

DESIGN & ACCESS STATEMENT

Site address

2 Caversham Road, London, N15 3QP

Proposal Description

Subdivision of land and construction of a two-bedroom dwelling to the rear of 2 Caversham Road, London, N15 3QP



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1.0 Introduction

This Design and Access Statement has been prepared to support a full planning application for the **subdivision of the existing residential plot at 2 Caversham Road and the construction of a new two-bedroom dwelling within the rear garden area.**

The proposal has been carefully designed to ensure that the development integrates sensitively with the surrounding built environment while delivering an additional high-quality residential dwelling within a sustainable urban location. The scheme seeks to make efficient use of land while respecting the established character and spatial pattern of the surrounding area.

The proposed development involves the subdivision of the existing residential curtilage to facilitate the construction of a two-bedroom single dwelling positioned to the rear of the site. In order to accommodate the new development and improve the spatial arrangement of the site, the scheme also includes the demolition of the later-added side extension to the existing property, which currently forms a narrow access corridor. The removal of this structure allows for the restoration of the original side access arrangement, improving circulation to the rear garden area.

The proposal also incorporates the provision of secure cycle storage and refuse storage facilities to ensure that the development meets current residential and sustainability standards. In addition, high-quality landscaping improvements are proposed at the entrance to the site, enhancing the visual quality of the access point and contributing positively to the overall streetscape.

The scheme has been designed with careful consideration given to the surrounding context and neighbouring properties. As such, the development seeks to achieve minimal visual impact, ensuring that the new dwelling sits comfortably within the existing urban grain. Particular attention has been given to the protection of neighbouring residential amenity through the careful positioning of the building and the design of openings.

Overall, the proposal aims to deliver a high-quality architectural design that contributes positively to the local built environment while supporting sustainable development in accordance with national and local planning policy.

2.0 Setting: Site Context and Surroundings



The application site is located at 2 Caversham Road within the London Borough of Haringey. The site forms part of a predominantly residential neighbourhood characterised by a mix of terraced and semi-detached dwellings. The surrounding area follows a typical suburban pattern where properties front directly onto the street with private rear gardens extending behind the main building line. Within these rear garden areas, a variety of small outbuildings and ancillary garden structures can be found, which are typical of established residential plots within the locality.

The wider urban context demonstrates a traditional linear urban grain, with dwellings arranged along the street frontage and private amenity spaces extending to the rear of the properties. This pattern of development is consistent along Caversham Road and the surrounding residential streets, creating a coherent and established residential character. The arrangement of buildings and garden plots reflects the historic development pattern of the area and contributes to the overall spatial structure of the neighbourhood.

The site benefits from a highly sustainable urban location, with convenient access to a range of local services and amenities located within the surrounding area. In addition, the site is served by public transport connections, providing residents with accessible links to the wider area and contributing to reduced reliance on private vehicles. The presence of established residential infrastructure further reinforces the suitability of the site for residential use.

At present, the site comprises a two-storey residential dwelling fronting Caversham Road, with a private rear garden extending eastwards from the main building. The property also includes a later-constructed side-to-rear extension which forms a narrow access corridor between the dwelling and the site boundary, providing access to the rear garden area.

The submitted drawings accompanying this application illustrate the existing arrangement of the site, including the current residential dwelling and the configuration of the rear garden area.

3.0 Existing Site



The application site which relates to 2 Caversham Road, London, N15 3QP, comprises an end-of-terrace two-storey residential dwelling located within a predominantly residential street in the London Borough of Haringey. The property forms part of a traditional row of late Victorian / early twentieth century terraced houses which are characteristic of the wider neighbourhood. These properties are typically constructed in brick with pitched roof forms and modest front garden areas set behind low boundary walls.

The existing dwelling is arranged over two storeys and currently provides three bedrooms at first floor level, with the living, dining and kitchen accommodation located at ground floor level, together with a bathroom serving the property. The internal arrangement reflects the typical layout of properties of this period, where the principal living spaces are positioned on the ground floor with sleeping accommodation located above. The property benefits from both a front garden facing Caversham Road and a rear garden extending behind the dwelling, providing private external amenity space.

Planning permission was previously granted under reference HGY/2002/1540 for the retention of a single-storey side and rear extension. The existing side extension currently forms the main entrance to the dwelling, consisting of a



long corridor running along the side of the property which leads through to the rear extension that accommodates the kitchen.

Alongside this extension, there remains a narrow strip of garden land positioned between the side extension and the boundary wall, which currently forms the access to the rear garden area.

As part of the current proposal, the single-storey side extension is proposed to be demolished. Its removal will allow the reinstatement of a more traditional side access arrangement and significantly improve access to the rear portion of the site.

14 Caversham Road

Importantly, this approach reflects the original layout of the terrace. No. 14 Caversham Road, which is the end-of-terrace property located on the same side of the street, retains a similar side access arrangement that provides entry into the property via a side facing door. This illustrates the likely original form of the terrace prior to later additions.

The proposed demolition therefore not only facilitates access to the rear development site but also restores a layout that is consistent with the established pattern of development along Caversham Road. In this respect, the proposal represents a positive intervention that improves the functionality of the site while reinforcing the traditional spatial arrangement of the terrace.



