

# DESIGN & ACCESS STATEMENT

---

41 PALACE ROAD

S0115

**ambient**

## APPLICATION INTRODUCTION

This Design & Access Statement forms part of the documentation to support the Householder Planning Application for the single-storey ground floor extension works proposed to Flat A at 41 Palace Road, N11 2PU. The application is to be made to the local planning department, at Haringey Council Planning.

The application is being made on behalf of applicants Patrick Roncetti and Dalila Nobile. The proposal seeks to improve the quality of the dwelling for the applicants who shall reside at the address. The proposed works seek to enlarge the width of their rear extension through extending up to the side boundary, shared with adjacent neighbour 39 Palace. These architectural reconfigurations shall rationalise the toilet / bathroom, kitchen, living and dining spaces. There are no works proposed that are visible from a public highway, and thus no works proposed to the front facade.

This Design & Access Statement is provided as a response to the requirements of the Town & Country Planning (General Development Procedure Amendment Order 2006) for most planning applications to be accompanied by one.

## SUPPORTING DOCUMENTS

The application comprises the following:

- Householder Planning Application Forms
- CIL Forms
- Design & Access Statement
- Architectural Planning Drawings, as outlined below, prepared by Ambient Studio:

- S0115-00-EX-001 Site Location Plan
- S0115-00-EX-101 Existing Plans 01
- S0115-00-EX-201 Existing Ground Floor Plan
- S0115-00-EX-202 Existing Roof Plan
- S0114-00-EX-301 Existing Rear Elevation
- S0114-00-EX-302 Existing Side Elevation 01
- S0114-00-EX-303 Existing Side Elevation 02
- S0115-00-EX-401 Existing Section AA
- S0115-00-EX-402 Existing Section BB
- S0115-00-EX-403 Existing Section CC
- S0115-00-EX-404 Existing Section DD
- S0115-00-EX-405 Existing Section EE
- S0115-00-GA-101 Proposed Plans 01
- S0115-00-GA-201 Proposed Ground Floor Plan
- S0115-00-GA-202 Proposed Roof Plan
- S0114-00-GA-301 Proposed Rear Elevation
- S0114-00-GA-302 Proposed Side Elevation 01
- S0114-00-GA-303 Proposed Side Elevation 02
- S0115-00-GA-401 Proposed Section AA
- S0115-00-GA-402 Proposed Section BB
- S0115-00-GA-403 Proposed Section CC
- S0115-00-GA-404 Proposed Section DD
- S0115-00-GA-405 Proposed Section EE

## PROJECT TEAM

The team involved with the development of this scheme and the submission of this application is:

Client: Patrick Roncetti & Dalila Nobile  
Architect: Ambient Studio

## SITE LOCATION

The application site at 41 Palace Road, London N11 2PU is located within Haringey Council, to the north of Alexandra Palace & Park. It sits between Alexandra Palace railway station and Bounds Green underground station. Bowes Park railway station sits to the east. It is therefore well connected. The site is not located within a Conservation Area, and the property is not a Listed Building.

## EXISTING PROPERTY & USE

The property is a Victorian-terraced building constructed of brick walls, stone lintels and sills, and pitched tiled roofs. It was originally constructed as a single dwelling, however it has since been subdivided into two dwellings comprising a ground floor 2-bed dwelling, with a narrow-width ground floor extension to the rear, and a 3-bed upper floor dwelling over the first and second floor, where a rear outrigger roof extension and rear box dormer extension has been constructed. The applicant's property is Flat A, this being the ground floor dwelling.



EXISTING FRONT FACADE



EXISTING REAR FACADE

## PROPOSAL

The property shall remain subdivided as two separate dwellings, with the applicant's ground floor dwelling being reconfigured and extended to the rear.

The proposal comprises the reconstruction of the existing rear extension, including a new full-width side-infill extension to the rear, extending the rear up to the neighbouring boundary, shared with 39 Palace Road. The side-infill extension is designed with a pitched roof, this limiting the eaves height upon the boundary to no more than 2.3m, so as to limit the impact upon the neighbours at 39 Palace Road. Furthermore, the full-width extension is set 1.455m back from the original rear facade line, so as to allow light intake into the central bedroom of Flat A at 41 Palace Road, whilst also limiting the sense of presence of the proposed new extension, as perceived from the central room at 39 Palace Road.

The proposed construction works shall comprise of brick construction, matching that of the existing building, with pitched membrane roof coverings and a large pitched glazed rooflight over the Living Room. New windows and doors shall comprise either aluminium framed or PVC framed. The existing rear extensions are of painted render finish, however the newly constructed brick extensions shall create a more coherent finish with the existing building.

