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DESIGN AND ACCESS STATEMENT

SITE: 30 Fairview Road, London, N15 6LL

PROPOSAL: Proposed 2-metre extension to an existing 4-metre rear extension to create a total rear projection of 6 metres.

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DATE: 19th MARCH 2026

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1. INTRODUCTION

1.1 Introduction

This Design and Access Statement (DAS) has been prepared to support a householder planning application for the enlargement of an existing rear extension at 30 Fairview Road. The document explains the design rationale, the technical solutions adopted to meet planning constraints, and how the proposal ensures inclusive access and high-quality residential amenity.

1.2 Design & Access Statements - Planning Legislation

In accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, this statement demonstrates how the physical characteristics of the scheme have been informed by a robust design process. It explains how the proposal responds to the site's context and addresses the requirements of the London Borough of Haringey's Local Plan.

2. BACKGROUND

2.1 Introduction

The applicant seeks to improve the functionality of their family home by extending the current kitchen and dining area. The existing property benefits from a 4-metre rear extension built approximately 17 years ago. However, modern living standards and the specific needs of the growing family necessitate a further 2-metre projection to create a cohesive 6-metre deep living space.

3. SITE CONTEXT

3.1 Introduction

30 Fairview Road is a mid-terraced residential dwelling. The character of the rear elevations in this terrace is defined by a variety of extensions.

- **Precedent:**

The immediate neighbor at No. 28 Fairview Road features a substantial 6-metre rear extension. The proposal at No. 30 seeks to match this building line, thereby completing a symmetrical pair and providing a more balanced appearance to the rear of the terrace.

- **Constraints:**

The property at No. 32 has a shallower 3-metre extension. The design of the proposal at No. 30 must therefore ensure that it does not result in an overbearing impact or a significant loss of light for this neighbour.

4. DESIGN FLEXIBILITY

4.1 Introduction

Design flexibility has been utilised to resolve a specific technical conflict regarding the height of the existing structure and current planning regulations.

4.2 Design Principles & Concepts

The core principle of this application is "Subordinate Balance."

The Challenge: The existing 4-metre extension has a height of 3.10 metres. Under standard General Permitted Development (GPD) rules, extensions should not exceed 3 metres. Adding a flat-roofed 2-metre section would create a 6-metre-long structure that is consistently over the preferred height limit.

The Solution: To provide flexibility and mitigate the impact on No. 32, the proposal utilizes a slanting roof. This allows the extension to join the existing 3.10m structure at the ridge but taper down to a lower height at the eaves.

4.3 Ancillary Infrastructure

All ancillary elements, including gutters, downpipes, and external lighting, are integrated into the design to minimise visual clutter. External lighting will be limited to low-level, motion-activated security lights that are shielded to prevent light pollution into neighbouring windows.

4.4 Drainage

The proposal includes a sustainable drainage strategy. Rainwater from the new slanting roof will be directed into high-capacity uPVC guttering and connected to the existing surface water system. The slanting design naturally assists in efficient water runoff, reducing the risk of pooling or dampness near the boundary with No. 32.

5. DESIGN SOLUTION

5.1 Use and Amount

The use remains strictly C3 residential. The "amount" of development consists of an additional 12 square metres of floor space (2m x 6m width). This represents a proportionate increase in volume that is commensurate with the size of the original dwelling and the scale of extensions at neighboring No. 28.

5.2 Appearance

The appearance is designed to be seamless.

- **Roof Profile:**

The roof will slant from the existing height of 3.10m down to an eaves height of no more than 3 metres at the rear. This design is significantly more sympathetic to the neighboring outlook than a standard flat roof.

- **Materials:**

To ensure a high-quality finish, materials will match the existing house exactly, including the red-toned brickwork and white-framed fenestration. This maintains the visual integrity of the host building.

5.3 Occupancy Period

The extension is intended for permanent, year-round residential use. High-performance insulation and double-glazing will be installed to exceed current Building Regulations, ensuring the space remains thermally efficient in both summer and winter.

5.4 Access & Egress

- **Internal Access:**

The proposal improves internal circulation by removing a portion of the existing rear wall to create a large, level-access open-plan area.

- **External Access:**

Wide-opening sliding or bi-fold doors will be installed at the rear, providing enhanced level access to the garden. This is a significant improvement for inclusive access, allowing users with mobility issues to move easily between the indoor and outdoor environments.

6. SUMMARY & CONCLUSION

6.1 Summary

The proposed 2-metre extension at 30 Fairview Road is a design-led response to the need for increased residential space. It successfully mirrors the 6-metre depth of No. 28, ensuring consistency in the terrace, while utilising a slanting roof profile to protect the amenity of No. 32.

6.2 Conclusion

In conclusion, the design is:

- **Appropriate in Scale:** Matching the building line of No. 28.
- **Architecturally Cohesive:** Using matching materials and a subordinate roofline.
- **Technically Compliant:** Resolving the 3.10m height conflict through a slanted design that ensures 3m eaves at the boundary.

The proposal complies with the Haringey Local Plan and the NPPF's objectives for high-quality design and sustainable residential development. We therefore request that the Authority support this application.