



66 Barrington Rd, Crouch End. N8 8QX

Design and Access Statement

Mar 2026

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1. Introduction

DESIGN AND ACCESS STATEMENT

Proposed Side and Rear Extensions and Internal Alterations
Barrington Road, London N8

1.0 Introduction

This Design and Access Statement accompanies a Householder planning application for proposed side extension and associated internal alterations to a single dwelling house on Barrington Road, London N8. The purpose of the statement is to explain the design rationale, contextual response, and access considerations underpinning the proposals, and to demonstrate compliance with relevant planning guidance.

The proposals seek to improve the functionality, amenity, and relationship between the internal accommodation and the rear garden, while respecting the character of the host building, the terrace, and the wider streetscape.

2.0 Site and Surroundings

2.1 Street Context

Barrington Road is a residential street, within the Muswell Hill Ward, characterised by two-storey houses with lower-ground floor accommodation, arranged in short terraces formed by the street's curved alignment. This layout results in irregular gaps between properties, many of which have historically been infilled with single-storey side extensions or ancillary structures. 66 Barrington Road sits mid terrace, within one of these blocks.

The street context displays a consistent architectural rhythm, with properties dating from the late Victorian and early Edwardian periods, consistent with the wider character of this part of Haringey. Alterations and extensions along the street have generally been confined to the rear and side elevations and are generally not visible from the public highway.

The property does not fall within a designated Conservation Area and, as such, no accompanying Conservation Area Consent is required in support of this application.



Location Plan
1:1250

0 10 20 30 40 50 M



Street Views

2. Initial Property appraisal



2.2 The Application Site

Description of the Property

The house is a three bedroom mid terraced period residence over three floors with a split level arrangement between front and back. The property retains some of the original period features.

There is a partially covered loft containing a family bathroom.

The house requires some fabric upgrading, specifically including the doors, windows and services.

The roof looks to be in reasonable condition, but would benefit from closer inspection.

The property consists of the following:

1. **Basement** - A small basement at the front with a low ceiling. with a storage room containing the boiler and Electrical RCDs and access to front garden via external stairs. There is also a WC/utility and small hallway.
2. **Ground floor** – The ground floor consists of a entrance hallway with stairs to the upper floors and down to rear lower ground floor, a living room at the front (over the basement room), a rear living dining room at the rear on to the garden and then a kitchen in between on the lower level.
3. **First Floor**– 3 Bedrooms - Front(upper 1st floor), middle and rear (lower first floor), with a shower room and separate toilet in the rear 'extension'.
4. **Second Floor** (loft)– Accessed by steeper stairs perpendicular to the main stairs. This is a loft conversion of sorts that contains a family bathroom.
5. **Rear garden** around 15m long



Front views



2. Initial Property appraisal - Photos



External - Front



External - Rear



2. Initial Property appraisal - Photos



External - Rear Garden



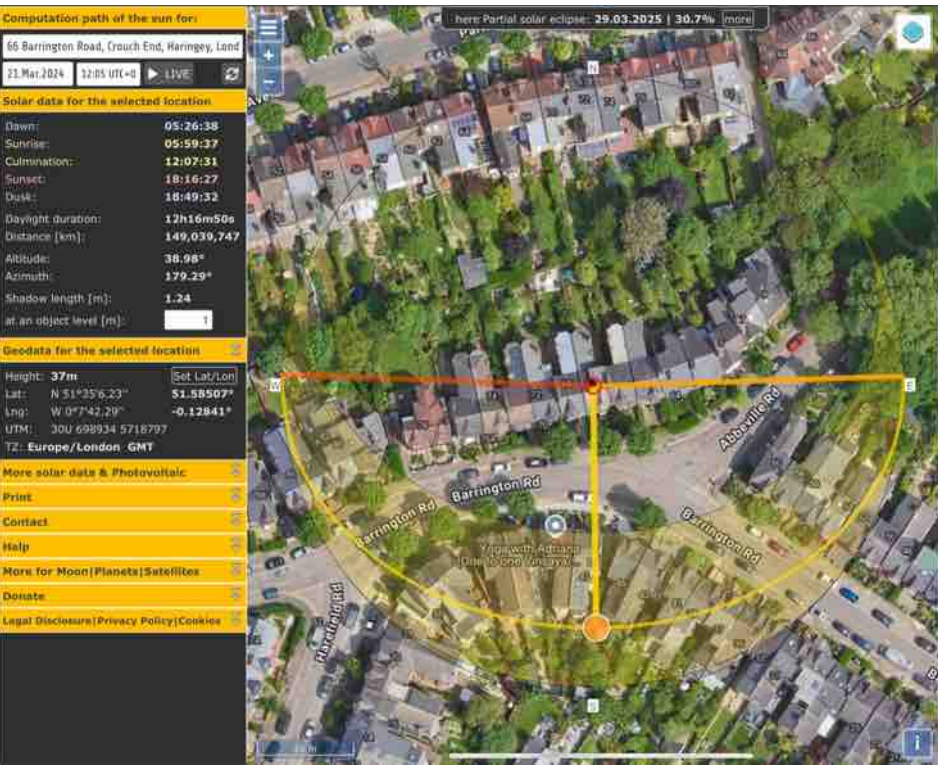
External - Rear Side Alley - Location of proposed extension



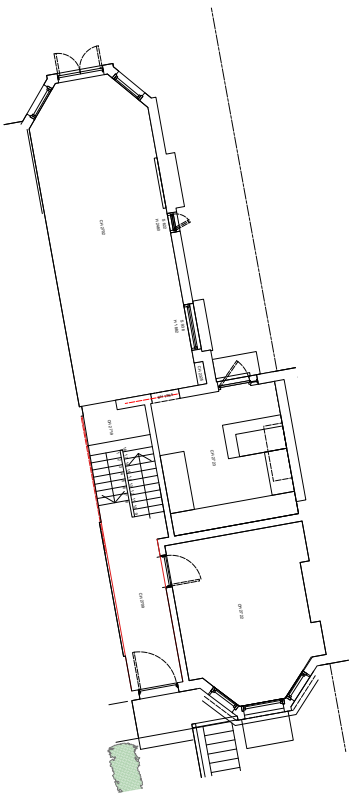
External - Rear Side alley - Location of proposed extension



5. Site Analysis - Sun Diagrams

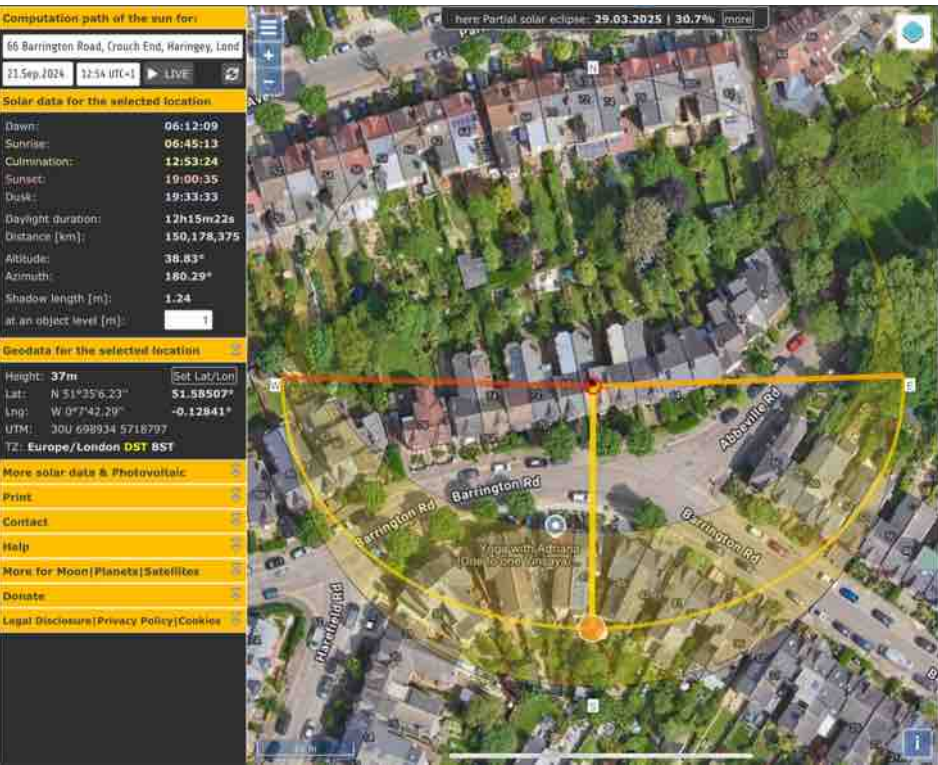
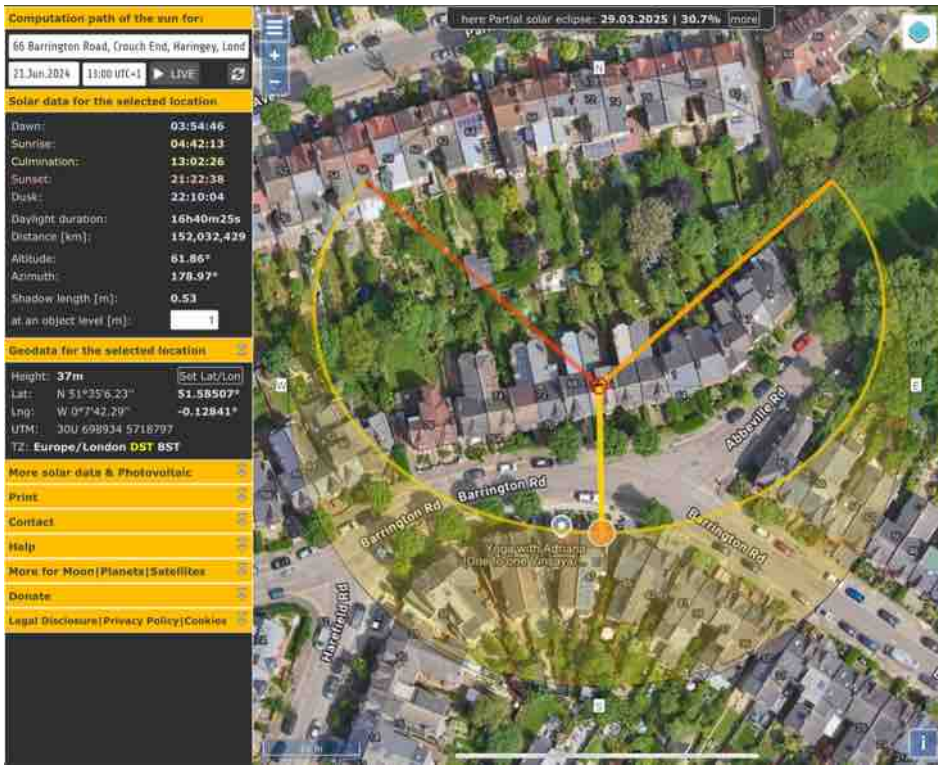


