

Pencil and Brick

Design and Access & Planning Statement.

Application for rear single-storey part infill extension,
internal alterations and alterations to existing loft

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Summary

1. This application seeks permission for :
 - a. a part side and rear extension to an existing ground floor mass
 - b. Alterations to existing loft space

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This Design and Access & Planning Statement is submitted alongside the following documents :

- Location Plan
- Site Plan
- Existing and Proposed drawings
- Site Photographs (within this document)
- Fire Statement - Reasonable Exception Statement
- Flood Risk Assessment (within this document + Flood map for planning)
- CIL document

1. Context

1.1. Site

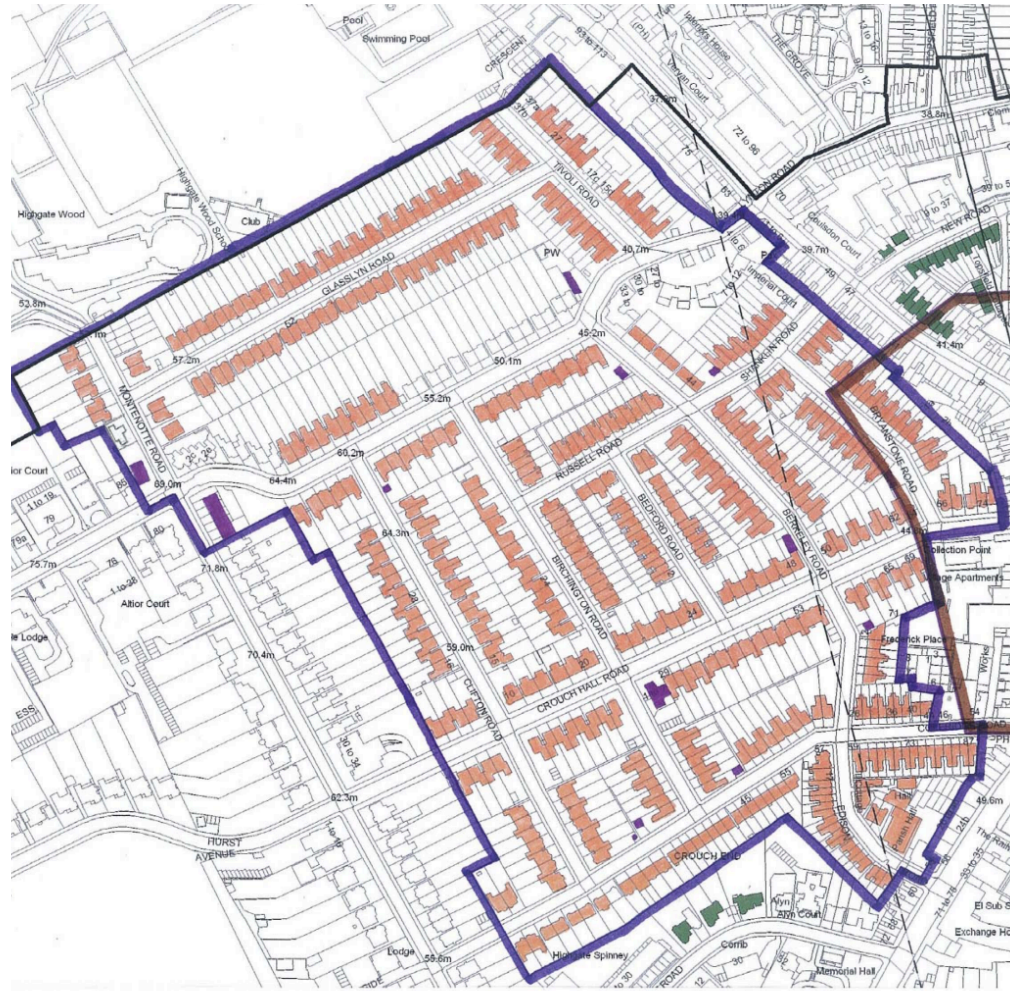
- a. The site is 11 Berkeley Road, located within the Borough of Haringey, specifically in the Hornsey/ Crouch End area.
- b. The application site is a three-storey, mid-terrace property located on the west of Berkeley Road.
- c. The street scene is consistent along most of the road with three storey terrace rows in a style which is reflected on site, with additional terrace rows of two storey dwellings.
- d. Properties in the immediate area have been altered over time, mostly limited to single-storey rear/ infill extensions and rear dormers to facilitate loft conversions. Many have also been converted to multiple flats.
- e. The property is located within a conservation area, but is not listed nor is it subject to an Article 4 direction.
- f. There are no trees on site that are protected by a tree preservation order.

