

PLANNING & DESIGN STATEMENT

To: London Borough of Haringey Planning Department

Site Address: 46 Priory Road, Hornsey, London, N8 7EX

Related Application: HGY/2023/2945

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans) of planning permission [HGY/2023/2945] to allow for minor-material amendments to the footprint, entrance articulation, fenestration, and external finishes.

1. Introduction

This statement is submitted in support of a Section 73 application to vary the approved plans for the development at 46 Priory Road. The proposed amendments represent a minor-material refinement of the consented scheme, intended to optimise the internal living standards and ensure the building provides a high-quality, unified contribution to the Hornsey streetscape. As the principle of development has already been established under the original permission, this application focuses solely on the merits of the specific design improvements.

2. Design Evolution & Building Form

The proposed design rationalises the previously approved "L-shaped" first-floor footprint into a clean, rectangular form.

- **Architectural Clarity:** The transition to a rectangular footprint simplifies the building's massing and roofline. By removing unnecessary external junctions, the design presents a more cohesive and "quiet" architectural language.
- **Enhanced Residential Standards:** This modification increases the floor area of the primary bedroom from **10.4 sqm to 12 sqm**. This ensures the dwelling exceeds the *Nationally Described Space Standards* (minimum 11.5 sqm) for a double bedroom, providing a more sustainable and functional family home.
- **Impact on Neighboring Amenity:** The "infilled" corner does not extend beyond the maximum approved depth of the previous scheme. A significant **8-meter separation distance** is maintained from the neighboring boundary. Given this generous gap and the lack of new side-facing clear glazing, the proposal protects the daylight, sunlight, and privacy of adjacent residents.

3. Materiality and External Finishes

The proposal seeks to simplify the material palette by changing the ground floor external wall finish from timber cladding to brickwork to match the upper level.

- **Unified Presence:** For a building of this modest scale, a single material finish creates a more unified and robust presence. This avoids overcomplicating the design and ensures a more harmonious relationship between the ground and first floors.
- **Streetscape Visibility:** Most of the ground floor walls will be shielded by existing boundary and fence walls around the property. Consequently, this change will be barely visible from the public realm and will not alter the established character of the streetscape.
- **Entrance Detailing:** While the main walls transition to brick, the doors serving the integrated refuse storage area will remain in timber. This provides a "softer," high-quality tactile feel at the main entrance, creating a sympathetic human scale at the point of arrival.

4. Entrance Articulation and Low-Profile Canopy

The proposal introduces a modest canopy over the ground-floor entrance and the adjacent integrated storage area.

- **Architectural Integration:** The canopy is designed as a highly subordinate, low-profile feature, with its height aligned to the existing high point of the street-facing boundary wall.
- **Functional Sense of Arrival:** The canopy provides essential weather protection while creating a more formal entrance without adding unnecessary visual mass to the frontage.

5. Fenestration, Privacy, and Environmental Performance

Amendments are proposed to the glazing to improve the building's thermal efficiency and residential amenity:

- **First Floor Bedroom:** The sill level is raised to **550mm above finished floor level**, reducing solar heat gain and enhancing occupant privacy while maintaining a contemporary aesthetic. The revised design also introduces a **side-hung operable window section**. This offers a more convenient and superior method for regulating natural airflow and cross-ventilation, representing a significant improvement in the building's year-round environmental performance.
- **New Bathroom Window:** A small secondary window is proposed for the first-floor bathroom. To ensure absolute privacy, this window will be **obscurely glazed** and will be **fixed/non-opening below 1.7m** measuring from the internal floor level.

6. Conclusion

This application represents a high-quality refinement of an accepted principle of development. The simplified building form, unified material palette, and improved space standards result in a superior planning outcome. The proposal fully aligns with Haringey's Local Plan policies regarding design quality and residential amenity.