

DESIGN AND ACCESS STATEMENT

Including Heritage Statement

9 Addington Road, London, N4 4RP

To Accompany Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area



This document is intended to explain the works proposed to 9 Addington Road, London, N4 4RP. This Design and Access Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Proposal

We are proposing a new rear extension to replace the existing extension and to add a new conservation style timber double glazed sash window to the dormer to replace the existing window. The extension will have natural light through a rooflight and new Crittall style sliding doors into the garden/ patio. The extension will be made of London stock bricks to match existing. It will differentiate from the existing extension by having a flat roof to allow more head height inside and by having sliding doors that better integrate the extension with the garden.

Problems with the existing condition:

- The current extension has very low head height and footprint which limit it from reaching its full potential. The space looks tired and oppressive. The existing door and small window do not integrate the extension with the garden and make it look monolithic. The pitched roof of the extension makes it compete with the rest of the house making it an odd addition.
- The existing dormer window is small. A new larger window would blend well with those of other dormers in the area and allow more natural light into the loft.

Benefits of our proposal:

- The new extension will increase the head height making a more elegant space, yet it will make the extension volume shorter than the existing one at the boundary.
- The new extension will be a more modern addition sympathetic to the existing building using materials to match the existing. The new square and lighter geometry works better with the original house as it doesn't compete with it. This would enhance the original features of the property rather than copy or compete with them.

- The new extension will have a more efficient thermal envelope which will bring it up to current standards. It will also have a sedum roof. This will help to cool it, add green to the garden and increase the biodiversity. It also makes the roof look nicer from above.
- The new extension will increase the social area space and it will add natural light and ventilation. This will allow the occupants to use it more frequently and encourage use of the patio / garden for quiet amenity for the family.
- The rear garden will look better with new timber decking and stone floor to match the existing. The fencing will be tidied up to match existing.
- The new window in the dormer will allow more natural light into the loft significantly improving the loft bedroom. The new window's alignment, frame profile, and proportions will strictly line up vertically with the original windows on the lower floors to maintain architectural harmony.

The application should be considered against matters relating to the visual appearance, impact on the character of the area and neighbour impact.

The strategic design principles behind the design process are as follows:

- Use of appropriate materials, making good what is already there
- To increase the amount of natural daylight and ventilation in the property.
- To improve the energy efficiency of the building.

The energy efficiency of the building will be increased by the works through the use of double glazing. Waste disposal, composting and recycling facilities are not affected by the proposal. The new roof light, doors and window will be done to a high quality of finishes appropriate for conservation areas. The new sash window to the dormer will be double glazed timber frame to match the design and style of the existing windows. The changes will not affect the character of the building, and will match other similar buildings in the street. The changes will have a big impact in reducing energy consumption in the building by making it more thermally efficient and better ventilated. And will increase the use of the extension given that the existing one is too small to be practical.

The proposed extension will be located where the existing extension is. Its footprint will be slightly larger to accommodate better a dining room. However it will be small enough not to affect the neighbours at 11 Addington road and to retain a large enough area of patio for outdoor dining. Compared to the original dwelling, the footprint of the extension is minor and remains subordinate to the host building. The extension will not be visible from the highway.

The Site, Listing and Conservation

9 Addington Road is a traditional terraced house forming part of a row of uniform properties in a predominantly residential area. The site sits within the Stroud Green Conservation Area but does not fall within the curtilage of any listed buildings.

Current & Proposed Use

The property is a single-family residential dwelling under Use Class C3. The proposed works will not change this use.

Character, Landscape and Appearance

Properties along this residential street feature a uniform setback from the public highway, with private enclosed gardens at both the front and rear. No trees, hedges, or mature planting will be impacted or removed as part of this scheme. The rear garden is lower than the properties situated behind it, separated by a tall, pre-existing retaining brick wall.

Layout, Amount, Scale and Access

The primary internal layout of the historic host property will not be significantly modified. The new extension replaces an underutilized space to create a seamless integration with the rear garden, enhancing natural light and maximizing functional family living spaces. Principal access to the property from the road remains entirely unaltered. The overall scale of the building, its primary roofline, and the rhythmic character of the terrace row are completely unaffected by these subordinate rear proposals.

Planning History

A review of the Haringey Public Register confirms that the host property and the immediate locality have an established timeline of progressive residential alterations.