March 21st



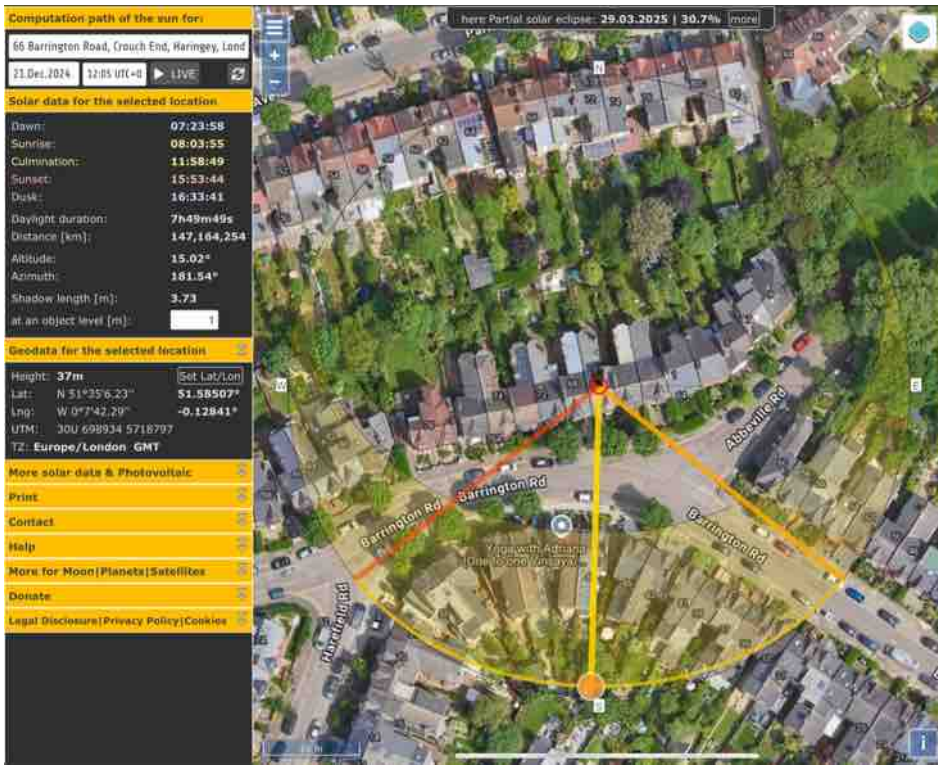
Orientation Plan of House
relative to sun diagrams

June 21st



September 21st

December 21st



Floor Plans

3. Planning Policy



Planning policy

Local Plan, design and conservation, Article 4 Directions, localism, national and regional policy, section 106 obligations, custom and self-build housing.

> [View our interactive planning policy maps](#)

- > **Local Plan**

New Local Plan, Local Plan policies, plans and strategic policies, development plan and supplementary planning documents, area action plans, North London Waste Plan, and delivering net zero.
- > **Design and conservation**

Design and conservation, archaeology and industrial heritage, Quality Review Panel, historic parks and gardens, historic street furniture, listed buildings, and conservation areas.
- > **Article 4 Directions**

Article 4 Directions in place in Haringey, Directions for HMOs, Directions map and change of use.
- > **Localism**

Neighbourhood planning, including neighbourhood forums and areas, assets of community value and the community right to bid, the brownfield register.
- > **National and regional policy**

Links to national and regional policies that inform our planning policies.
- > **Section 106 planning obligations**

What are Section 106 planning obligations and how we implement and monitor them.
- > **Custom and self-build housing**

Guidance for people interested in registering their own self-build or custom housebuilding projects.
- > **Update to local list of validation requirements consultation**

Consultation to update the local list of validation requirements.

Local Plan

New Local Plan, Local Plan policies, plans and strategic policies, development plan and supplementary planning documents, area action plans, North London Waste Plan, and delivering net zero.

- > **New Local Plan**

Preparing a new local plan which will replace the existing local plan documents.
- > **Local Plan: Strategic Policies**

About Haringey's Local Plan Strategic Policies, download the strategic policies and other relevant documents.
- > **Local Plan: Development Management DPD**

About Haringey's Local Plan Development Management policies, download the policies document and other relevant documents.
- > **Local Plan: Site Allocations DPD**

About Haringey's Site Allocations Development Plan, download the Site Allocations Development Plan document and other relevant documents.
- > **Local Plan: Tottenham Area Action Plan**

About Haringey's Tottenham Area Action Plan, download the Action Plan document and other relevant documents.
- > **Local Plan: Evidence Base**

Documents that we use to inform the production of current and emerging planning policy documents.
- > **North London Waste Plan**

About the North London Waste Plan (NLWP), download the plan and other relevant documents.
- > **Delivering Net Zero**

An evidence study to support planning policies which deliver Net Zero Carbon developments.
- > **Supplementary planning documents and guidance**

Information on Haringey SPDs and guidance notes including planning obligations, sustainable design and construction, Heartlands development framework.
- > **Authority Monitoring Reports and Housing Delivery Test Action Plans**

Reports and action plans on the performance of our planning policies.
- > **Planning policy consultation database updates**

Your opportunity to have your say and influence how we develop our planning policies.
- > **Local Development Scheme (LDS)**

Our timetable for the preparation and development of local development documents.
- > **Statement of Community Involvement (SCI)**

How we engage with our communities to prepare the Local Plan and determine planning applications.
- > **Wood Green Area Action Plan**

The Wood Green Area Action Plan: statutory basis and consultation information
- >

3. Planning Policy - Key Considerations



Planning Policies considered in this application

National Planning policy

National Planning Policy Framework - the overarching planning framework on land use and planning nationally. Published December 2023 it sets out the government's planning policies for England and how these are expected to be applied.

Local Plan

The overarching planning policy document. Covering Local Plan, Local Plan policies, plans and strategic policies, development plan, supplementary planning documents, area action plans, North London Waste Plan and delivering net zero.

Development Management DPD

Haringey's Local Plan Development Management policies, setting out planning policies to help determine which developments are granted planning permission in Haringey.

Design and conservation

Design and conservation, archaeology and industrial heritage, Quality Review Panel, historic parks and gardens, historic street furniture, listed buildings, and conservation areas.

Localism

Neighbourhood planning, including neighbourhood forums and areas, assets of community value and the community right to bid, the brownfield register.

Sustainable Design & Construction

Supplementary Planning Document - Adopted March 2013

With respect to Residential properties the Sustainable Design & Construction SPD States:

Home Extensions

Best practice standards for energy efficiency in relation to design and specifications should be considered for home extensions. Home extension designs will benefit from adopting the energy hierarchy and design approaches outlined above.

Simple cost effective energy efficiency measures to the existing house should also be considered if possible and practical. These measures could include:

- upgrading loft insulation
- cavity wall insulation
- draft proofing
- upgrading heating controls
- installation of radiator reflective panels
- low energy light bulbs
- boiler upgrade.

Delivering Net Zero

The Delivering Net Zero report (2023) sets out the findings of this review. This study will form part of the evidence base for Haringey's draft New Local Plan.

Planning Policy - Maps /
Page 10

4. Planning Precedent - History



Planning History 66 Barrington Road

We have found no online planning history for the house.

We have found some building regulations history as follows.

