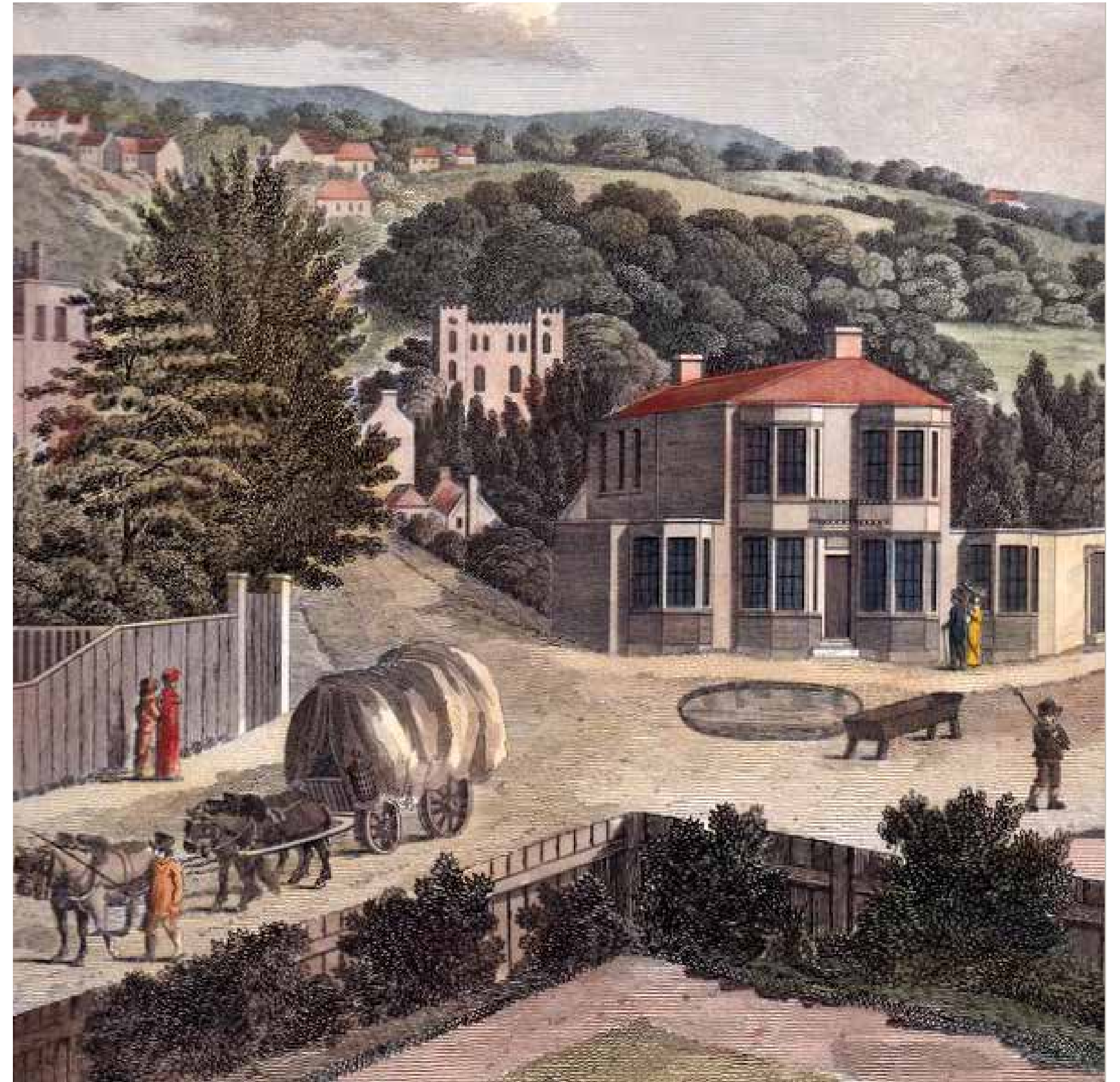


32 Great North Road Haringey

Design and Access Statement
ADDENDUM



A IS FOR ARCHITECTURE

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Document Control

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Project Number	025
Report Title	Design & Access Statement
	ADDENDUM
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Purpose of Issue	For Planning
Compiled by	Janine Antoine
Reviewed by	Carmo Montalvao
Signed-off by	Duarte Lobo Antunes
Revision History	-