1.2. Flood Risk Assessment

- a. 11 Berkeley Road
Surface Water: Very Low risk
River and the sea: Very Low risk

1.3. Heritage

- a. The site is located within the Crouch End Conservation Area, specifically the Sub Area 6 - Crouch Hall Park.
- b. The conservation area is characterised by a grid of residential streets, initially laid out in the 1800's, most of which are lined with uniform terraced and semi-detached properties of a wide range of Victorian styles. The area steadily rises to the south which allows for expansive views north towards Muswell Hill and east towards Tottenham. Within the conservation area, there are a variety of architectural styles and it is presumed various parcels of land were developed by a dozen or so builders/developers.



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Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Local Listed Building of Merit
	Archaeological Priority Area		Positive Contribution Building
	Strategic View Corridor & Wider Setting		Detractor

Sub Area 6: Crouch Hall Park

Map of conservation area taken from Crouch End Character Appraisal Document

- c. Berkeley Road is described in the Crouch End Character Appraisal which outlines the following:
- 'This relatively long road is a northward extension of Edison Road. The section between Coleridge Road and Crouch Hall Road is lined on the west side with the tall timber vertical boarded fencing of the flanks of their rear gardens over which are views of mature trees. It retains its original granite kerb stones and gutters, but the pedestrian pavements are surfaced with patched tarmac. There are two remaining cast iron lamp standards and one modern lighting column, but no street trees.... Berkeley Road north of Crouch Hall Road is lined with consistent three storey terraced properties featuring*

prominent square bay windows surmounted at first and attic floor level by Tudor-style half-timbered detailing and hipped gables. These properties were originally constructed of red brick with white painted bays at first floor level, although several have been entirely painted white or pebbledashed. At ground floor level, several of the properties have windows and front doors with coloured glass. The houses on the western side of the street are set back above street level and their entrances are accessed via a short flight of stone steps. Most houses retain their original red brick dwarf boundary walls with bullnosed blue brick copings, behind which are mature planted front gardens with hedges, shrubs and flowers.'

- d. The site is reflective of the three storey terraced properties described above, with a prominent square bay to the front with tudor style half timbered detailing to the upper storeys and a hipped gable. It is also an example of where the original red brick has been painted over.
- e. The property is not a listed building and there are no listed or locally listed buildings in the immediate vicinity. Therefore the proposal will not cause harm to any listed buildings in the area.

2. Statement and Policy Documents Referenced.

National Planning Policy Framework (2024)

- Achieve well-designed places

The London Plan (2021)

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- CS15: Well Designed Buildings, Places and Spaces

Haringey's Local Plan - Strategic Policies (2013)

- SP11: Design
- SP12: Conservation

Haringey Development Management DPD (2017)

- DM1: Delivering High Quality Design
- DM9: Management of the Historic Environment
- DM12: Housing Design and Quality

3. Proposal

3.1. Existing Typology

- 11 Berkeley Road is a four bedroom, three-storey property, in a row of terraces.
- On the ground floor, the property comprises a living area to the front, leading through to a play room and dining room to the rear, connecting to a home office and kitchen.
- The first floor comprises three bedrooms, one with an ensuite and a separate family bathroom.
- The second floor comprises a further bedroom and ensuite, as well as an outrigger loft space which is currently used as loft storage.
- The terrace house is of a Victorian character. To the front on the lower levels it has an existing brick facade which has been painted grey. The upper levels have a Tudor revival style half timbering which has also been painted to match. The front also contains a square bay with a hipped gable roof above.