Application Reference	Application Type	Site Address	Proposal	Status
BN/0006/4148/ (/pr/s/detail/a0Z8d000004uzBXEAY?c__r=Arcus_BE_Public_Register)	Building Notice	66, Barrington Road, London, N8 8QX	Loft Conversion	Record Closed
CPS/0004/8409/ (/pr/s/detail/a0Z8d000004voipEAA?c__r=Arcus_BE_Public_Register)	Competent Person	66 Barrington Road, LONDON, N8 8QX	Install a gas-fired boiler	Record Closed
CPS/0006/6518/ (/pr/s/detail/a0Z8d000004vmfYEAQ?c__r=Arcus_BE_Public_Register)	Competent Person	66, Barrington Road, LONDON, N8 8QX	Install a gas-fired boiler	Record Closed
FE/0014/1121/ (/pr/s/detail/a0Z8d000004w8ikEAA?c__r=Arcus_BE_Public_Register)	Competent Person	66 Barrington Road, LONDON, N8 8QX	Install replacement windows in a dwelling	Record Closed

4. Planning Precedent



Planning Precedent

Nearby planning precedents are listed on the right, all of which are properties within the N8 8QX postcode. We have picked out a number of applications that are similar to the proposals at 66 Barrington Road.

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
HGY/2022/0539	Replacing existing upvc windows to first floor with new uPVC windows. Replace Existing uPVC windows to front elevation of first floor with new uPVC sash windows. Remove damaged chimney pots to rear stack, remove 3 courses of bricks and cap with pre-cast concrete coping stone.	Decision Made	96 Barrington Road London N8 8QX	16/2/2022	Approve with Conditions	13/4/2022
HGY/2021/3319	Rear single storey ground floor extension, altered window openings to rear and replacement timber windows to front.	Decision Made	80 Barrington Road London N8 8QX	29/10/2021	Approve with Conditions	22/12/2021
HGY/2021/2674	Formation of dormer roof extension on main rear roof and rear outrigger projection roof and insertion of front roof lights.	Decision Made	First Floor Flat 3 96 Barrington Road London N8 8QX	27/8/2021	Approve with Conditions	22/10/2021
HGY/2021/2453	Certificate of lawfulness: Erection of rear dormer extension and skylight windows to the front.	Decision Made	88 Barrington Road London N8 8QX	20/8/2021	Permitted Development	23/8/2021
HGY/2021/1965	*INVALID - INCORRECT DRAWINGS - APPLICATION DISPOSED OF* Formation of dormer roof extension on main rear roof and rear outrigger projection roof and insertion of front roof lights	Decision Made	First Floor Flat 3 96 Barrington Road London N8 8QX	01/7/2021	Not Proceeded With	06/8/2021
HGY/2021/1443	Erection of rear dormer with projecting balcony.	Decision Made	88 Barrington Road London N8 8QX	12/5/2021	Refuse	07/7/2021
HGY/2019/3124	Proposed erection of balcony platform attached to existing rear dormer with associated privacy screen.	Decision Made	94 Barrington Road London N8 8QX	25/11/2019	Approve with Conditions	08/1/2020
HGY/2019/0905	Construction of a single storey rear side extension and replacement of rear bay window with sliding patio doors.	Decision Made	92 Barrington Road London N8 8QX	19/3/2019	Approve with Conditions	14/5/2019
HGY/2018/0580	Single storey side return extension.	Decision Made	82 Barrington Road London N8 8QX	01/2/2018	Approve with Conditions	28/3/2018
HGY/2016/1737	Proposed ground and lower ground floor side extensions and internal alterations	Decision Made	88 Barrington Road London N8 8QX	27/5/2016	Approve with Conditions	16/9/2016
HGY/2015/2525	Non material amendment following a grant of planning permission HGY/2014/2490 for replacement of glass box structure with render clad external walls, glazed sliding doors and flat roof construction with 2no. Roof lights. Replacement of timer cladding with render clad external wall. Replacement of solid timber shutters with hinged casement windows	Decision Made	104 Barrington Road London N8 8QX	02/9/2015	Approve with Conditions	12/10/2015
HGY/2015/2461	Single storey rear and side extension, and internal alterations	Decision Made	94 Barrington Road London N8 8QX	24/8/2015	Approve with Conditions	06/11/2015
HGY/2014/2490	Construction of a rear single storey glazed extension at lower ground floor level	Decision Made	104 Barrington Road London N8 8QX	01/9/2014	Approve with Conditions	27/10/2014
HGY/2014/0469	Certificate of lawfulness for formation of rear dormer and insertion of front roof lights.	Decision Made	106 Barrington Road London N8 8QX	12/2/2014	Permitted Development	04/4/2014
HGY/2013/1199	Application for a non-material amendment following a grant of planning permission HGY/2013/0630 to raise proposed eaves/coping and roof level of extension by 400mm, with removal of rear window arch and replacement with small area of glazing	Decision Made	110 Barrington Road London N8 8QX	17/6/2013	Approve with Conditions	08/8/2013
HGY/2013/0630	Demolition of an existing timber lean to structure and construction of a single storey rear - side extension to rear garden	Decision Made	110 Barrington Road London N8 8QX	02/4/2013	Approve with Conditions	24/5/2013
HGY/2011/2321	Erection of rear dormer with insertion of 2 x rooflights to front roofslope including french doors to rear elevation	Decision Made	94 Barrington Road London N8 8QX	16/12/2011	Permitted Development	06/2/2012
HGY/2011/0499	Excavation of part half basement and provision of light well to front garden.	Decision Made	98 Barrington Road London N8 8QX	16/3/2011	Approve with Conditions	10/5/2011
HGY/2010/1491	Creation of front lightwell at basement level and alterations to front garden.	Decision Made	70 Barrington Road London N8 8QX London	19/8/2010	Approve with Conditions	12/10/2010
HGY/2010/0719	Certificate of Lawfulness for increase in height and modernisation of existing basement, including minor alterations to front garden to increase size of lightwell to basement.	Decision Made	70 Barrington Road London N8 8QX London	19/4/2010	Permission Required CoL	11/6/2010

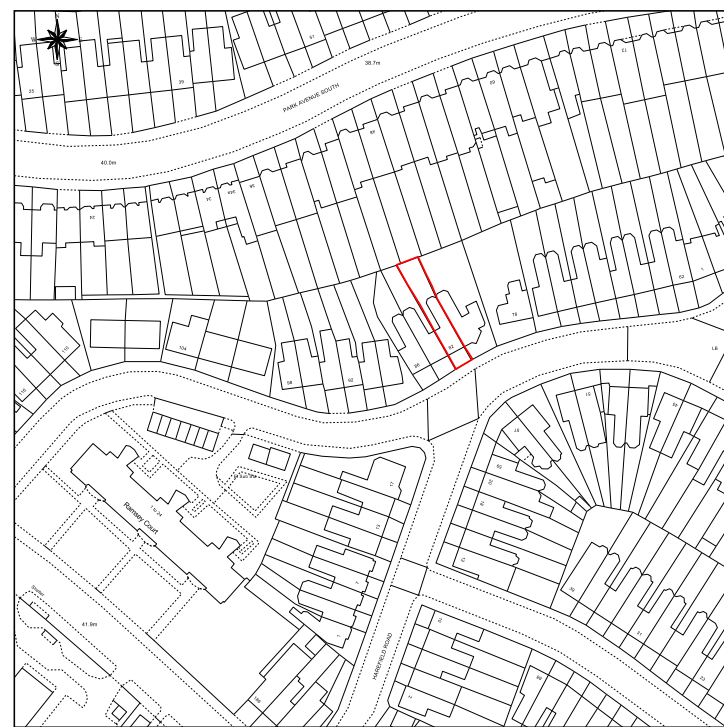
4. Planning Precedent

82, Barrington Road, London, N8 8QX

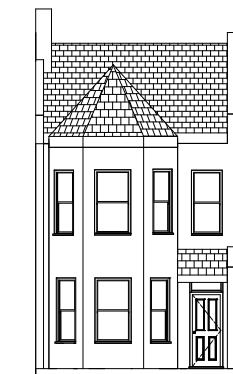
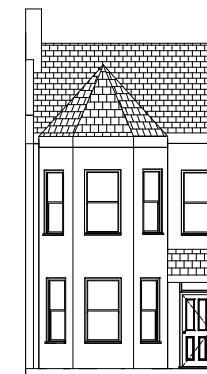
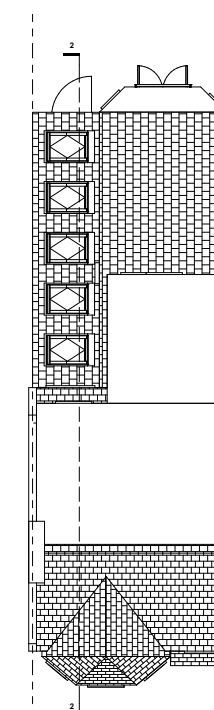
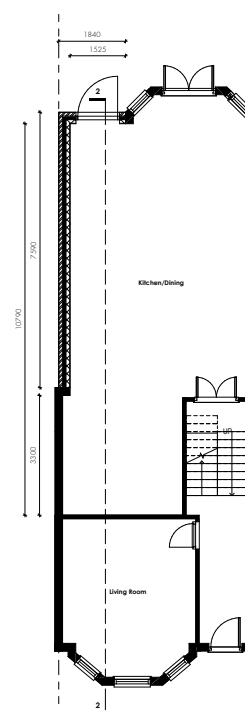
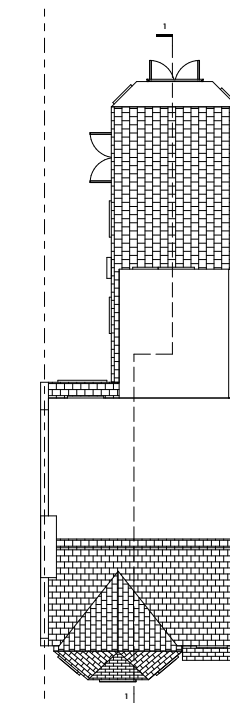
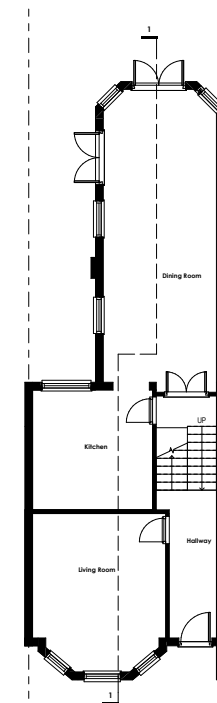
HGY/2018/0580

