

DESIGN AND ACCESS STATEMENT

73 Great Cambridge Road, London, N17 7LN
London Borough of Haringey

Applicant: Dersim Orhan

Application Type: Householder Planning Application



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Applicant: Mr Dersim Orhan

Date: Monday, 23 March 2026

Proposal: Erection of a side and rear extension including enlargement of the existing rear extension, loft conversion with rear roof extension and rooflights

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- The Institute of Environmental Management and Assessment (IEMA): 108486
- Chartered Institute of Architectural Technologists (CIAT): 046002
- Construction Skills Certification Scheme (CSCS): 1326783

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the property known as 73 Great Cambridge Road, London, N17 7LN.

The proposal comprises:

Erection of a side and rear extension including enlargement of the existing rear extension, loft conversion with rear roof extension and rooflights, and associated internal reconfiguration.

The application relates to an existing two-storey residential dwellinghouse (Use Class C3), which will remain in the same use following development. The proposal does not involve subdivision or conversion into a House in Multiple Occupation (HMO), despite the site being located within an Article 4 Direction area.

2. Site and Surroundings

The application site comprises a two-storey residential property located along Great Cambridge Road, within a predominantly residential area characterised by similar dwellinghouses of comparable scale and form.

The surrounding built environment includes a mix of extended and altered properties, including rear extensions and roof alterations, which establish a clear precedent for domestic enlargement within the locality.

The site benefits from an existing rear extension and private amenity space to the rear. Access to the property is maintained from the front, with no change proposed to the established access arrangements.

3. Planning Context

The site falls within the administrative boundary of the London Borough of Haringey and is subject to an Article 4 Direction restricting permitted development rights relating to changes of use.

However, this proposal does not involve any change of use and remains fully within Use Class C3 (single-family dwellinghouse).

The proposal has been designed in accordance with relevant national and local planning policies, including:

- National Planning Policy Framework (NPPF)
- Haringey Local Plan Strategic Policies
- Haringey Development Management Policies
- Haringey Residential Design Guidance

The design approach prioritises high-quality residential development, contextual integration, and protection of neighbouring amenity.

4. Design Principles

4.1 Design Approach

The proposal seeks to significantly enhance the quality, functionality, and spatial performance of the existing dwelling, transforming it into a high-quality, well-proportioned family home.

The design has been carefully developed to:

- Optimise internal layout and usability
- Increase habitable floor area
- Improve natural light and ventilation
- Deliver a high-end residential environment
- Remain sympathetic to the host building and surrounding context

4.2 Scale, Massing and Form

The proposed extensions and loft conversion have been designed to remain proportionate to the existing dwelling.

- The **side extension** follows the established building line and integrates with the existing structure.
- The **rear extension** enlarges the existing rear projection in a manner consistent with neighbouring development patterns.
- The **loft conversion**, including the rear roof extension, is designed to sit comfortably within the existing roof form and is typical of residential alterations in the area.

The overall massing is carefully controlled to avoid overdevelopment and to maintain a balanced relationship with adjacent properties.

4.3 Appearance and Materials

The external appearance of the development will closely match the existing dwelling to ensure visual continuity and integration with the street scene.

Materials will include:

- Brickwork to match the existing
- Roof tiles to match the existing
- High-quality window and door frames consistent with the existing property
- Rooflights integrated within the roof slope

This approach ensures that the development appears as a natural extension of the original building.

4.4 Internal Layout and Quality

The internal reconfiguration significantly improves the functionality and quality of the dwelling.

The proposal introduces:

- Enhanced ground floor living space, including lounge and flexible-use rooms

- Improved first-floor accommodation with additional usable rooms
- A new loft level providing additional habitable accommodation in accordance with the submitted plans

The design prioritises:

- Generous room sizes
- Improved circulation
- High-quality living conditions
- A modern and functional residential layout

The resulting dwelling delivers a high-standard residential environment consistent with contemporary expectations for family housing.

5. Residential Amenity

5.1 Impact on Neighbouring Properties

The proposal has been carefully designed to minimise any adverse impact on neighbouring properties.

- The extensions are consistent with the scale and form of surrounding developments
- The rear extension does not result in unacceptable overshadowing or loss of light
- The loft extension is positioned to limit overlooking

Overall, the development preserves the amenity of neighbouring occupiers.

5.2 Privacy and Overlooking

Any new windows and rooflights are positioned and designed to avoid harmful overlooking.

The development maintains appropriate separation distances and respects the privacy of adjoining properties.

6. Access

6.1 Vehicular and Pedestrian Access

There are no changes to existing access arrangements.

- The property will continue to be accessed from Great Cambridge Road
- Existing access points remain unchanged

6.2 Inclusive Access

The dwelling will continue to provide safe and convenient access for all users.

Internal layouts are designed to ensure logical circulation and usability.

7. Cycle Storage and Waste Management

7.1 Cycle Storage

Provision for cycle storage is included within the site in accordance with standard residential requirements.

7.2 Refuse Storage

Refuse and recycling storage will be provided in accordance with local authority requirements and will be located within the site to ensure convenient access for collection without detracting from the visual appearance of the property.

8. Sustainability

The proposal incorporates a number of sustainable design principles, including:

- Improved thermal performance through upgraded building fabric
- Energy-efficient windows and doors
- Maximisation of natural light through rooflights and glazing
- Efficient use of existing built form through extension rather than new build

These measures contribute to reducing the environmental impact of the dwelling.

9. Article 4 Considerations

The site is located within an Article 4 Direction area restricting permitted development rights related to changes of use.

This proposal does not involve any change of use and retains the property as a single-family dwellinghouse (Use Class C3). Therefore, the Article 4 Direction is not materially engaged in this application.

10. Conclusion

The proposed development represents a well-considered and high-quality residential extension and alteration to an existing dwelling.

The scheme:

- Enhances the functionality and quality of the property
- Remains fully in keeping with the character of the surrounding area
- Protects neighbouring amenity
- Complies with relevant national and local planning policies

Feel free to have a discussion or contact us,

Thanks.



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