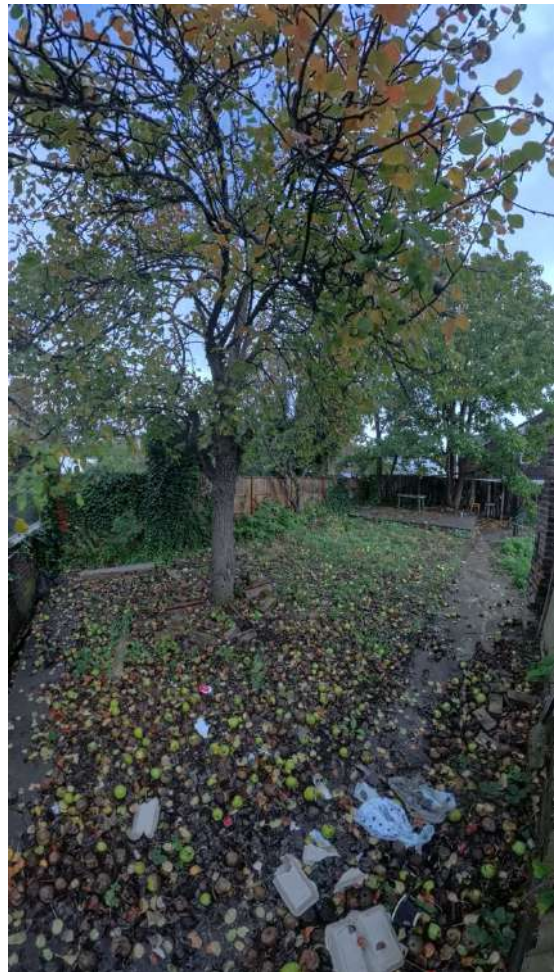
Architecturally, the property retains characteristics typical of the surrounding terrace, including London stock brickwork, pitched roof forms and modest domestic proportions, which contribute positively to the established character of Caversham Road. The frontage is enclosed by a low brick boundary wall with a gated entrance and a paved pathway leading to the front door, consistent with the appearance of neighbouring properties along the street.

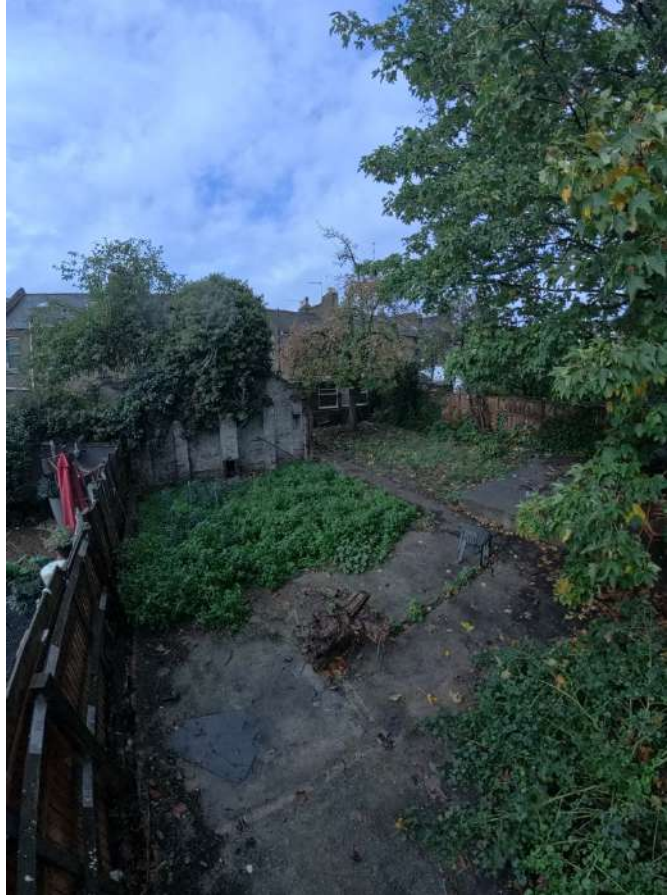
At present, the property is vacant and in a generally poor state of repair, with visible signs of deterioration both internally and externally. The dwelling is therefore awaiting refurbishment and improvement works in order to bring it back into active residential use. Despite its current condition, the property remains representative of the surrounding housing stock and continues to contribute to the established residential character of the street.

Overall, the site represents a typical residential plot with an existing dwelling positioned along the street frontage and a rear garden extending behind, reflecting the prevailing development pattern found along Caversham Road and within the wider area.