2018 Single storey side return extension.

Location Plan of N8 8QX



Scale: 1:1250, paper size: A4



Architectural floor plan of the ground floor of a proposed extension at 92 Barrington Road, London N6. The plan shows a large Living/TV Room with a fireplace and bay window, a Study, a Drawing Room, an Entrance hall, and a Bathroom. A staircase leads to the basement level. A scale bar indicates 0 to 5 meters. A north arrow is located in the top right corner. The plan is labeled 'Ground Floor Plan As Proposed'.

4. Planning Precedent



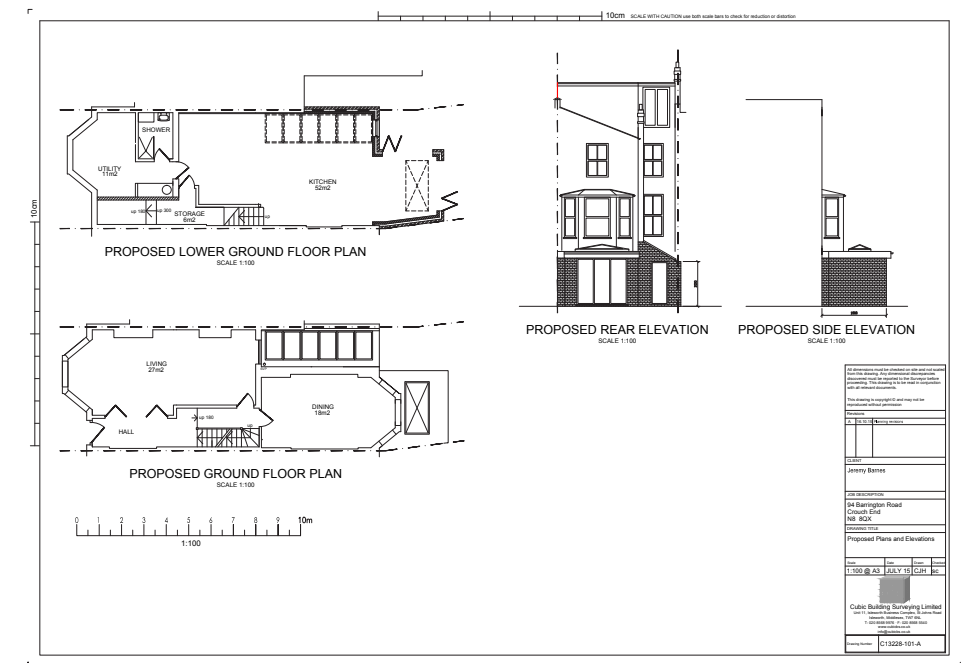
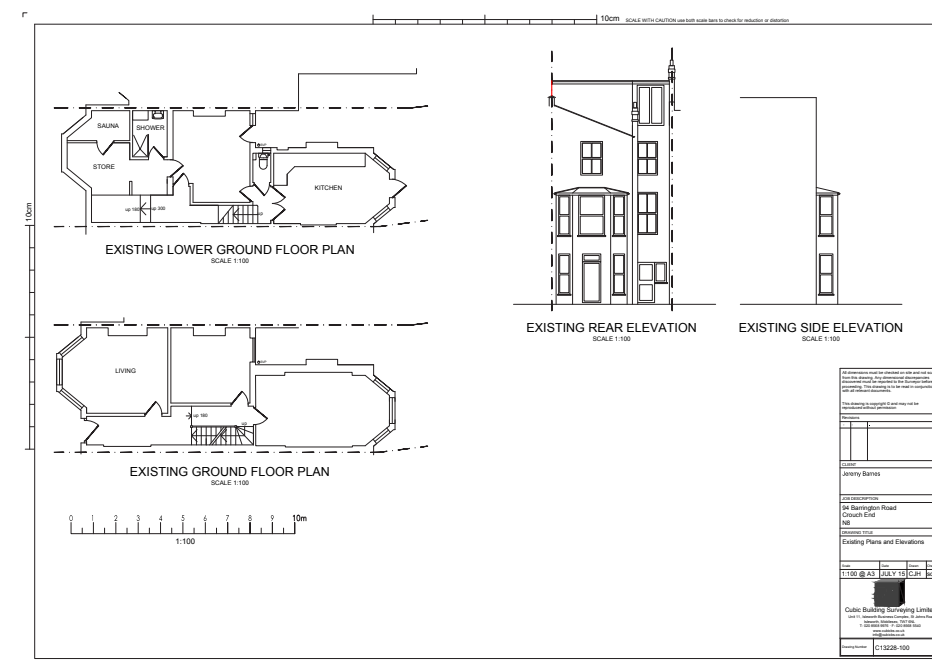
94, Barrington Road, London, N8 8QX

HGY/2015/2461

2015 - Single storey rear and side extension, and internal alterations



BLOCK PLAN
1:500





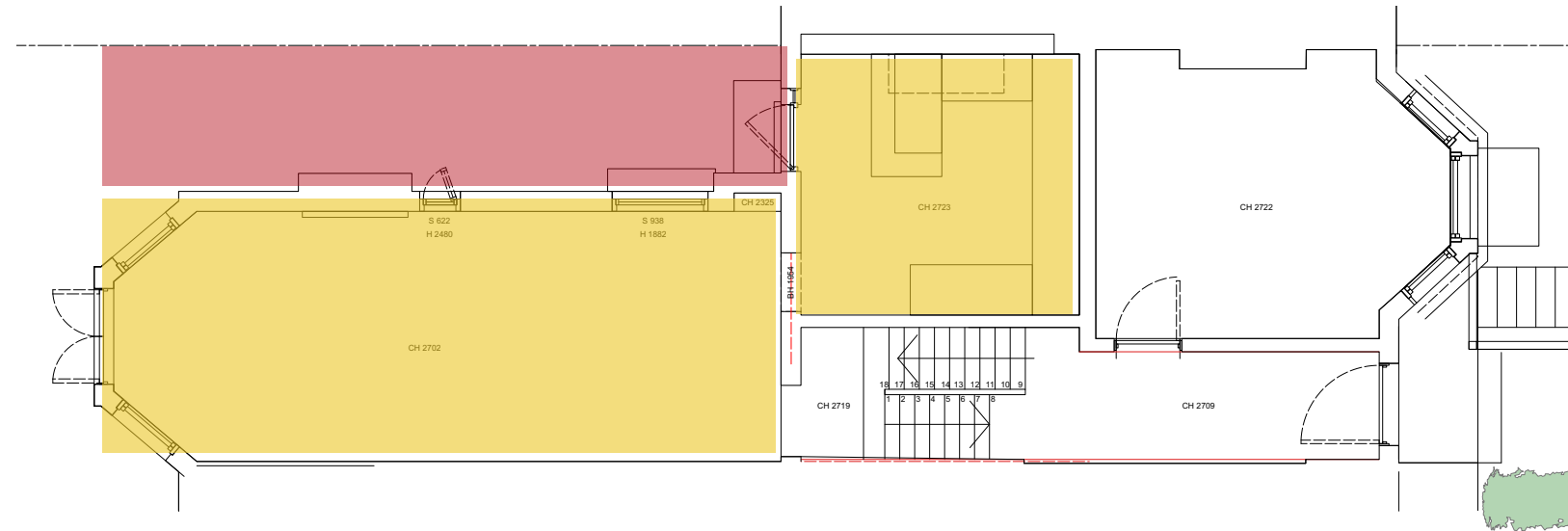
CLASS A - GENERAL EXTENSIONS AND ALTERATIONS:

*The enlargement, improvement or other alteration of a dwellinghouse"





5. Proposed Development - Opportunities



Ground Floor

Proposed Extension shown in red - This dictates Planning Permission is required

Opportunities - Possible new additions shown in red and existing areas for remodelling in yellow

5. Proposed Development



3.0 Proposed Development

3.1 Description of Works

The proposals comprise the following elements:

1. Partial infilling of the side passage at ground floor level to form a single-storey side extension - while preserving and renovating the existing rear bay,
2. Essential fabric Renewals: Review and update key areas, including electrics, plasterwork, floors, windows and insulation.
3. Minor Basement Floor Improvements: Upgrade storage, utility, and toilet spaces on the lower ground floor, increasing height where possible and improving overall usability.
4. Rear living Space: Create a larger or more functional entertaining / living area, which is a priority for the project.