Design Team

Architect & Lead Consultant	A IS FOR ARCHITECTURE
Structural Engineer	Simpleworks
Arboriculturalist	Andrew Day Consultancy

Introduction to the DAS ADDENDUM

This Design and Access Statement Addendum has been prepared on behalf of the homeowners of 32 Great North Road in support of a Non-Material Amendment application relating to the approved redevelopment and extension of the existing dwelling.

Planning permission was granted by Haringey Council under application reference HGY/2025/1908 on 15 July 2025 for the demolition of the existing side and rear extensions and the construction of a replacement side extension, two-storey rear extension, first-floor terrace, rear garden outbuilding, replacement windows, alterations to the front porch, and a new front boundary treatment.

Following further detailed design development, structural coordination, and value engineering, a number of minor amendments are proposed to the approved scheme. These changes include the removal of the approved pergola structure, revisions to the approved garden outbuilding, and minor amendments to selected window openings.

The proposed amendments have been developed having regard to the recommendations of the Arboricultural Impact Assessment, the approved design principles, and comments received from the Local Planning Authority during the pre-application and application process.

This statement should be read alongside the submitted planning drawings and supporting documents, including the accompanying Arboricultural Report.

Site Context

This section outlines the site's location and describes the physical, planning, and historical context that has informed both the approved scheme and the proposed amendments.

Approved Development

This section summarises the planning permission granted on 15 July 2025 under application reference HGY/2025/1908 and identifies the key components of the approved development relevant to this application.

Non-material Amendment Sought

This section describes the proposed amendments and compares them against the approved drawings. It assesses the scale and nature of the changes, their relationship to the approved development, and their context within the surrounding area, demonstrating that the amendments remain consistent with the approved material palette and the overall character of the consented scheme.

Project Aspiration

The aim of this project is to extend and renovate a family house, introducing a series of courtyards, that blur the boundary between the house and the garden.



Fig1.00
Design Aspiration Image

1.1
Site Context

No. 32 Great North Road is located in East Finchley on a busy two-lane road which sits within a mixed streetscape of early 1900s Victorian terraces on the eastern side and mid-century (1950s) flat blocks on the western side, which form the dominant local typology. Several of the Victorian homes feature extensions in varying styles. The adjacent 1950s flats, known as Mansfield Heights, are undergoing significant upgrades, including additional storey on both the north and south blocks with contemporary dark zinc roof additions to modernise the 1950s buildings.