9 Addington Road has had two approved planning applications in the last 20 years.

HGY/2009/1979 at 9, Addington Road – Rear Extension

HGY/2015/2619 at 9, Addington Road – Formation of loft conversion with rear dormer and front rooflights

There have been several successful planning applications for extensions in Addington road and within the Stroud Green Conservation Area which serve as precedents to this proposal. They are listed below:

HGY/2026/0255 at 2, Addington Road – Rear Extension

HGY/2023/3388 at 10, Addington Road – Rear Extension

HGY/2023/2581 at 7a Addington Road – Rear Extension

HGY/2016/1189 at 1, Addington Road – Rear Extension

HGY/2011/0942 at 5, Addington Road – Rear Extension

HGY/2016/2888 at 18A, Addington Road – Rear Extension

HGY/2001/1218 at 6, Addington Road – Rear Extension

HGY/2018/3202 at 31, Quernmore Road – Rear Extension

HGY/2021/0470 at Flat A, 28 Quernmore Road – Rear Extension

HGY/2022/2477 at Flat A, 17 Dagmar Road – Side Extension

HGY/2023/2027 at Flat A, 29 Marquis Road – Rear Extension

Policy Framework

The planning policies and design guidance of the Local Authority, National Policies, and the London Plan have been fully considered during the design stage and in the preparation of this report.

Particular reference has been made to the following statutory documents:

- **National Planning Policy Framework (NPPF):** Chapter 12 (Achieving well-designed places).
- **The London Plan:** Policy D3 (Optimising site capacity through the design-led approach) and Policy D4 (Delivering good design).
- **Haringey Local Plan:** Policy SP11 (Design).
- **Haringey Development Management Procedure (DMP):** Policy DM1 (Delivering High Quality Design) and Policy DM12 (Housing Design and Quality).
- *Note:* The Stroud Green Conservation Area does not currently have a formally adopted Character Appraisal from the Council.

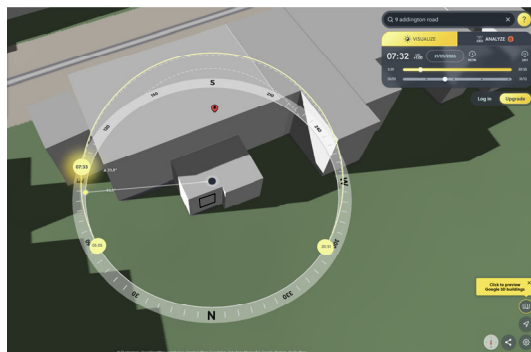
The proposed works are in full compliance with the policies listed above. Due to their scale, location, and sympathetic design, they will cause no harm to the historic appearance of the property or the wider conservation area. Furthermore, the development protects neighbour amenity by maintaining existing privacy boundaries and preventing structural overshadowing.

Daylight Assessment and Neighbouring Amenity

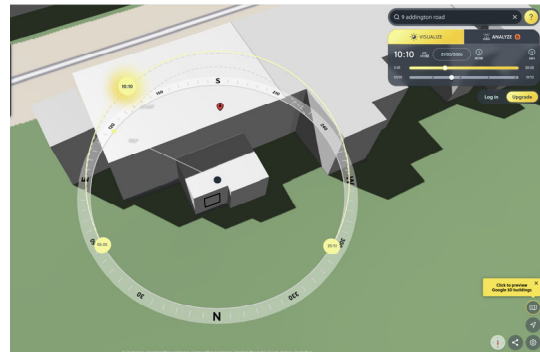
The proposed contemporary extension replaces the legacy structure approved under application **HGY/2009/1979**. While the new design projects an additional 1.0 meter further into the garden footprint, any potential massing or daylight impact on the shared boundary has been meticulously mitigated by lowering the extension's flat roofline by a significant 600mm compared to the historical baseline.

Furthermore, the strict north-west orientation of the rear elevation ensures that the adjoining properties naturally sit within the structural shade of the main Victorian building mass for the vast majority of the day. Because of this natural solar path, the marginal 1m increase in depth introduces no discernible change to the existing baseline overshadowing. Also, the existing fence would project shadows over the window of 11 Addington Road after 5:30pm.

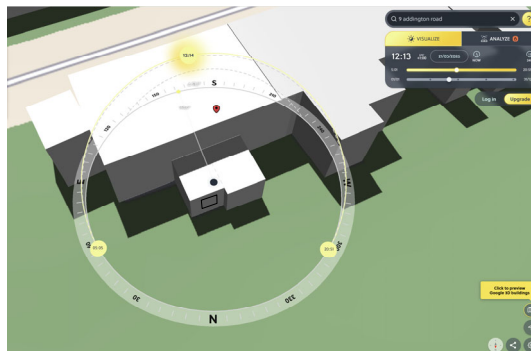
By matching a lowered, low-profile flat roof with lightweight, slender-framed architectural glazing, the development completely preserves the daylight access and residential amenities historically enjoyed by immediate neighbours.