The proposed extensions are modest in scale and are designed to sit comfortably with the footprint and height of the existing building.

4.0 Use, Layout, Scale and Appearance

4.1 Use

The property will remain in use as a single dwelling house. No change of use is proposed.

4.2 Layout

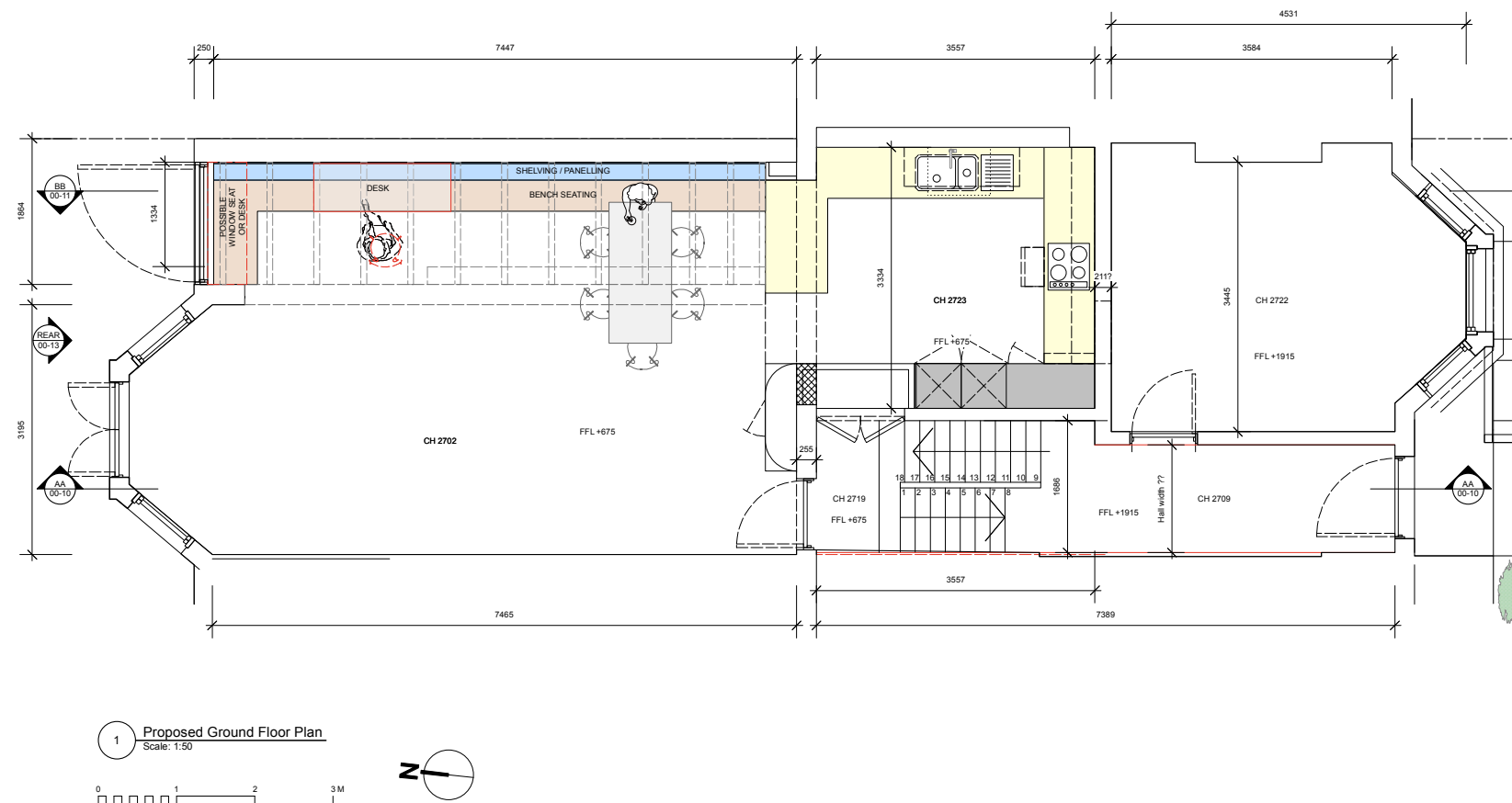
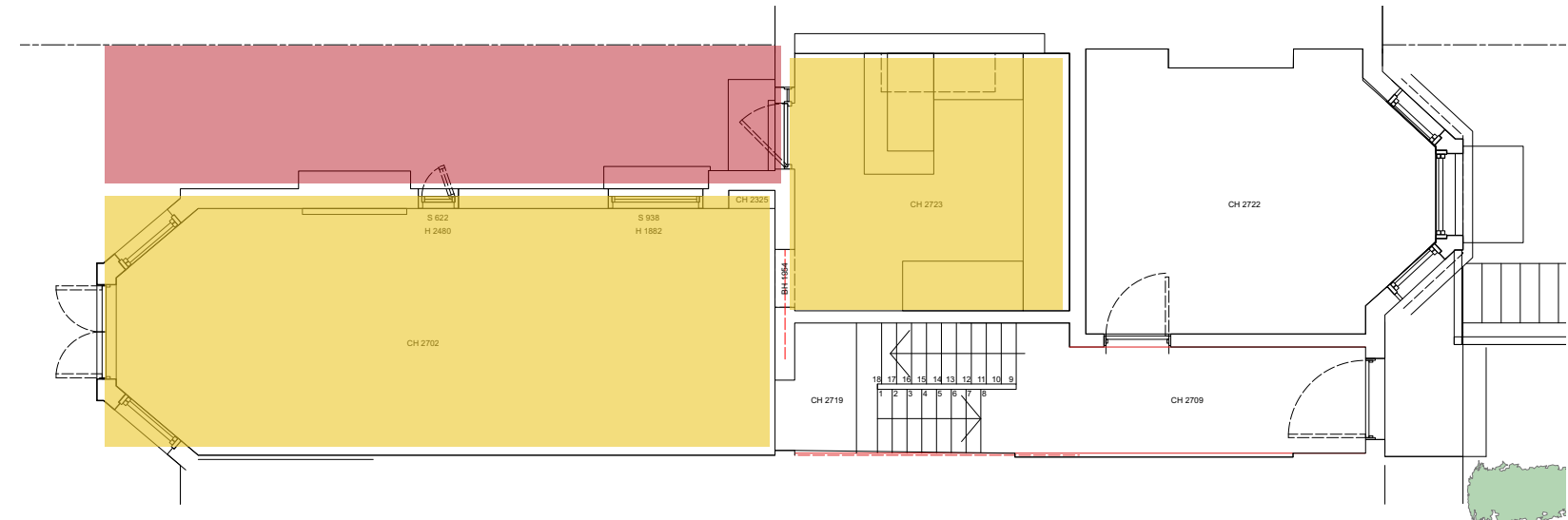
The proposed layout rationalises the lower-ground floor accommodation to create more flexible and usable living spaces. Improved circulation and direct access to the rear garden are key objectives, allowing the lower-ground floor to function as an integral part of the home rather than a series of isolated and odd shaped spaces.

4.3 Scale

The proposed extensions are:

- single storey in height.
- subordinate to the host building
- contained within the established rear building line

As such, the development does not alter the overall scale or massing of the property and remains visually discreet.



5. Proposed Development

4.3 Materials

Materials are to match existing or as specified on the drawings. We propose some use of warm finished concrete or stone lintels (lower embodied carbon), brick work not specifically to match existing but to have subtle difference to identify the extension as a newer addition - so the main house will retain its original form. Colour tiles may be used to highlight recesses and details. See drawings.

4.4 Sustainability

Home Extensions

We will be following best practice standards for energy efficiency in relation to the proposed works.

All new works will be constructed to the highest standards and will be insulated over and above the level required by building control.

Where works to the existing building are to be carried out we will follow the 'Fabric First' principle to reduce energy consumption as follows:

1. Upgrade insulation where possible:
 - loft and walls (EWI or IWI)
 - Lower ground floor, subject to existing construction and head heights.
 - Replace or overhaul windows with new timber frame sash windows to match the existing but with thermal and draft upgrades.
2. Improve draft proofing throughout
3. Upgrade heating controls and system (subject to cost and life expectancy pending a future move to Air source heat pumps).
4. New appliances and replacement lighting to be low energy.



5. Proposed Development

4.4 Appearance

The extension is designed to complement the existing building through the use of high-quality, sympathetic materials. External finishes are proposed to reflect the prevailing palette of the terrace, with brickwork to match or complement the host building and contemporary glazed elements used sparingly to maximise daylight.

Flat roof forms with rooflights are proposed where appropriate to minimise visual impact and improve internal light levels.

5.0 Impact on Neighbouring Amenity

The proposals have been carefully designed to avoid any material harm to the amenity of neighbouring properties. Key considerations include:

- no loss of daylight or sunlight
- no harmful impact on outlook or sense of enclosure
- extensions aligned with existing flank and rear walls
- Height of new extension at the boundary <2.5m high.