Fig1.01
Site Location Plan

 PLOT BOUNDARY

2.1
Approved Planning Drawings - Elevations

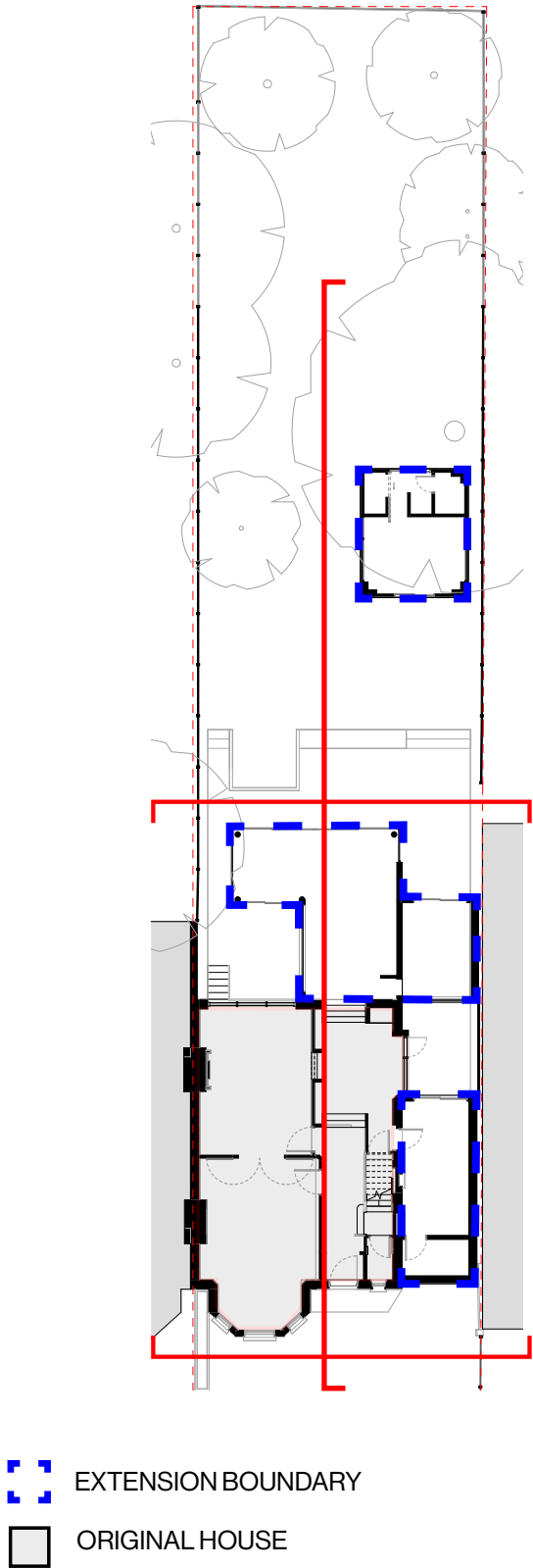


Fig 2.01
Front Elevation



Fig 2.02
Rear Elevation