The property at no.11 Berkeley Road shown from the front

- f. To the rear, there is existing red brick with a rendered plinth to the lower sections of the facade. There is a two storey outrigger (with additional loft space above) with a bay window at the first floor level. There is also a flat roof dormer and large array of rooflights on the rear roof.



The property at no.11 Berkeley Road shown from the rear

3.2. Proposal Massing + Form

- a. The proposed single-storey extension seeks to be consistent with other properties in the immediate area in terms of its general scale and siting and would remain subservient to the existing dwelling. Additionally, it would not be visible from within the streetscene. It is not considered to cause harm to the overall character and appearance of the host dwelling or the wider area.
- b. The existing rear dormer is proposed to be replaced with one more in keeping with those on surrounding dwellings, since the roof will be changed from a flat roof to a hipped roof with hung tiles.
- c. The proposal also includes the removal of the large array of rooflights to the rear and replacing them with fewer, smaller rooflights. It is considered this is an improvement and would allow them to be more subservient on the roofscape and better reflect the nearby dwellings.

d. Planning Policy & Responses

The quotes below are taken from 'Haringey Local Plan: Strategic Policies – 2013-2026' document and Haringey's 'Development Management DPD (2017)' with a response as to how compliance with the relevant sections of each policy is achieved included in pink.

Design

- 1.1.1. SP11 - "All development shall: Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;"

DM1 - "All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a. Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b. Make a positive contribution to a place, improving the character and quality of an area;
- c. Confidently address feedback from local consultation;
- d. Demonstrate how the quality of the development will be secured when it is built; and
- e. Are inclusive and incorporate sustainable design and construction principles.

Development proposals should relate positively to their locality, having regard to:

- a. Building heights;
- b. Form, scale & massing prevailing around the site;
- c. Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d. Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e. Rhythm of any neighbouring or local regular plot and building widths;
- f. Active, lively frontages to the public realm; and
- g. Distinctive local architectural styles, detailing and materials."

DM12 - "All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.

Residential Extensions

Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

...New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG."

The alterations to the building's external appearance are limited to the rear of the property, as such the local context and character will be unaffected by the works when viewed from the public realm. It is also considered that although not visible to the public, the alterations to the rear such as the reduction in rooflights and alteration to the rear dormer will improve the dwelling and align it more with the local character. The proposal for the rear ground floor extension is also proposed to be of high quality design which will enhance the appearance of the dwelling.

Conservation & the Historic Environment

- 1.1.2. SP12: "The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest...The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change."

DM9: "The Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive."

The character of the conservation area has been considered in the design and particular regard has been given to the location of development so as to avoid impact on the streetscene. Even though the proposed additions and alterations are not visible from the public realm, attention has been paid to materials, forms and massing that will compliment the architectural style of the area, dwelling and not be dominant. Materials chosen for the most visible areas such as the roof and dormer are proposed to reflect the existing and neighbouring dwellings. The massing and form is also reflective of nearby dwellings. The ground floor infill extension is least visible, however its design has been carefully considered to complement the existing dwelling.

3.3. Materials.

a. Walls

1. There is no proposed change to the front elevation, materials will remain as existing.
2. The ground floor extension is proposed to be finished in render.
3. The exterior of the rear dormer cheeks will be finished with hung tiles to match the existing roof.

b. Roof

1. The roof material as set out in the drawings is single ply felt, as the appearance of it is dark, similar to the predominant slate tile finish in the area.
2. The roof of the proposed rear dormer will be finished with tiles to match the existing roof.

c. Windows & Doors

1. The new windows and doors on the rear elevation are proposed to be double glazed metal frames and the colour is proposed to resonate with the dwelling.
2. The new dormer windows are proposed to match the existing.

4. Conclusion

The proposed extension is respectful of neighbours and the host building, following the principles established in the Local Plan and guidance documents. It will also not cause harm to the conservation area due to its location and design.

We therefore believe the proposal is reasonable and should be approved.