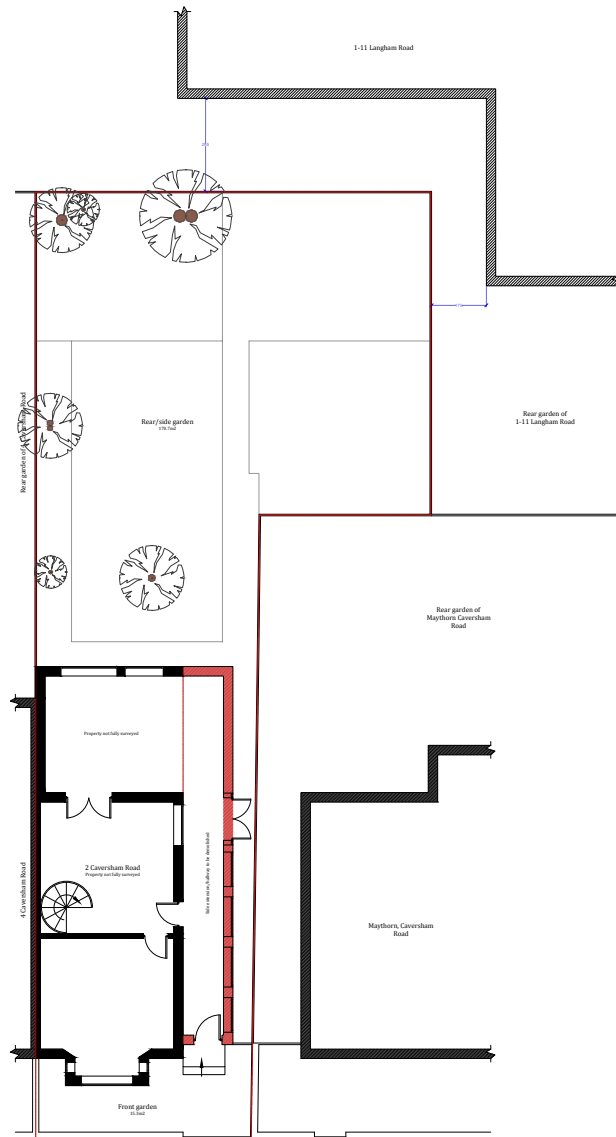
3.1 Site Photographs



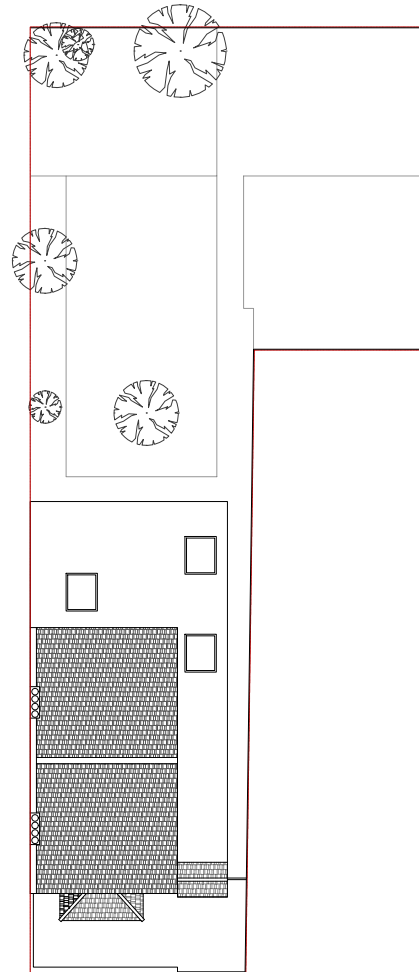




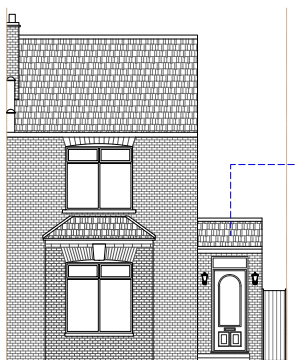
3.2 Existing Drawings



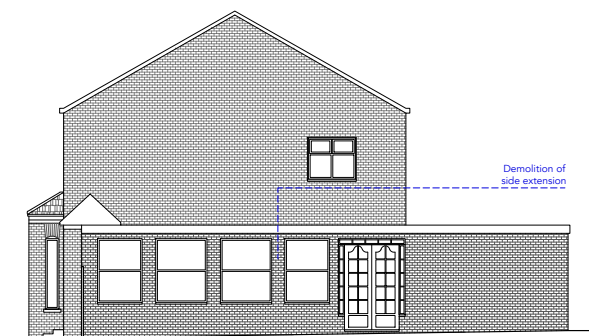
Existing ground floor plan in context
Scale 1:100



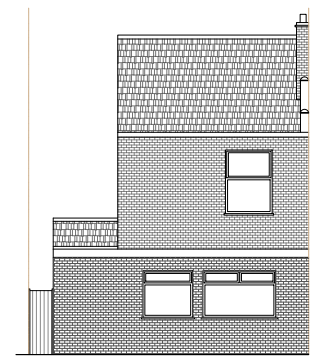
Existing roof plan
Scale 1:100



Existing front elevation
Scale 1:100

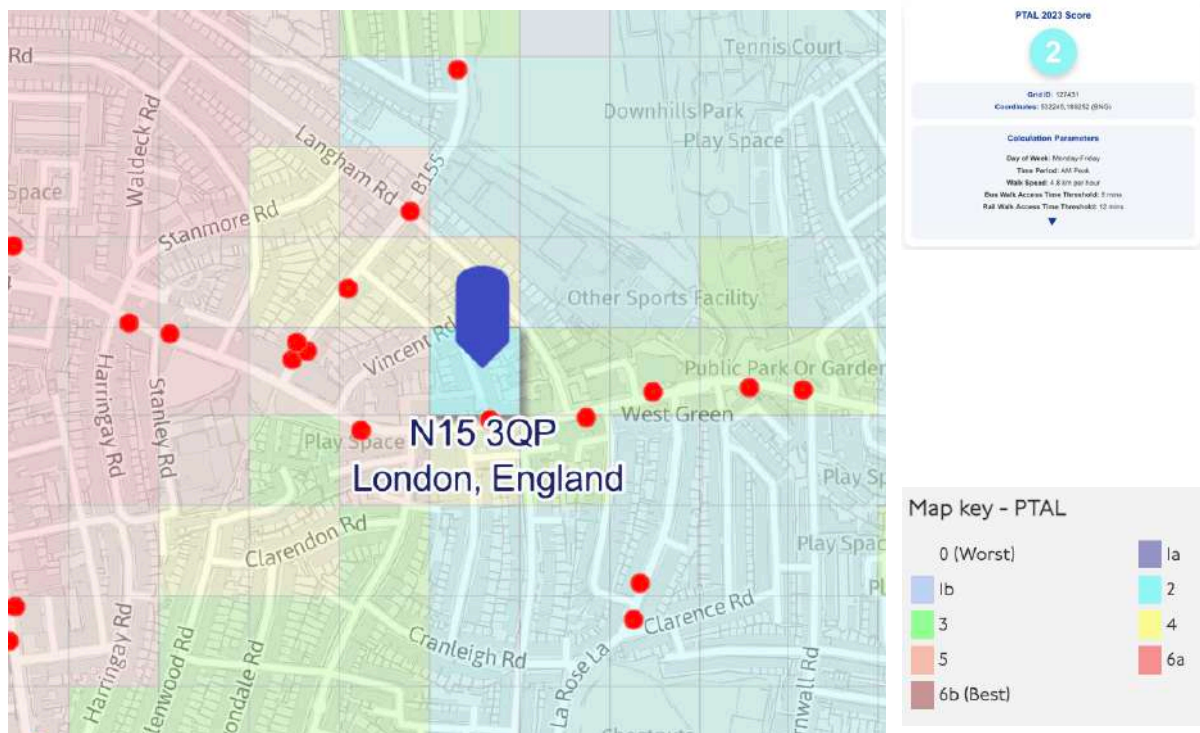


Existing side elevation
Scale 1:100



Existing rear elevation
Scale 1:100

3.3 PTAL Rating



Public Transport Accessibility Level (PTAL) is a measure used across London to assess how well a particular location is served by public transport. PTAL scores range from 0 to 6b, where 0 represents very limited accessibility and 6b represents excellent accessibility. The score is calculated based on several factors including the distance to nearby bus stops and rail stations, the frequency of services, and the overall connectivity of the transport network within walking distance of the site.