Where neighbouring windows are present, these are already closely related to boundary walls. The proposed development does not introduce new overlooking or privacy concerns.

6.0 Access

Existing access arrangements to the property will be retained. The proposals improve internal accessibility and provide enhanced access to the rear garden from the lower-ground floor, without altering the established means of access from the street.

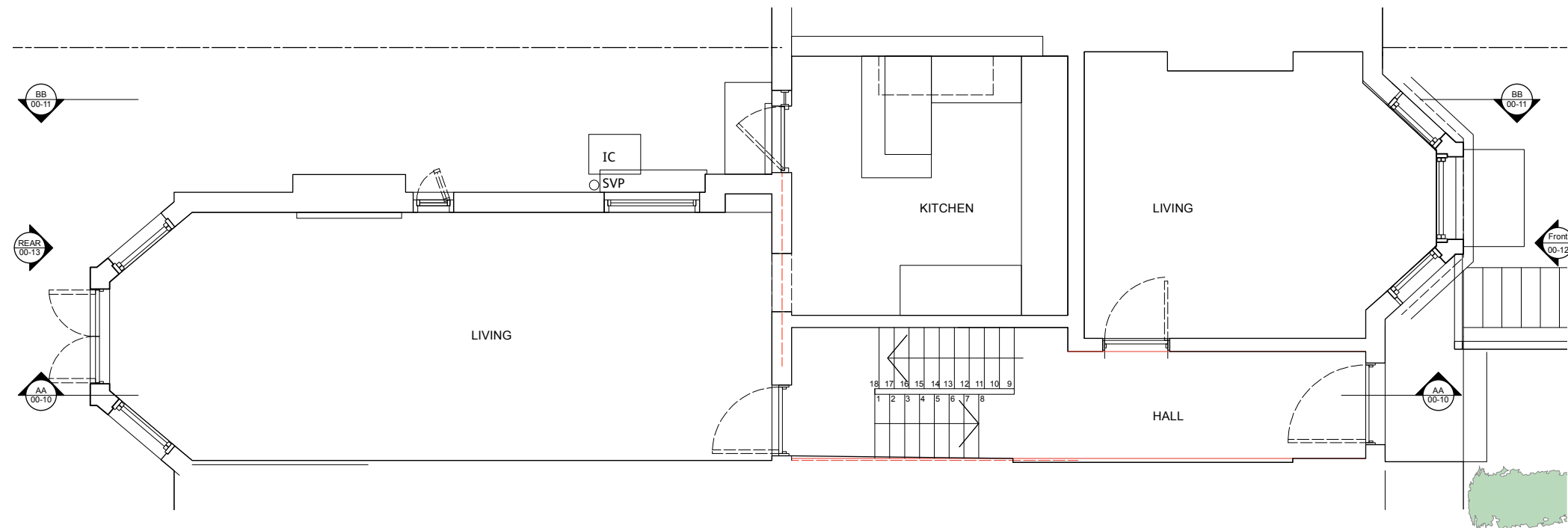
7.0 Conclusion

The proposed side extension represents a sensitive and well-considered form of development that responds positively to the established pattern of development along Barrington Road. The proposals are modest in scale, subordinate to the host building, and designed to respect the character of the terrace and the amenity of neighbouring properties.

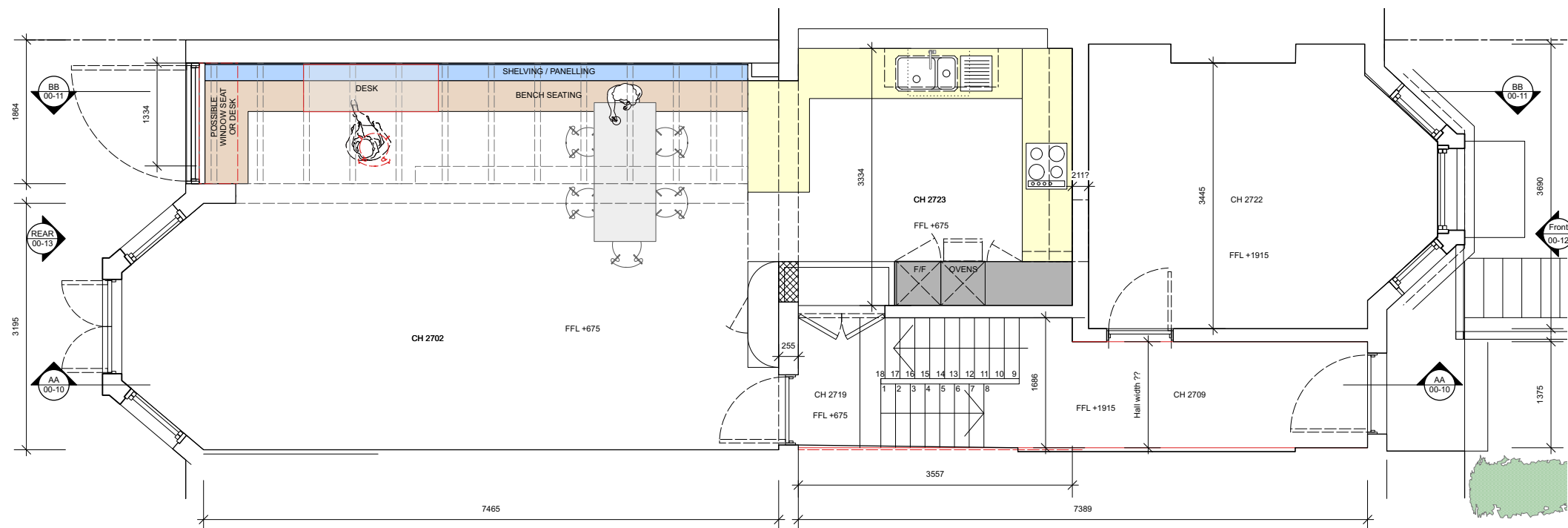
The development will significantly improve the quality and functionality of the internal accommodation while remaining fully compliant with relevant planning policies and guidance.



5. Proposed Development - Proposal Drawings



Existing Ground Floor plan
NTS



Proposed Ground Floor plan
NTS

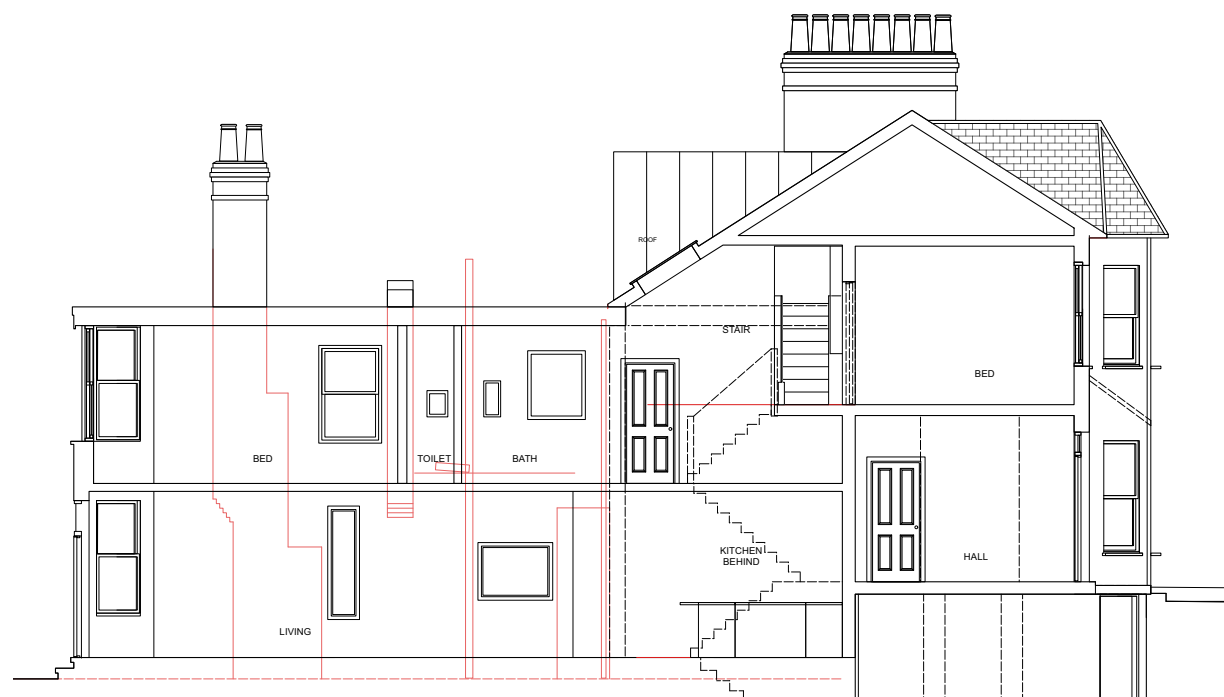
5. Proposed Development - Proposal Drawings



