the rear elevation and would remain limited in height to ensure that it does not appear visually dominant when viewed from neighbouring properties or the surrounding area.

The proposed materials will be selected to complement the existing building. The external walls will be constructed in brick faced masonry to match the existing brickwork. The glazing elements incorporated to provide natural light to the internal accommodation and will be of an appearance and style to match those existing. The design approach ensures that the extension reads as a sympathetic addition to the host building rather than a dominant alteration.

Overall, the proposal represents a modest and well-considered form of development that respects the character of the existing dwelling and surrounding area.



Photograph 2
Showing the existing rear addition to 15 Quernmore Road.

4.0 Impact

The proposed extension is located to the rear of the property and will therefore have limited visibility from the public realm. The scale, form and materials of the extension ensure that the proposal will preserve the character and appearance of the surrounding area and conservation area.

The volume, mass and prominence of the new extension will be very similar to that which is being replaced. The overall prominence of the property as a whole, will be largely unchanged. The extension is at the rear and is similar to what is existing.

The scale, form and materials of the extension have been designed to ensure that the development preserves the character and appearance of the conservation area. Rear extensions of a similar scale and form are a common feature within the surrounding area and the proposal would not detract from the architectural or historic significance of the conservation area.

The development is therefore considered to preserve the character and appearance of the conservation area in accordance with local planning policy.

The proposed extension has been designed to ensure that there would be no unacceptable impacts on neighbouring residential amenity. The extension remains single storey in height and its projection has been carefully considered to avoid creating an overbearing impact or loss of outlook to adjoining properties.

Given the modest scale of the extension and its position to the rear of the property, the similar size and mass to the existing extension, it can be seen that the proposals will not result in unacceptable overlooking, loss of privacy or harmful overshadowing of neighbouring properties, and that the current status quo, will be largely unchanged.



Photograph 3

Showing the existing rear addition to 15 and 13 Quernmore Road

5.0 Policy Context

The proposed development accords with the relevant policies of the National Planning Policy Framework, the London Plan, and the adopted development plan for the London Borough of Haringey. In particular, the proposal complies with Policies DM1, DM2, DM9 and DM12 of the Haringey Development Management Development Plan Document and Policy SP11 of the Haringey Local Plan Strategic Policies.

6.0 Conclusion

The proposed development represents a modest and well-designed extension that respects the character of the host property and surrounding area.

The proposal would not result in harm to neighbouring residential amenity and would preserve the character and appearance of the conservation area.

The development is therefore considered to comply with the development plan when read as a whole and planning permission is respectfully requested.