The application site at 2 Caversham Road, London, N15 3QP has a PTAL rating of 2, indicating that the site has reasonable access to public transport services. While not located within one of London's highest accessibility areas, the site nevertheless benefits from a number of nearby bus routes that provide connections to surrounding neighbourhoods and wider transport interchanges.

The closest bus services are located approximately 157 metres from the site at the West Green Primary School stop, which provides access to routes 41, 67 and 230, alongside additional services such as W4 and 341 within reasonable walking distance. These routes connect the area to surrounding transport hubs, town centres, and Underground stations, providing residents with practical and convenient travel options.

Despite the moderate PTAL score, the site remains well positioned within an established urban neighbourhood where daily amenities, services, and transport options are available within a walkable distance. This level of accessibility still provides several benefits:

- 1. Good Local Connectivity**
The nearby bus routes provide direct links to surrounding town centres and wider public transport networks, enabling residents to travel efficiently across the local area and into Central London.
- 2. Opportunities for Sustainable Travel**
The proximity of bus stops within a short walking distance encourages the use of public transport rather than reliance on private vehicles, supporting more sustainable travel behaviour.
- 3. Support for Low Car Dependency Development**
Developments in locations with moderate public transport accessibility can still operate effectively with reduced reliance on private car use, particularly where essential services, employment areas, and amenities are located within the surrounding neighbourhood.

4. Integration within an Established Urban Area

The site benefits from being situated within an existing residential area with a well-established street network and transport infrastructure, enabling convenient movement for pedestrians, cyclists, and public transport users.

Overall, the PTAL rating of 2 demonstrates that the site has adequate public transport accessibility suitable for residential development, with several bus routes located within close walking distance that provide connections to the wider London transport network.

4.0 Planning Policy Context

The proposed development has been formulated having full regard to the relevant national, regional and local planning policy framework.

At the national level, the proposal accords with the objectives of the National Planning Policy Framework (NPPF), which seeks to promote sustainable development through the efficient use of land within accessible and established residential areas. The NPPF places significant emphasis on boosting the supply of housing, making effective use of previously developed or under-utilised land, and achieving well-designed places that respond positively to their local context. In particular, the framework encourages development that optimises the potential of urban sites while ensuring that new buildings respect the character of the surrounding area and provide high quality living environments for future occupants.

The proposal responds positively to these objectives by introducing an additional dwelling within an existing residential site. The scheme makes efficient use of previously under-utilised garden land while ensuring that the scale, form and design of the development remain appropriate to the character of the surrounding residential environment. Through careful design, the proposal seeks to deliver a high standard of residential accommodation whilst maintaining compatibility with neighbouring properties.

At the strategic level, the proposal is consistent with the spatial and design objectives of the London Plan. In particular, the development aligns with Policy D3 – Optimising Site Capacity Through the Design-Led Approach, which promotes a design-led process that carefully considers the context, character and capacity of a site when determining appropriate development. The proposed scheme has been developed with careful consideration of the site's surrounding context, ensuring that the scale, layout and architectural form respond sensitively to the existing pattern of development within the area whilst making efficient use of the available land.

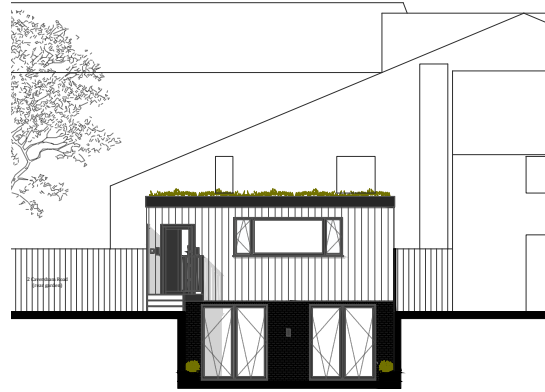
The proposal also accords with Policy D6 – Housing Quality and Standards, which requires residential development to deliver high quality internal layouts, adequate levels of daylight and sunlight, and functional living environments. The design of the proposed dwelling has therefore been carefully considered to ensure that the internal arrangement of rooms provides comfortable, practical and well-proportioned living spaces. The orientation and placement of windows have been designed to maximise natural light and create a high-quality living environment for future occupants.

At the local level, the proposal also aligns with the policies of the Haringey Local Plan, which seek to ensure that new development achieves a high standard of design whilst protecting residential amenity and contributing positively to the borough's housing supply. The scheme has been designed to respect the character of the surrounding residential area and ensure that the amenity of neighbouring properties is not adversely affected. In addition, the proposal seeks to enhance the visual appearance of the site through a well-considered architectural approach while delivering a high standard of residential accommodation.

Overall, the proposed development represents an appropriate and policy-compliant form of residential development that makes effective use of land within an established urban setting. The scheme has been carefully designed to respond to its context, protect neighbouring amenity and deliver high quality living accommodation in accordance with national, regional and local planning policy objectives.

5.0 Proposed scheme

The design approach for the proposed development has been carefully considered in order to respond positively to the site's context, surrounding residential character and planning policy objectives. The scheme has been guided by a number of key design principles which aim to minimise the visual impact of the development within the rear garden environment, introduce a contemporary architectural form that reads as a lightweight garden structure, safeguard the privacy and residential amenity of neighbouring properties, and incorporate sustainable design features that enhance the environmental performance of the building.



