

DESIGN AND ACCESS STATEMENT

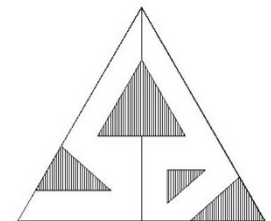


PROPERTY:
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Hornsey
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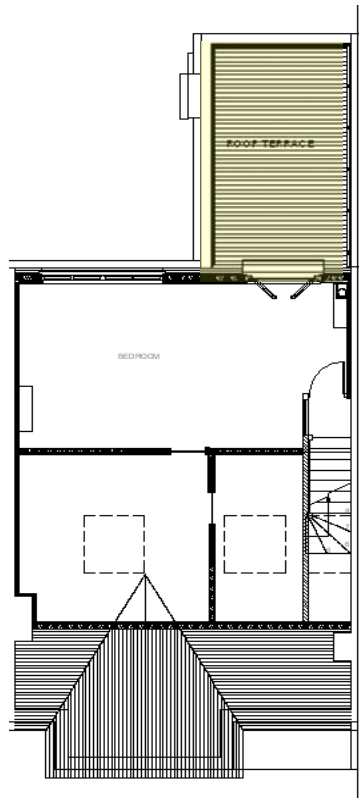
Warner Road is a well-established street characterised predominantly residential area.

The application site is a single family mid terrace dwelling house comprising ground first and 2nd floor. The street does not fall within any conservation area.



Images are taken from Google maps.

The proposal seeks to enhance the functionality and quality of the existing residential accommodation by introducing additional private outdoor amenity space at 2nd floor level. The design has been carefully developed to ensure it remains sympathetic to the host property, the surrounding built environment, and the amenity of neighbouring occupiers.



The proposal seeks to provide additional private outdoor amenity space through an introduction of a terrace, making efficient and practical use of the existing property. This enhancement will improve the standard of accommodation for the occupants, aligning with the objectives of delivering high-quality, functional living environments.

The design has been developed with careful regard to the character and appearance of the host building and the surrounding area. The scale, form, and positioning of the terrace are subordinate to the original structure, ensuring that it does not appear visually intrusive or dominant. Materiality and detailing will be sympathetic to the existing building, allowing the development to integrate seamlessly within the established streetscape.

The proposed terrace design reflects a well-established pattern of development within the locality. A comparable scheme has been granted permission under application reference HGY/2025/2287, confirming the acceptability of such development in principle. In addition, multiple properties in this street already benefit from similar terraces, including 19, 21, 23, 33 and 37 Warner Road also in 34 Park Avenue; and 40, 42, and 44 Danvers Road. These examples clearly demonstrate that the proposed development is consistent with the prevailing character of the area and does not represent an incongruous addition.

The proposed terrace represents a sympathetic, well-considered, and proportionate enhancement to the host property. It provides valuable outdoor amenity space, making efficient use of the available area while maintaining a design that is consistent with the established character of the surrounding context.

Furthermore, the proposal will not result in any significant loss of daylight, sunlight, outlook, or sense of enclosure to neighbouring occupiers. The development remains proportionate and appropriately sited to avoid overbearing impacts.

In terms of residential amenity, particular consideration has been given to privacy and overlooking. The surrounding properties already contain rear-facing windows at first and second floor levels, resulting in an existing mutual degree of overlooking that is characteristic of the area. The proposed terrace would not materially increase this relationship. Any perceived impact would be consistent with the established urban context and would not give rise to unacceptable harm.



The above google image shows numbers of roof terraces within Warner Road.

Additionally, the proposed development will not impact any existing trees or landscaping features.

Parking and Sustainability

Parking and Access to the property remains unchanged and internal access is provided for the proposed development which ensures safe and suitable movement throughout the home. All works will comply with Building Regulations. The proposal will improve thermal insulation to the roof and enhance natural light as per the design.

Conclusion

The proposed second-floor rear terrace represents a sympathetic, well-designed, and proportionate enhancement to the host property. It provides valuable outdoor amenity space, supporting modern living standards while remaining sensitive to the surrounding context design within the area. Many of the properties within the street and the surrounding area has already benefit with rear terrace hence the proposal will match the established pattern. Its meets the need of modern living while being sensitive to the architectural and historic context of the area.

The proposal has been carefully designed to utilise materials that match the existing building, ensuring a cohesive and visually appropriate appearance. Further it ensures that there is no unacceptable impact on neighbouring properties in terms of overlooking, daylight, outlook or privacy. As all properties contain rear-facing windows at first and second floor levels as such, there is an existing level of mutual overlooking typical of this urban context hence the proposed terrace would not materially increase this relationship.

The scale and positioning of the terrace ensure that it remains proportionate and non-intrusive. The application site is not located within a conservation area and is not adjacent to any listed buildings; therefore, the proposal will not result in any harm to designated heritage assets or the wider historic environment within Haringey Council.

The proposed design has been taken into accounts approval on planning and precedent for similar existing developments in obviously comparable location, character, period, style, density and size of dwelling. Therefore it represents a high-quality and precedent compliant form of development in terms of

- Respects the character and appearance of the host building and surrounding area
- Provides enhanced residential amenity
- Safeguards neighbouring amenity
- Reflects the established pattern of development within the locality

Front and rear Photograph