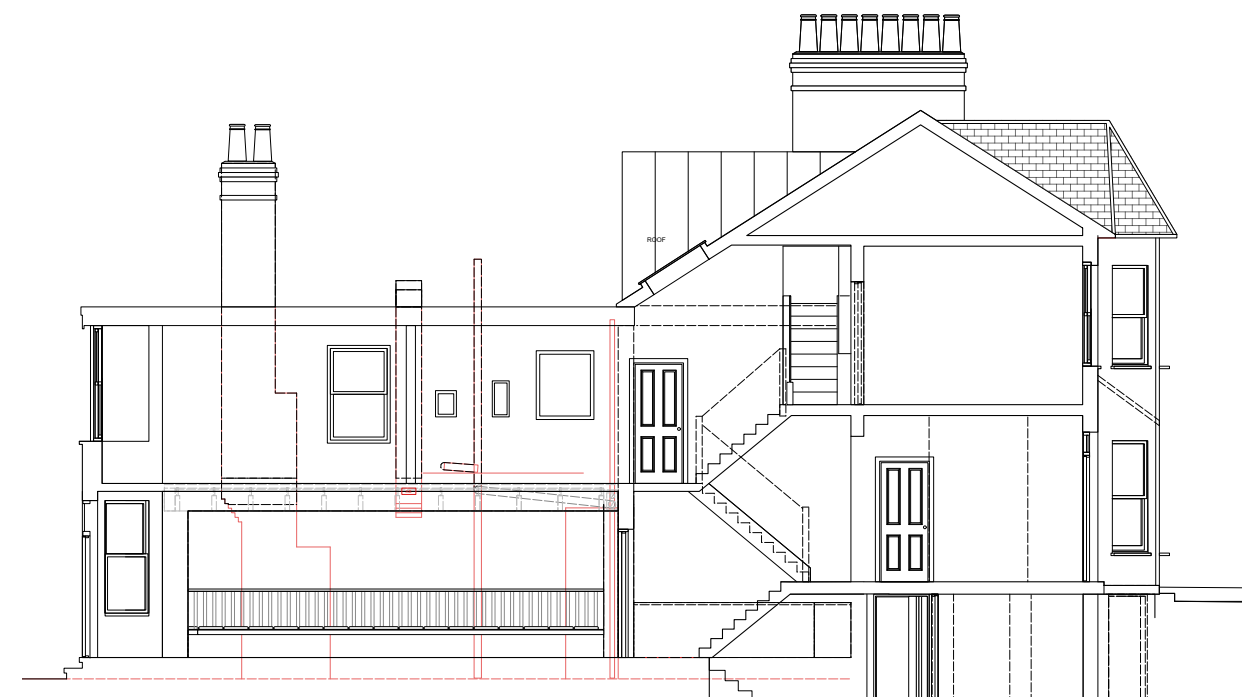
Existing Rear Elevation
NTS



Proposed Rear Elevation
NTS



Existing Section AA
NTS

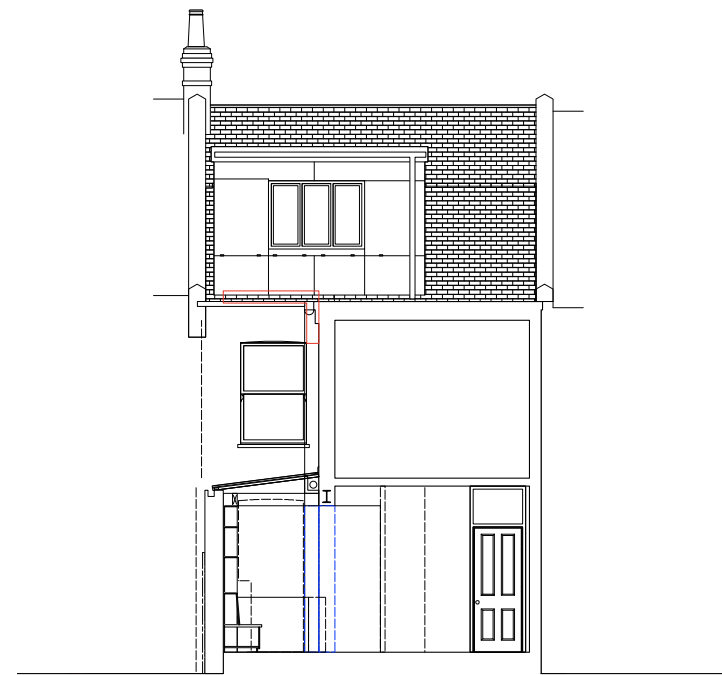


Proposed Section AA
NTS

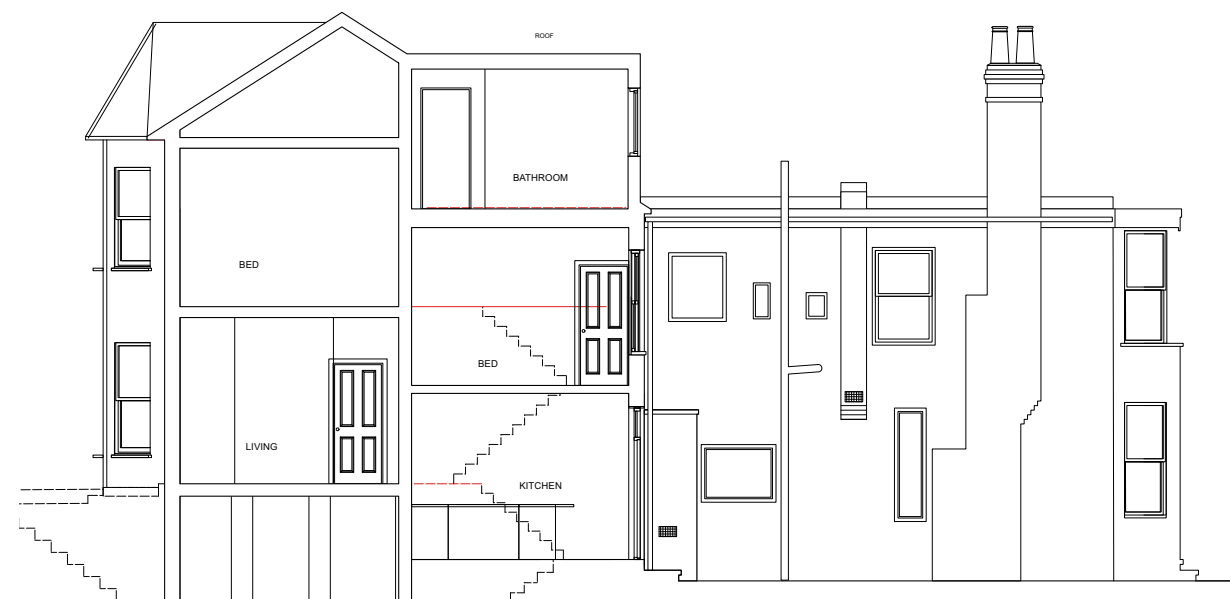
5. Proposed Development - Proposal Drawings



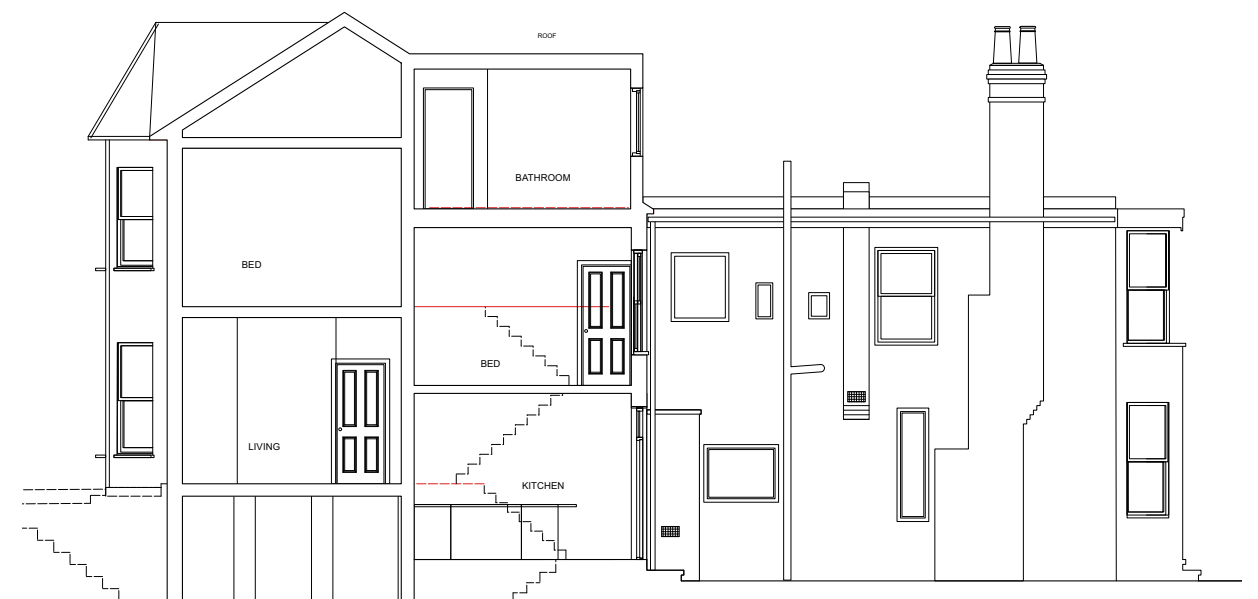
Existing Rear Section CC
NTS



Proposed Rear Section CC
NTS



Existing Section BB
NTS



Proposed Section BB
NTS

5. Proposed Development - Precedent Examples



6. Sustainability Strategy

Sustainability Statement

1. Introduction

This statement supports the planning application for a modest rear-side extension. In accordance with Haringey Local Plan Policy SP4 and the London Plan, the design prioritizes a “fabric-first” approach, carbon reduction, and climate change adaptation. While the footprint is small, the project aims to improve the overall thermal performance of the dwelling.