The new dwelling has therefore been deliberately imagined as a high-quality garden outbuilding, with a modest scale and restrained architectural expression that allows the building to sit comfortably within the surrounding residential setting. Rather than appearing as a dominant structure within the garden environment, the building has been designed to integrate sensitively into its context, ensuring that the character of the surrounding area is preserved while making effective use of the available land.

The maximum height of the proposed structure is approximately 3.3 metres above floor level, which is comparable to many garden outbuildings typically found within residential gardens. By maintaining a restrained height and low-profile form, the perceived visual mass of the development is significantly reduced. This ensures that the proposal does not appear overbearing when viewed from neighbouring properties and maintains an appropriate relationship with surrounding dwellings and garden spaces.

Through this carefully controlled scale and form, the proposal successfully balances the delivery of an additional dwelling with the need to respect the established residential character of the area.

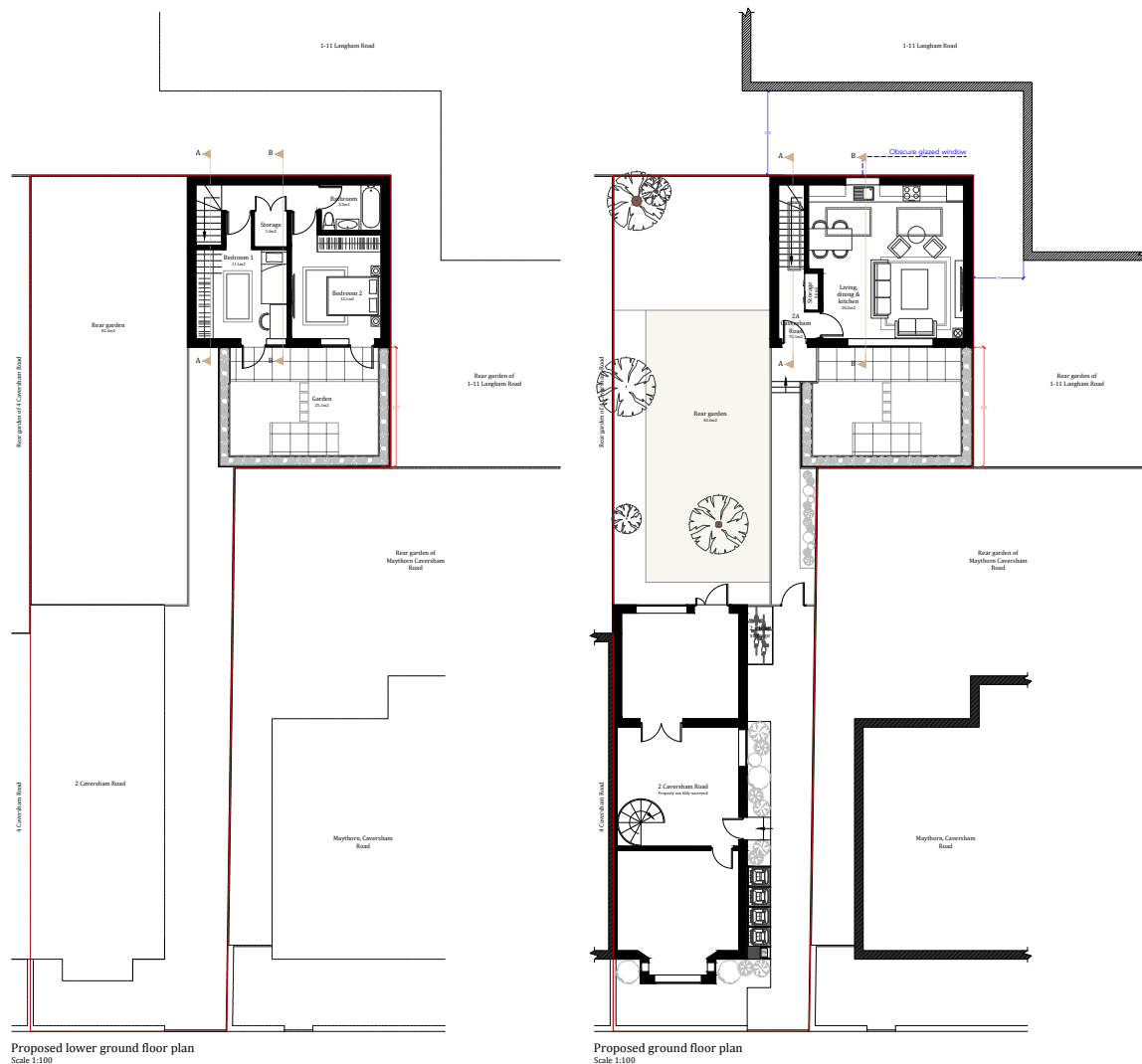
5.1 Layout

The layout of the development has been carefully arranged to optimise the efficient use of the site while maintaining appropriate separation distances from neighbouring boundaries and properties. This approach ensures that the development integrates comfortably within the existing residential pattern while safeguarding neighbouring amenity.

The new dwelling is positioned toward the rear of the plot, allowing the building to sit discreetly within the garden setting while maintaining clear spatial separation from the host dwelling and adjacent properties. This arrangement helps to minimise visual intrusion and ensures that the development does not appear cramped or overdeveloped.

A private garden area is provided for the new dwelling, ensuring that future occupants benefit from adequate outdoor amenity space. Providing dedicated private garden space is an important element of high-quality residential design and contributes positively to the overall liveability and sustainability of the development.

The scheme also incorporates purpose-designed refuse and cycle storage facilities located close to the site entrance. The positioning of these facilities ensures that waste collection can occur efficiently without requiring refuse to be transported through residential living areas, while secure cycle storage encourages more sustainable modes of transport in accordance with London Plan objectives.