The proposed works shall help to rationalise and improve the toilet, bathroom, kitchen, dining and living room to the ground floor flat. As such, the works shall improve the quality of the dwelling, making it more fit for a young family.

There are no proposed works to the front facade, and there are no proposed works that would be visible from a public highway.

## IMPACT UPON NEIGHBOURS

The design is carefully considered to limit the impact upon the adjacent neighbours to 41 Palace Road.

To the west, the extents of the existing rear extension matches that of 43 Palace Road. The proposal includes the reconstruction / associated reconfiguration of the existing rear extension. As such, the proposal, once complete, shall not bring any impact upon 43 Palace Road.

To the east, existing side alleys extend along either side of the party wall fence line between No: 41 and No: 39 Palace Road, this separating the two-storey outriggers from the boundary. The proposal seeks to create a single-storey side-infill extension up to the boundary line, to No: 41 Palace Road. As such, adequate consideration has been made to ensure the design is considerate to 39 Palace Road. The full-width extension starts 1.455m from the original rear facade line, this allowing light into the central spaces within both No: 41 and No: 39. The length of the full-width side-infill extension is limited to 5.045m, this being a total of 6.5m from the original rear facade line. Along this boundary, the eaves height is limited to only 2.3m (limiting internal head-height along this wall to 1.95m), so to reduce the sense of massing and reduce any impact with respect to light. This concurs with Haringey design guidance for rear extensions.

The building levels step up from west to east along Palace Road. As such, 39 Palace Road sits approximately 150mm above the floor level of 41 Palace Road. As expected, window positions are higher at 41 Palace Road. This should be considered when appraising impact.

As detailed on proposed drawings, the proposed architecture sits well away from the 45 degree sightliness as plotted from the centre of the lower pane of each neighbouring window. The design therefore demonstrates that there will be limited impact upon light intake to No: 39 Palace Road.

## ACCESS

The proposal does not propose any changes to the existing access to the property.

## SUSTAINABILITY

All new construction elements shall meet modern performance criteria, and perform in compliance with current UK Building Regulations. Walls, floors and roofs shall carry improved thermal performances, as shall new window and door installations. As such, the proposed works shall improve the energy performance for the dwelling.

## SIMILARLY APPROVED APPLICATIONS

There are a number of similarly approved applications that have been considered during the design development, and as such should be considered when appraising the application. These are noted below:

- **HGY/2023/3332 - 60 Palace Road, London N11 2PU**

Located upon the same street, albeit on the opposite side, a similar proposal comprising a new single-storey rear infill extension with pitched roof, connecting to the rear extension, with a modifications to the existing rear extension, was approved at 60 Palace Road. This proposal extended a total of 6.5m from the original rear facade line, this without any central courtyard to permit light intake closer to the original rear facade apertures.

- **HGY/2023/0403 - 107 Broad Lane, London N15 4DP**

Application was approved with an eaves height of 2.5m on the boundary, this being 200mm higher than our proposal.

- **HGY/2023/0781 - 21 Northbrook Road, London N22 8YQ**

Application was approved with an eaves height of 2.6m on the boundary, this being 300mm higher than our proposal.

- **HGY/2023/0592 - 05 Foyle Road, London N17 0NL**

Application was approved with an eaves height of 2.3m on the boundary, this matching that proposed within our proposal.

## CONCLUSION

In conclusion, the proposed single-storey rear infill extension is limited in depth and height, so as to limit its presence upon and along the boundary to 39 Palace Road. The building extents shall sit well below the 45 degree BRE sight / light lines when plotted from the centre of the lower panes of each of the respective neighbouring windows. This is perhaps largely because the height of the proposed architecture is only 2.3m up to eaves level, the side alleys are generous in width (approximately 1.8m) and the neighbouring building at 39 Palace Road is set approximately 150mm higher in level to that at 41 Palace Road. Furthermore, the proposed full-width extension is set away from the original rear facade line, so again to limit its presence upon the central spaces within the terraced properties. As the proposal does not extend any further or higher along the boundary to 43 Palace Road, there is no impact upon this neighbouring property. There is therefore a very limited impact upon neighbours due to careful design consideration.

The proposed materiality shall be within keeping to the original architecture, with brick walls, replacing currently painted rendered walls, this increasing cohesion. All works shall be to modern building standards, thus resulting in increased energy efficiency.

The proposed alterations shall improve the quality of the dwelling through providing a rationalised layout with more functional room proportions and connectivity to the rear garden.

The proposal is as per Haringey design guidelines for rear extensions, and the property is neither listed, not within a conservation area. Furthermore, the proposal is well supported with relevant local planning precedent.

As such, we request that the application is considered positively, and we welcome application-stage dialogue with a planning officer should any queries or concerns be present. Please do not hesitate to contact should this be the case.

