

Design & Access Statement

4 Ferrestone Road

2504.supporting letter

Zminkowska De Boise Architects

March 2026



front elevation

1.0 Introduction

- 1.1 The proposed scheme is for new 7.7m long and 0.8m deep single-storey rear extension and alterations to the ground floor at 4 Ferrestone Road in London, N8 7BX.



aerial view

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2.0 Physical Context**2.1 Surrounding Area:**

4 Ferrestone Road is located on a c. 6m wide rectangular site on the south side of Ferrestone Road in Hornsey. The site is bounded to the north by Ferrestone Road, to the south by gardens to nos. 26 & 28 Glebe Road, to the west by no. 5 Ferrestone Road and to the east by no. 3 Ferrestone Road. The house is set back c. 4 m from the pavement, and is a north facing, two-storey, terraced, bay and dormer fronted Edwardian building.



view to the east of Victoria Road.



view to the west of Victoria Road

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2.2 Existing House:

Externally, the house has red Flemish bond brickwork walls, a concrete tile covered roof, and white painted timber sash windows in a square bay. On the ground floor there is a porch and a timber entrance door to the east and a stair up to the 1st floor on the party wall with 3 Ferrestone Road. There is a reception room with French door to the side passage, a stepped down kitchen at the rear of the house facing the rear garden and a WC between the reception room and kitchen. The two reception rooms are located along the party wall with no. 5 Ferrestone Road. The garden is split into two levels. With c. 1m higher portion behind retaining brickwork wall at the rear end of it. There are 5 well-proportioned bedrooms in the house, and the existing rear ground floor space seems small in comparison with top heavier 1st and 2nd floors.



view of front elevation – no changes proposed

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view of rear elevation



view of side return

3.0 Planning Context

3.1 Planning Policy:

4 Ferrestone Road is located in Haringey Council and is not in a Conservation Area and there are no Article 4 Directions on the property which would affect the proposed scheme.

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2024; The London Plan (2021); Haringey's Local Plan: Strategic Policies 2013 (with alterations 2017); Policy DM1 Delivering High Quality Design and Policy DM12 Housing Design and Quality of the Haringey Development Management Plan DPD (July 2017); Mayor of London Housing Supplementary Planning Guidance (March 2016).

The property is in an area of low risk of flooding from rivers and surface water.

3.2 Planning History:

The property has no recent planning history.

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3.3.1 Local Planning History:

Many of the surrounding dwellings have been altered and extended over time with the addition of rear and side extensions.

4.0 Social Context

- 4.1 All of the properties on Ferrestone Road (N22) are mainly houses. The applicants use the property as their main family home. The applicants require an improved space for family life and to enable to accommodate a growing family in the kitchen and dining. The applicants would like to improve the connection between the spaces internally and the back garden and the efficiency of the internal layout as part of the proposed scheme.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for a side-return infill and shallow rear single-storey extension to the ground floor at 4 Ferrestone Road.

The owners are looking to improve the current layout of the house and add a side-return and rear extension to provide better quality kitchen and dining spaces connected to the garden. The side-return extension on its own does not provide enough circulation in the dining room; therefore, the proposal also allows for a very shallow (only 0.8m) deep rear extension as well as a 7.67m long side-return extension that collectively provide a big enough space to accommodate a modest kitchen and dining area. The height of the side return extension at the party wall with no. 5 Ferrestone Road is only 2.8m from the existing garden level at no. 4 Ferrestone Road.

The warm flat roof construction of the new extension ensures good thermal and sound insulation values, as well as providing comfortable ceiling heights internally while keeping the external volume and height of the new extension subordinate to the original building.

There are no proposed changes to the front elevation.

6.0 Access:

- 6.1 Access to/from the front of the property will be unaffected.

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7.0 Summary:

- 7.1 The proposed rear extension is intended to meet the objectives of Planning Policy, specifically it will not adversely affect the character of the surrounding area, nor the daylight, sunlight, privacy, or amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.