The internal layout of the new dwelling has been designed across two levels in order to maximise the efficient use of the site while maintaining a modest external building height.

The lower ground level accommodates two bedrooms, a bathroom and associated storage spaces. Locating the sleeping accommodation on the lower level creates a quieter and more private internal environment, separated from the more active living spaces above. This arrangement also contributes to reducing the overall visual height of the building when viewed externally.

5.2 Demolition and Restoration of Existing Dwelling

In order to facilitate the proposed development, the existing side extension attached to the main dwelling will be removed. This element of the building has been constructed as a later addition and does not form part of the original architectural composition of the property.

The removal of this extension provides an opportunity to restore the dwelling closer to its original form while reinstating the traditional side access arrangement that historically served the property. This reinstatement is consistent with the layout of many neighbouring properties along Caversham Road.

No. 14 Caversham Road, located on the same side of the street, retains the side entrance arrangement which reflects the original architectural pattern of development within the area. Restoring this feature therefore reinforces the established character of the street and improves the architectural coherence of the site.

5.3 Scale and Massing

The scale and massing of the proposed dwelling have been deliberately kept modest to ensure that the development integrates appropriately within the surrounding residential environment.

The building has been designed as a single-storey structure above ground level, with the lower ground floor partially set below the existing ground level. This approach significantly reduces the apparent height and visual prominence of the building when viewed from neighbouring properties and surrounding gardens.

By partially embedding the building into the ground, the development achieves a reduced apparent mass and improved visual integration within the garden environment. This design strategy ensures that the proposal does not dominate the surrounding open space and maintains the spacious character of the rear garden setting.

5.4 Architectural Design

The architectural design adopts a contemporary yet restrained approach that prioritises visual integration with the surrounding landscape.

The building is composed of two primary architectural elements which help break down the scale of the structure and reduce its perceived mass.

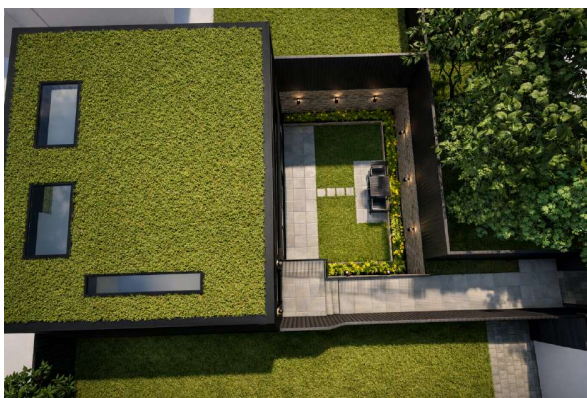
The lower ground level is constructed using dark grey brickwork, creating a visually recessive base that sits subtly within the ground level. The darker tone allows the structure to blend with surrounding shadow lines and landscape elements, reducing the visual prominence of the building.

Above this, the upper level is finished in vertical timber cladding. This material has been selected for its ability to create a lightweight architectural appearance while reflecting materials commonly associated with garden structures and pavilions. The natural warmth of the timber contributes to a softer visual character and enhances the building's integration with the surrounding garden environment.

The vertical orientation of the cladding further emphasises the slender proportions of the building, helping the structure appear lighter and more refined.

Together, these materials create a clear architectural hierarchy in which the darker base recedes visually while the lighter upper structure sits gently within the landscape.

5.5 Green Roof



A green roof has been incorporated into the design as an important environmental and visual feature.

When viewed from surrounding upper floor windows or neighbouring properties, the green roof allows the development to blend seamlessly with the surrounding garden landscape. Rather than presenting a visible roof structure, the building appears as a natural extension of the garden environment, which significantly reduces its visual impact.

In addition to its visual benefits, the green roof also provides a number of environmental advantages. These include improved biodiversity through the introduction of additional planting, enhanced rainwater attenuation which supports sustainable drainage

objectives, a reduction in the urban heat island effect, and improved thermal insulation performance for the building.

These benefits align with wider sustainability objectives promoted by both the London Plan and local planning policies.

5.6 Residential Amenity

Protecting the amenity of neighbouring properties has been a key design consideration throughout the development process.

The scheme has been carefully designed to ensure that the proposal does not result in unacceptable overlooking, loss of privacy or visual intrusion. This has been achieved through the careful positioning of windows, the use of obscure glazing where necessary, the controlled height of the building, and the maintenance of appropriate separation distances from neighbouring boundaries.

Where windows face towards neighbouring properties, obscure glazing has been incorporated to prevent direct overlooking while still allowing natural light to enter the internal spaces. This ensures that both neighbouring residents and future occupants benefit from appropriate levels of privacy.

5.7 Daylight and Sunlight

A detailed Daylight and Sunlight Assessment has been undertaken to evaluate the potential impact of the proposed development on surrounding properties and internal living spaces.

The assessment confirms that the proposal does not result in unacceptable overshadowing of neighbouring properties. Adequate daylight levels are maintained for surrounding buildings, and the new dwelling itself benefits from satisfactory levels of natural light.

The findings of the assessment demonstrate that the development complies with established daylight and sunlight guidance and that neighbouring residential amenity will be preserved.

5.8 Access

Access to the site will continue to be provided via the existing route located along the side of the property. Following the demolition of the side extension, the side access will be reinstated as a dedicated pathway leading directly to the new dwelling.

This arrangement provides safe, convenient and clearly defined access to the development while maintaining an appropriate separation between the two residential units. The reinstated access route improves overall site organisation and ensures that movement through the site remains functional and legible.

