



DESIGN AND ACCESS & PLANNING STATEMENT



Application Site: 8 Princes Street London N17 8JB

Proposal: Erection of single storey rear extension and rear dormer including the conversion of existing dwelling into 1 x 3 Bed & 1 x 2 Bed flats.

Our Ref: 25096

Date: May 2026

Planning & Architectural Consultants
For and on Behalf of ARCHPL Ltd.
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1.0 Introduction

- 1.1 This statement is submitted by ARCHPL Planning Limited in support of a planning application to convert a 3-bedroom end of terrace into 2 flats consisting of a 3-bedroom ground floor dwelling and a 2-bedroom flat on the upper levels including a single storey rear extension and a rear dormer extension.

2.0 Site Location and Description

- 2.1 The subject site is a two storey end of terraced house located to the northern side of Princes Street, west of the junction of Princes Street with Queen Street.
- 2.2 The site is not in conservation area nor is listed.
- 2.3 The property is located within the Family Protection Zone however the proposals comply with the criteria (b-g) of DM16.
- 2.4 It is a priority to meet Haringey's target under its local plan to facilitate the delivery of a minimum of 19,802 new homes on previously developed land by 2026. Policy SP1 has highlighted Wood Green as Primary area being able to have capacity to accommodate this growth.

3.0 The Proposal

- 3.1 Conversion of a 3-bedroom end of terrace into 2 flats consisting of a 3-bedroom ground floor dwelling and a 2-bedroom flat on the upper levels including a single storey rear extension and a rear dormer extension.

4.0 Design Concept

- 4.1 Design
The proposed single storey rear extension would be of typical construction with a flat roof and a height of 3.0m to the eaves. The width would cover the whole width of the existing building. Materials would match the existing building to be facing brick walls, and the roof with torch-on-felt flat roof construction.
- 4.2 Similarly, the rear dormer roof extension would be typical in design as per the surrounding dormer extensions with matching scale and materials.
- 4.3 The overall scale, design, materials, and height is considered acceptable and would not be detrimental to the surrounding character.
- 4.4 Layout
The proposed extension(s) would provide an additional floor space for the proposed dwellings meeting the technical housing standards – nationally described space standard.
- 4.5 The proposed fenestration would match the existing with the proposed materials associated with the structure to blend in with the host building and the neighbouring buildings and will be in keeping with the overall character of the area.

- 4.6 The extension will not pose any concerns regarding overlooking and direct views as the building would be used in connection with the use of the host dwelling.
- 4.7 **Scale**
The adjoining properties have similar extensions and the relationship to the surrounding area is considered to be acceptable in regard to siting, height, width, and depth. The extension would therefore not unduly impact on the residential amenities of the surrounding properties.

5.0 Planning Assessment – Policy Considerations

Policies considered

**National Planning Policy Framework and National Planning Practice Guidance The Mayor's London Plan
Haringey Council's Local Plan
Haringey Core Strategy 2010 – SP1 – Managing Growth and SP2 Housing
Development Management Policies July 2017: DM10, DM11, DM12 and DM13.**

- 5.1 It is a priority to meet Haringey's target under its local plan to facilitate the delivery of a minimum of 19,802 new homes on previously developed land by 2026. Policy SP1 has highlighted North Tottenham as Primary area being able to have capacity to accommodate this growth.
- 5.2 The existing building provides a family dwelling which is located within the Family Housing Protection Zone as shown in Figure 3.1 of the DPD Document 2017. However, not only is the property located within the North Tottenham area, an area which is classed as aa Primary Area in SP1 as Primary area being able to have capacity to accommodate this growth, it also complies with the criteria of DM16 of conversions which would be acceptable within a Family Protection Zone. In addition, the flat on the ground floor flat is a 3-bedroom flat complying with the London Plan Spatial Standards and thus there is no loss from the conversion of a family property rather a good quality replacement is being proposed.
- 5.3 DM11 outlines the Housing Mix required for new residential development – including affordable housing, have a good mix of unit sizes and prevent an over concentration of 1 and 2 bed units. This proposal would be a 3-bed and a 2-bed unit thus fulfilling the requirement set out by DM11.
- 5.4 As per DM11 and SP2, residential development in Haringey should have regard to the density matrix set out in the London Plan.

The proposal –

3bed ground floor unit – GIA – 82m² 3bed / 4Persons Flat

2bed first floor unit – GIA – 90m² 2bed / 4Persons Flat

- 5.5 DM12 sets out the design quality of the extensions in a proposal. The proposal incorporates the use of ground floor extensions and loft conversion with a rear dormer in order to increase the occupancy of the development. The extension has been designed to have a modern appearance but be in keeping with existing and surrounding environment. It has been designed to be proportionate so has a depth of 3m and maximum roof of 3m high.
- 5.6 The dormer has been designed to be subordinate to the main roof and look smaller than the rest of the house so has been set down from ridge by 300mm and up the eaves by approx. 500mm.
- 5.7 Materials will be used to match the existing house.
- 5.8 The ground floor accommodation has access to two areas of amenity space via the patio area and the rear garden which will be landscaped by introducing soft areas and trees.
- 5.9 DMD16 focuses specifically on residential conversions. The proposal **complies with all** elements as outlined below;

A To maintain a supply of larger family homes to meet Haringey's housing need, the council will only permit the conversion of a larger home(s) to small self-contained homes (Class C3) where:

- a) It is located outside of the Family Housing Protection Zone as shown on Figure 3.1;
- See B. Below.
- b) The gross original internal floor space of the existing dwelling is greater than 120m²;
- The existing property is approx. 130m² so complies with this item.
- c) The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection;
- All spaces are in compliance with those outlined in London Plan and Technical Space Standards - Technical housing standards - nationally described space standard.
DCLG 2015
- Ground Floor Flat has a large garden area to the rear
- Parking – See Parking Section later in this document
- Refuse Storage – See Refuse Section later in this document
- d) The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimize noise transfer between homes, including neighbouring homes;

- The properties have been stacked in a way that minimize noise transfer between homes. Bedrooms have been stacked on top of each other and kitchen living areas set at the rear and top floor.
- The property will be designed to confirm building regulations – Part E and therefore comply with minimum standards in respect to noise transfer.

e The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas;

- The property from the front street looks as existing and retains one door as main entrance

f) The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene;

- A mixture of soft and hard landscaping has been introduced to the ground floor flat

g) The proposal provides for a mix of unit sizes in line with Policy DM11.

- A mixture of 3bed unit and 2bed has been proposed in this development.

B Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria (b – g) above and result in no net loss in the number of family sized units.

- As outlined above all items b-g are in compliance by this development and a 3 bed unit is retained following the conversion thus making this a suitable conversion despite being in the family protection zone.

5.10 Transport

Parking – The current property has 2 off-street parking spaces however this area will be used for refuse / recycling and bicycle storage. There are, however, CPZ zones with ample parking spaces on Princess Street and adjoining streets.

5.11 Cycling – two cycle storage spaces are proposed at the rear garden for the ground floor flat and the front garden for the first floor flat.

5.12 Refuse

Each flat will be provided its own 140l wheelie bin for Residual waste and Recycled Waste located at the front garden of the property.

6.0 Conclusion

- 6.1 It is considered that the proposal in the form proposed would not adversely affect the residential amenity of neighbouring properties or the character and appearance of the host property or the surrounding area.