2. Fabric First & Energy Efficiency

The project will exceed the minimum requirements of Building Regulations Part L (2025 Standards) to ensure long-term energy security and comfort.

New Thermal Envelope: New walls, floors, and roofs will be specified with high-performance insulation (e.g., [insert material, like mineral wool or PIR board]) to achieve U-values at least 15 % better than current Part L requirements.

Existing Building Retrofit: A key sustainability feature of this application is the overhaul of the existing house windows. We intend to refurbish these with high-performance glazing and improve their draft sealing. This will significantly reduce the primary energy demand of the existing dwelling, offsetting the carbon footprint of the new extension.

Air Tightness: High-quality membranes and tapes will be used at junctions to minimize heat loss through infiltration.

Lighting: 100 % of new internal and external lighting will be high-efficacy LEDs with smart controls/sensors where appropriate.

3. Water Management & SuDS

To mitigate the risk of surface water flooding and reduce potable water demand:

Water Consumption: All new sanitary fittings (taps, dual-flush toilets) will be selected to ensure water use is capped at 105 liters per person per day.

Rainwater Harvesting: A 110L water butt will be installed on the new rainwater downpipe to provide an onsite water source for garden maintenance.

Permeable Surfaces: Although we are not proposing any new paved areas and the proposed extension does not cover an existing permeable surface, any new external patio area or side return landscaping will utilise permeable paving to ensure zero net increase in surface water runoff.

4. Materials and Circular Economy

The project seeks to minimize embodied carbon through sensible material selection:

Waste Hierarchy: Demolition waste (specifically bricks from the existing side wall) will be cleaned and reused for the new extension’s facing where possible.

Sourcing: Timber for the roof and internal studwork will be FSC or PEFC certified.

Low Carbon Choice: We are exploring the use of [e.g., lime-based mortars or recycled aggregate blocks] to further reduce the environmental impact.

5. Biodiversity and Greening

To support Haringey’s biodiversity targets:

Green Roof: The flat roof of the extension is proposed to be all tripple glazed, however any parts that are not glazed and are of a suitable area will be a [sedum/biodiverse] living roof, providing thermal mass and a habitat for local pollinators.

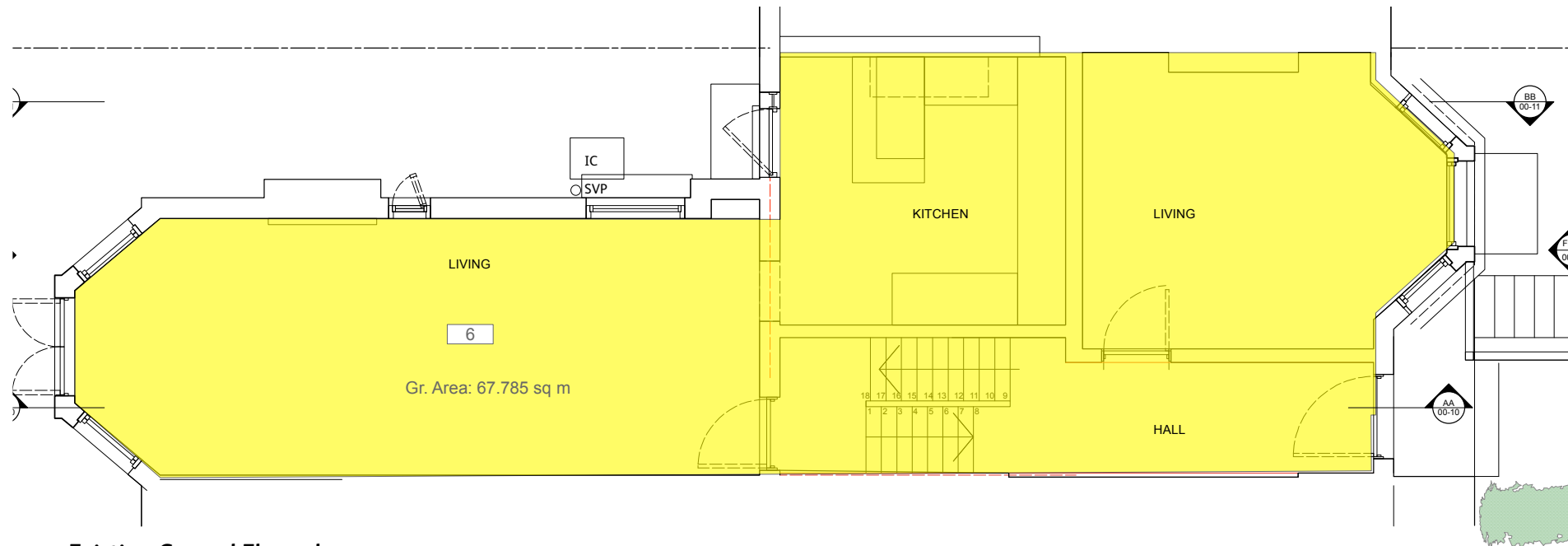
Urban Greening: Existing garden space will be protected during construction, and any new planting will focus on native species to enhance the local “green corridor” typical of terraced gardens.

Proposed Targets for thermal efficiency in new elements

Element	2025/26 Min. Requirement	Target
New Walls	0.18 W/m²K	0.15 W/m²K
New Floor	0.18 W/m²K	0.13 W/m²K
New Roof	0.15 W/m²K	0.11 W/m²K
New Glazing	1.4 W/m²K	1.0 – 1.2 W/m²K



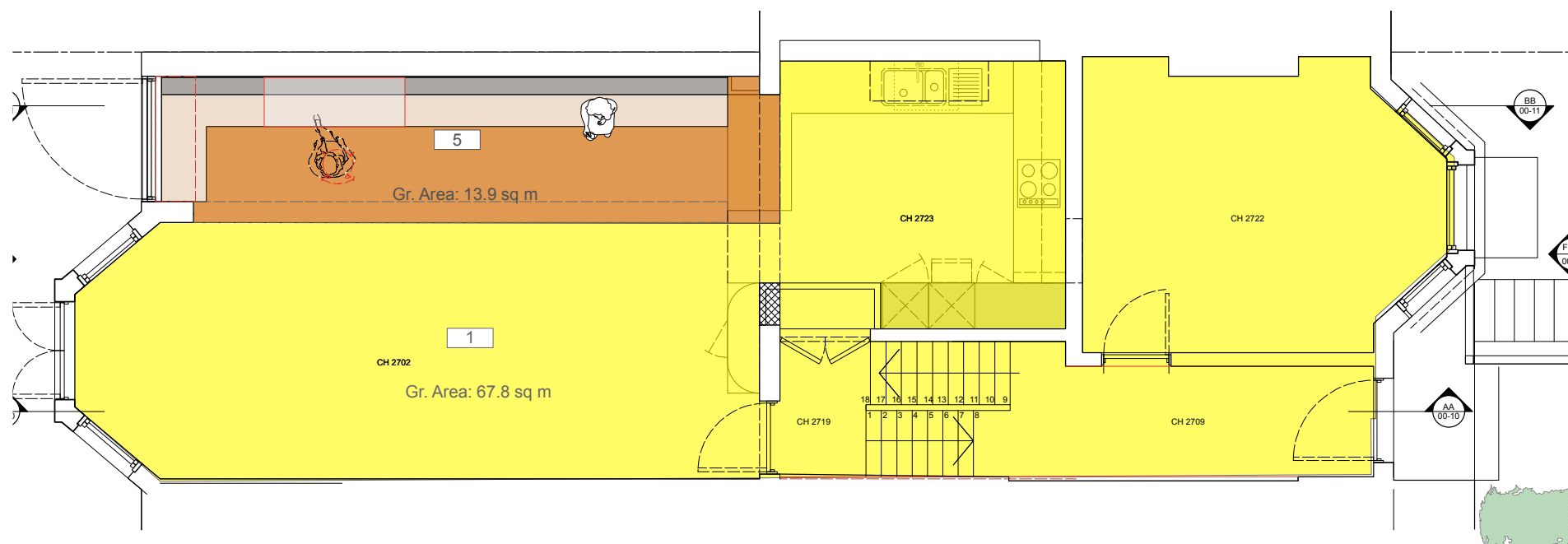
7. Summary of Areas



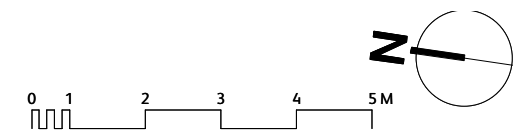
Existing Ground Floor plan
NTS

Area Summary (sqm)

Existing Ground Floor GIA	67.8	
New Extension	13.9	
Proposed Ground Floor GIA	81.7	



Proposed Ground Floor plan
NTS



End