5.9 Landscaping

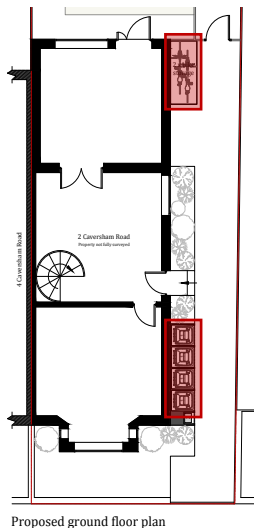
Landscaping improvements form an important component of the proposal and contribute to enhancing the overall quality of the site. The entrance area to the development will be improved through the introduction of new planting, upgraded surface treatments and clearly defined circulation routes. These enhancements will improve the visual appearance of the site while reinforcing a well-organised and welcoming entrance environment.

In addition, landscaping will be enhanced within both the existing property's rear garden and the garden area associated with the proposed new dwelling. The introduction of additional planting and improved

garden treatments will help create attractive and functional outdoor spaces for both properties, while also contributing to a greener and more visually appealing garden environment.

The landscaping strategy helps soften the built form of the development, enhances biodiversity and contributes positively to the wider residential setting. By improving the overall appearance of the site and strengthening the garden character of the plot, the proposal delivers a visual uplift that benefits both future occupants and the surrounding neighbourhood.

5.10 Refuse and Cycle Storage



The development incorporates purpose-built refuse and cycle storage facilities located near the entrance to the site. The positioning of these facilities allows convenient access for both residents and refuse collection services while ensuring that the storage areas remain visually discreet within the site.

Secure cycle storage is provided to encourage sustainable transport choices, supporting wider policy objectives aimed at reducing reliance on private vehicles and promoting environmentally responsible travel.

Dedicated refuse and recycling storage areas ensure that waste management can occur efficiently and in accordance with local authority requirements, contributing to the overall functionality and cleanliness of the site.

5.11 Materials and External Appearance

The selection of materials has been carefully considered to ensure that the proposed dwelling presents a high-quality architectural appearance while remaining visually sympathetic to its garden setting and surrounding residential context.

The proposed building adopts a clear material hierarchy that helps reduce the perceived scale of the development and allows it to integrate comfortably within the rear garden environment. As illustrated within the submitted drawings and elevations, the lower portion of the building will be constructed using dark grey brickwork, while the upper section will be finished with vertical timber cladding, with a green roof incorporated above.

The dark grey brickwork used at the lower ground level provides a robust and visually recessive base to the building. By utilising a darker material tone at the lower level, the structure visually blends with shadow lines and surrounding ground conditions, which helps to reduce the perceived mass of the development when viewed from neighbouring gardens. This approach is commonly used in contemporary residential architecture to create a grounded base that sits comfortably within the landscape.

Above this, the building is clad in vertical timber cladding, which introduces a lighter and more natural material palette. The use of timber reflects materials commonly associated with garden structures and pavilions, allowing the building to read as a high-quality garden building rather than a dominant residential block. The vertical orientation of the cladding emphasises the slender proportions of the building and contributes to a softer architectural character that complements the surrounding vegetation and garden environment.

The proposed fenestration will comprise high-quality uPVC double glazed windows and doors, finished in a dark tone to complement the darker base of the building and create a consistent contemporary

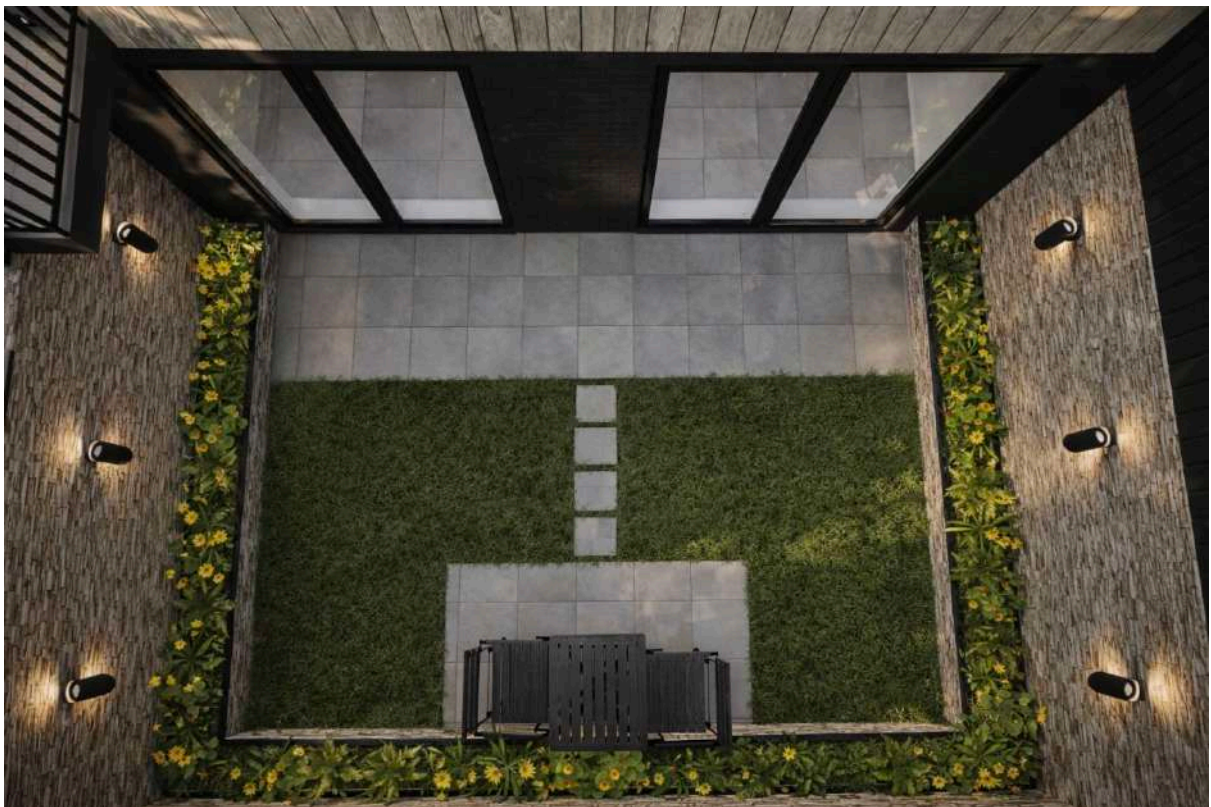
appearance. These openings have been carefully positioned to maximise natural light within the dwelling while maintaining privacy for neighbouring properties, with certain windows incorporating obscure glazing where appropriate.