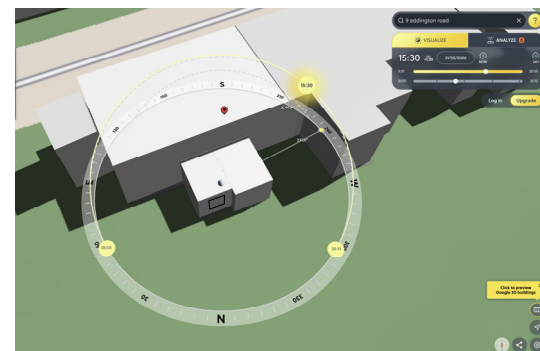
Window naturally in shadow @ 7:32am



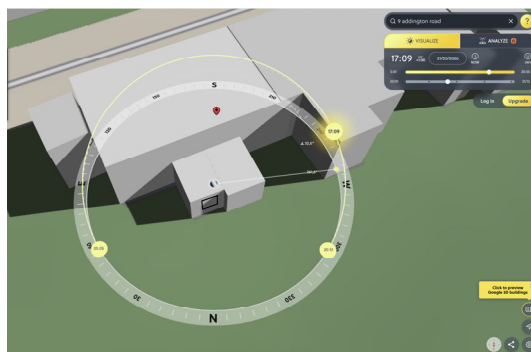
Window naturally in shadow @ 10:10am



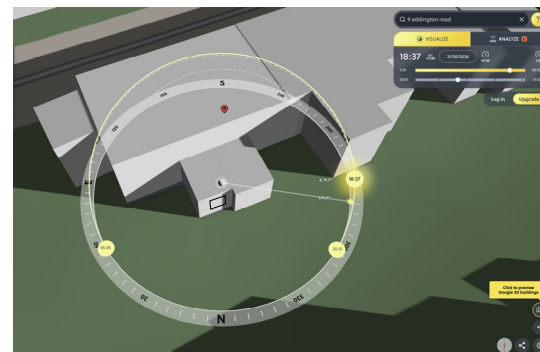
Window naturally in shadow @ 12:13pm



Window naturally in shadow @ 15:30pm



Window naturally in shadow @ 17:09pm



Window naturally in shadow @ 18:37pm

Heritage Statement

Property: 9 Addington Road, London, N4 4RP

Proposal: Demolition of outdated rear extension and construction of a new single-storey rear extension.

1. Introduction & Overview

This statement supports a planning application to replace an existing, low-quality rear extension at 9 Addington Road with a high-quality contemporary design. The property is a Victorian mid-terraced family home situated within the Stroud Green Conservation Area (N4). The project balances modern residential needs with a commitment to protecting the historic character of the surrounding built environment.

2. Historical Context & Significance

Designated in 2003, the Stroud Green Conservation Area is celebrated for its cohesive late-Victorian and Edwardian domestic architecture. The neighborhood developed rapidly in the mid-to-late 19th century, characterized by uniform brick terraces and modest rear gardens. The primary heritage value of 9 Addington Road lies in its front elevation, which contributes directly to the historic streetscape. Conversely, the rear of the property has a lower conservation value due to previous alterations and a legacy extension that lacks architectural merit.

3. Impact of the Proposal on Heritage Assets

The proposed replacement rear extension has been meticulously designed to respect the architectural character and heritage significance of the host building and the wider Stroud Green Conservation Area.

Key mitigation and design choices include:

- **Scale and Massing:** The single-storey extension remains strictly subordinate to the main host dwelling, occupying a footprint consistent with acceptable rear additions in the immediate locality.
- **Materiality:** The extension will be constructed using high-quality brickwork chosen to match the tone, texture, and bonding of the original historic stock brick.
- **Glazing and Framing:** Modern, slender-profile black metal-framed glazing (crittall-style) is utilized. This introduces a contemporary yet industrial aesthetic that complements the Victorian brickwork without attempting to falsely replicate historic window styles.
- **Roof Treatment:** A clean, flat roof profile minimizes height impacts on neighbouring amenities. The integration of a green living roof provides visual enhancement from the upper floors and supports local biodiversity.
- **Visibility:** The proposals are confined entirely to the rear of the property. There will be zero visibility from the public highway, ensuring the historic streetscape remains entirely unaffected.

Overall, the proposal replaces an outdated structure with a highly considered architectural addition, retaining the historic form of the upper terrace while enhancing the rear garden setting.

4. Conclusion

The proposed replacement rear extension at 9 Addington Road has been carefully designed to respect and enhance the heritage and character of the Stroud Green Conservation Area. The development is subordinate in scale, uses highly sympathetic materials that echo the existing fabric, and retains the established rhythm of the terrace. The proposal successfully demonstrates a sensitive balance between meeting modern living requirements and safeguarding the historic and architectural qualities of the site and its surroundings.

Proposal:



Image of reference only. For exact dimensions/details refer to drawings.

Existing:



Site photo of existing extension.

Bird Views:



Site Photos:



Existing Dormer and Extension



Existing Extension



Existing Extension and tall garden shed/fence



Existing Garden room / Retaining wall / decking



Existing Garden room



Garden room at 7a Addington Road / Retaining wall