

Design & Access Statement

Site Address: 25, 27 & 29 Craven Park Road

Introduction

The Design and Access Statement is being submitted to support the proposed development for the erection of a single-storey ground floor rear extension across the three buildings, 25-29 Craven Park Road.

Site Characteristics

The application site is located on the north side of Craven Park Road in a predominantly residential area. Similar residential buildings adjoin from either side. The properties are not located in a conservation area and they are not listed.





Policies

DM1 (High Quality Design)
DM2 (Accessible and Safe Environments)
DM12 (Housing Design and Quality)

Haringey SPD

The London Plan

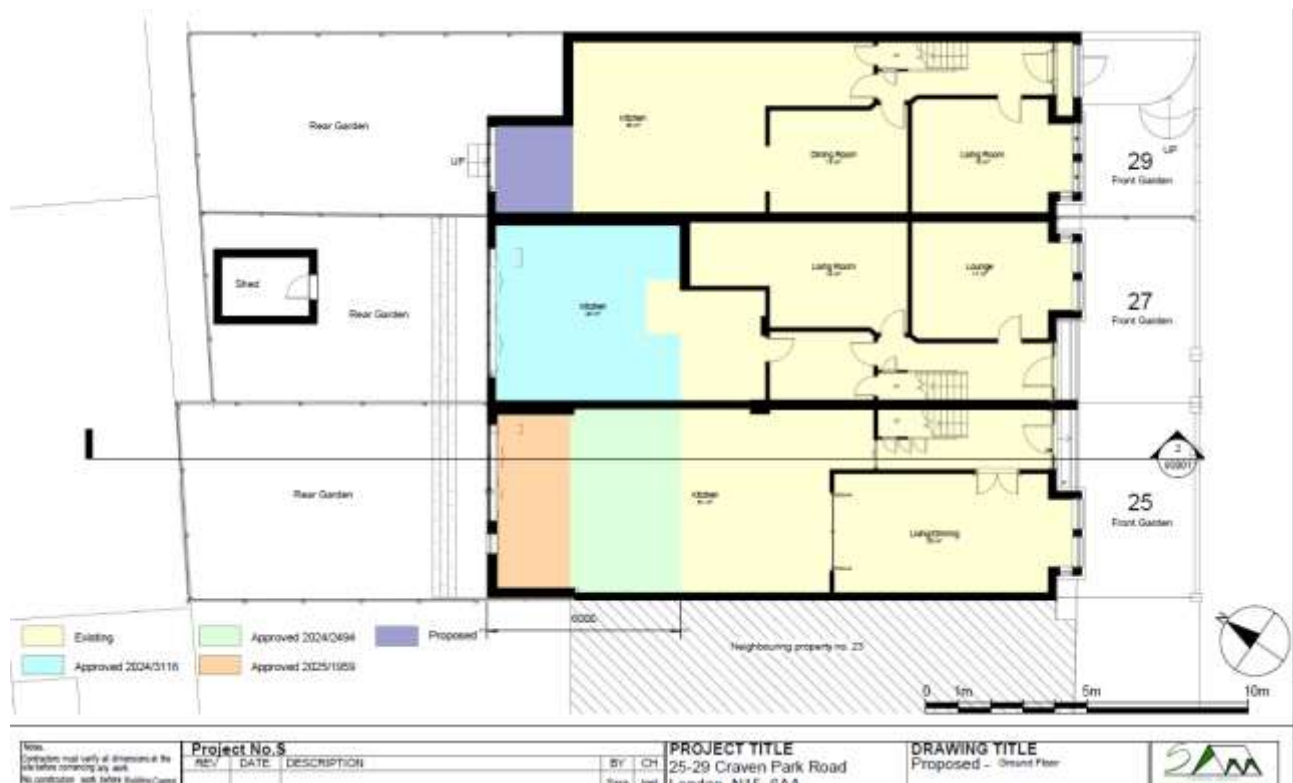
Principle of the development:

The principle of undertaking residential alterations is in accordance with planning policy at the local, regional and national levels, subject to other material considerations.

Pre-application (ref PRE/2025/0370) for this proposal was sought and the advice response taken into account.

Design:

The proposal site has previously been granted planning permission for the ground floor extensions at numbers 25 & 27 Craven Park Road (planning references 2025/1959; 2024/2494; 2024/3116) as highlighted on the proposed floor plans.



The consented ground floor extensions at numbers 25 & 27 Craven Park Road highlighted above have not yet been implemented. A modest proposed half-width extension at number 29 Craven Park Road highlighted in maroon colour measures 2.3m deep and it is set back from the boundary with number 31 Craven Park Road by 2.5m.

The proposal is of high quality of design that would respect the design character and appearance of the existing host buildings and other buildings in the terrace. The materials would match that of the existing buildings.

As such, the proposal complies with the London Plan policy D3 (Optimising site capacity through the design-led approach) Haringey Development Management policies DM1 (High quality design), DM2 (Accessible and Safe Environments) and guidance in the Haringey SPD.

Impact on Amenity:

The proposal by virtue of its design and position at the rear of the building is considered not to adversely affect the amenity of the neighbours in terms of loss of light, loss of privacy, overlooking or sense of enclosure. Light studies have been carried out (submitted with the application) showed that there would be no adverse impact on the amenity of the neighbours. We acknowledged the pre-application advice to reduce the height in order to protect the amenity of the neighbours. The modest depth of the extension of 2.3m which is also in line with approved extensions at numbers 25 and 27 Craven Park Road and a deep set-back of 2.5m from the boundary (half-width extension) would ensure that the amenity of the neighbour is protected.

Sustainability:

The proposed extension will be constructed of modern materials and will include new windows that will improve the thermal performance and natural ventilation of the subject buildings. Given the scale of the development, the proposal is considered to comply with the relevant policies.

Biodiversity:

The proposal by virtue of its scale and size is considered not to significantly alter the existing green environment of the site and will not have a detrimental impact on the biodiversity of the area.

Access:

The proposal would not lead to the alteration or interference with existing access arrangement. Access is unaltered in both pedestrian and vehicular sense.

Conclusion:

The proposal overall is considered to be of a high quality of design, subservient to the host buildings and matches the design character and appearance of the existing buildings along the street scene. The proposal has been designed to protect the amenity of the neighbours and complies with the relevant policies in the Haringey Local Plan, SPD and the London Plan. We therefore anticipate that the Council would positively assess the application and grant planning permission in this instance.