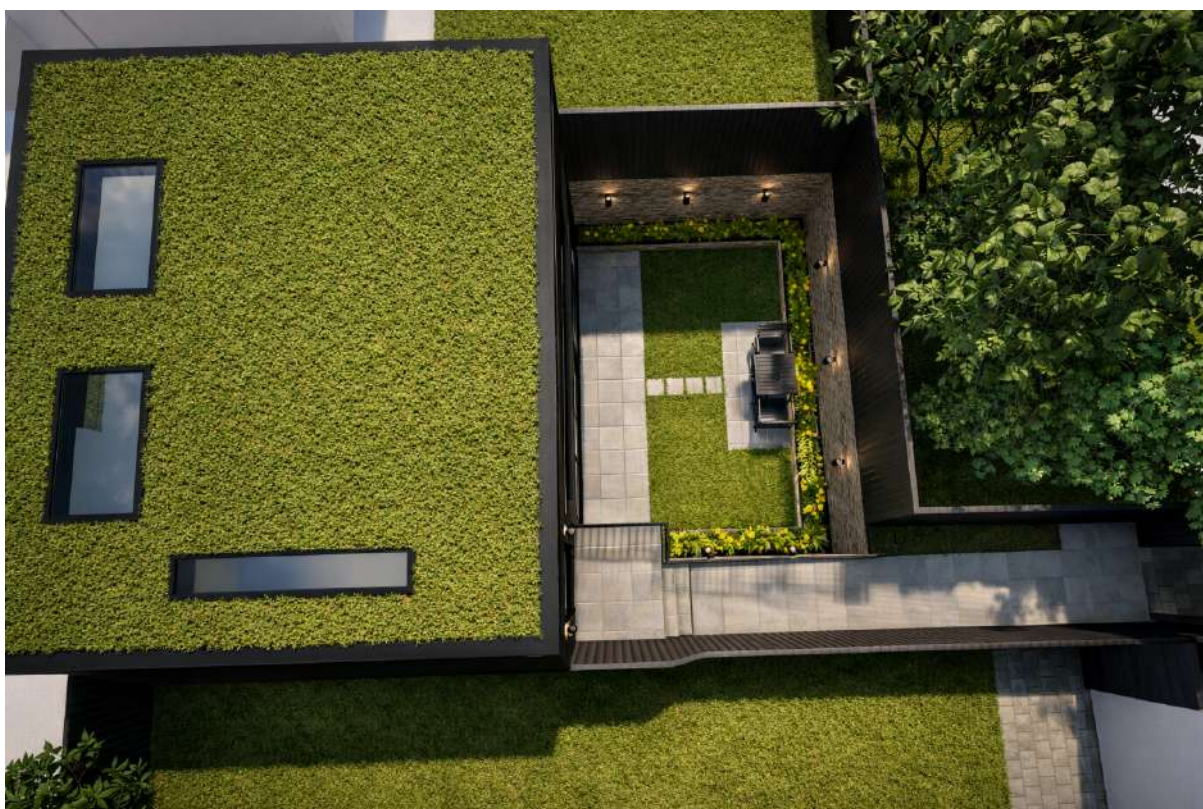
A key design feature of the scheme is the incorporation of a green roof, which further assists in integrating the development within its garden setting. When viewed from neighbouring upper floor windows, the green roof allows the building to visually blend into the surrounding garden landscape rather than presenting a conventional roof form. This significantly reduces the visual impact of the development and contributes to a more natural appearance within the site.

In addition to its visual benefits, the green roof provides important environmental advantages including improved biodiversity, enhanced rainwater attenuation and improved thermal performance of the building. These benefits support wider sustainability objectives and align with the environmental aspirations of both the London Plan and local planning policy.

Overall, the combination of dark brickwork, natural timber cladding and the incorporation of a green roof creates a balanced and carefully considered architectural composition. The material palette ensures that the building remains visually lightweight and well-integrated within the garden environment while delivering a high-quality contemporary design that enhances the overall character of the site.

6.0 Renders





7.0 Conclusion

The proposed development represents a carefully considered and well-designed scheme that responds positively to the site's context and the wider planning objectives of the borough. The proposal delivers an additional high-quality residential dwelling within an established residential setting while making efficient and sustainable use of under-utilised urban land.

The design of the scheme has been developed with careful regard to the character of the surrounding area, ensuring that the scale, form and architectural approach integrate sensitively within the existing residential environment. Through its modest height, restrained massing and carefully selected materials, the development sits comfortably within the rear garden context without appearing visually dominant or overbearing.

Particular attention has been given to protecting the amenity of neighbouring properties. The arrangement of the building, positioning of windows and incorporation of appropriate design measures ensure that issues such as overlooking, loss of privacy and overshadowing are avoided. As demonstrated through the accompanying technical assessments, including the Daylight and Sunlight Assessment, the development does not result in unacceptable impacts on surrounding properties and maintains appropriate living conditions for both neighbouring residents and future occupants.

The proposal also incorporates a number of sustainable design elements, including the introduction of a green roof, which contributes to improved biodiversity, enhanced rainwater management and a reduction in the overall visual impact of the building when viewed from surrounding properties.

Overall, the scheme represents a high-quality and sustainable form of development that successfully balances the efficient use of land with the need to respect the character of the area and safeguard neighbouring amenity. The proposal therefore aligns with the objectives of national, regional and local planning policy and represents an appropriate form of residential development.