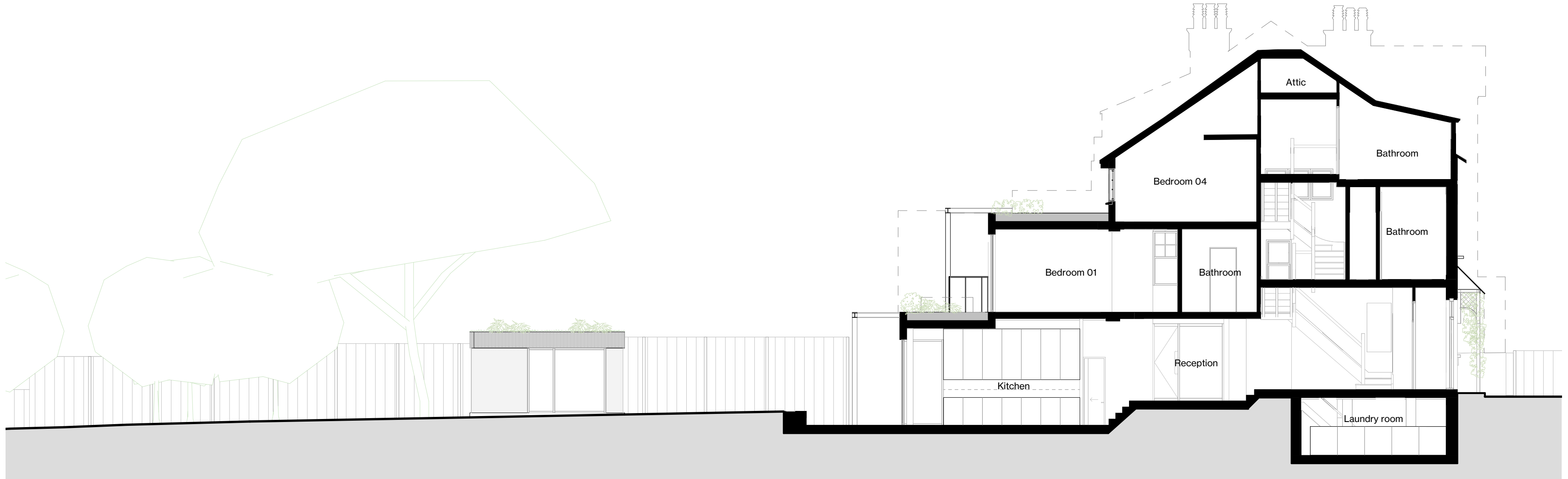


Fig 2.03
Side Elevation

2.2
Approved Planning Drawings - Plans

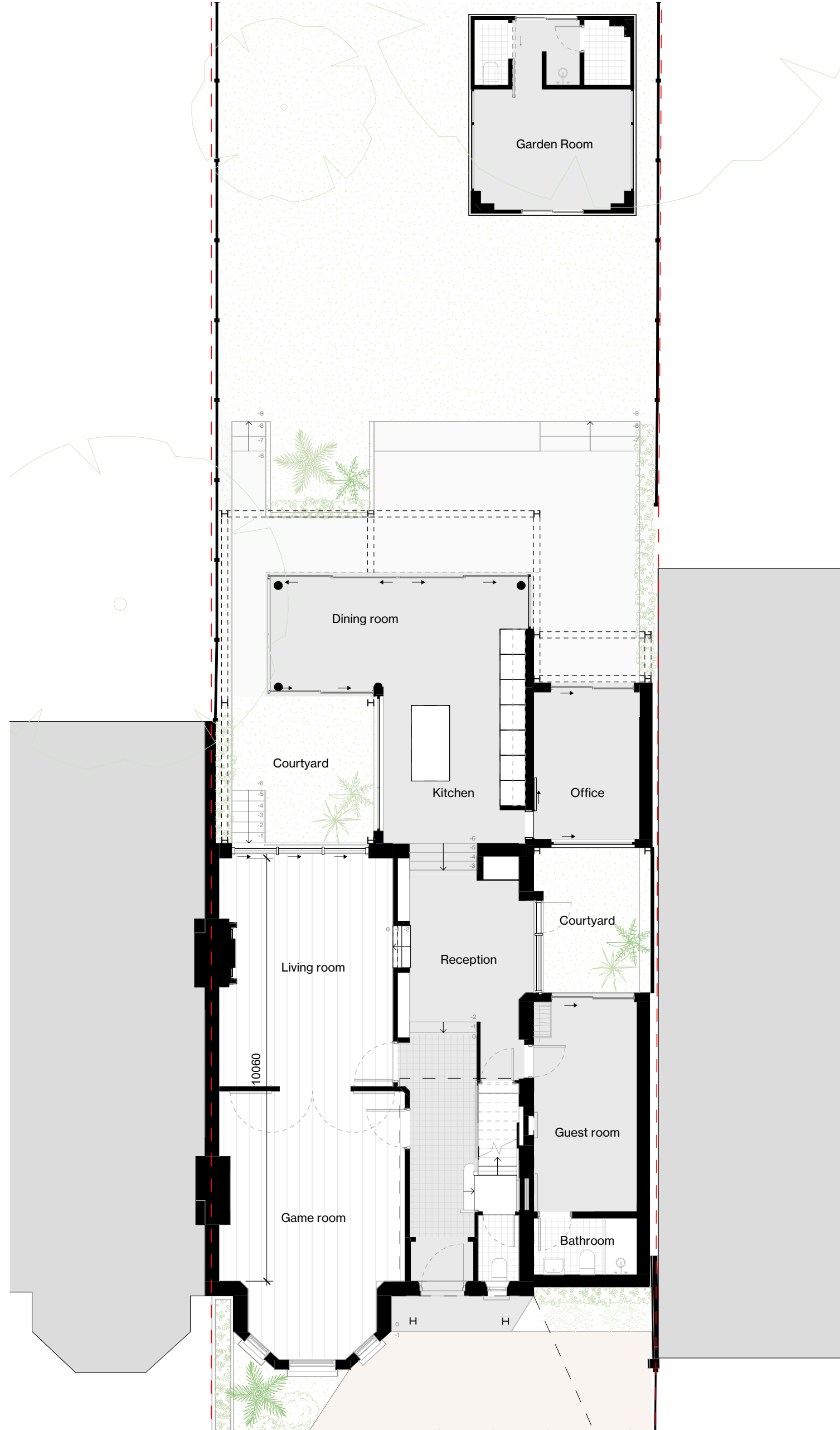


Fig 2.04
Level 00 Plan

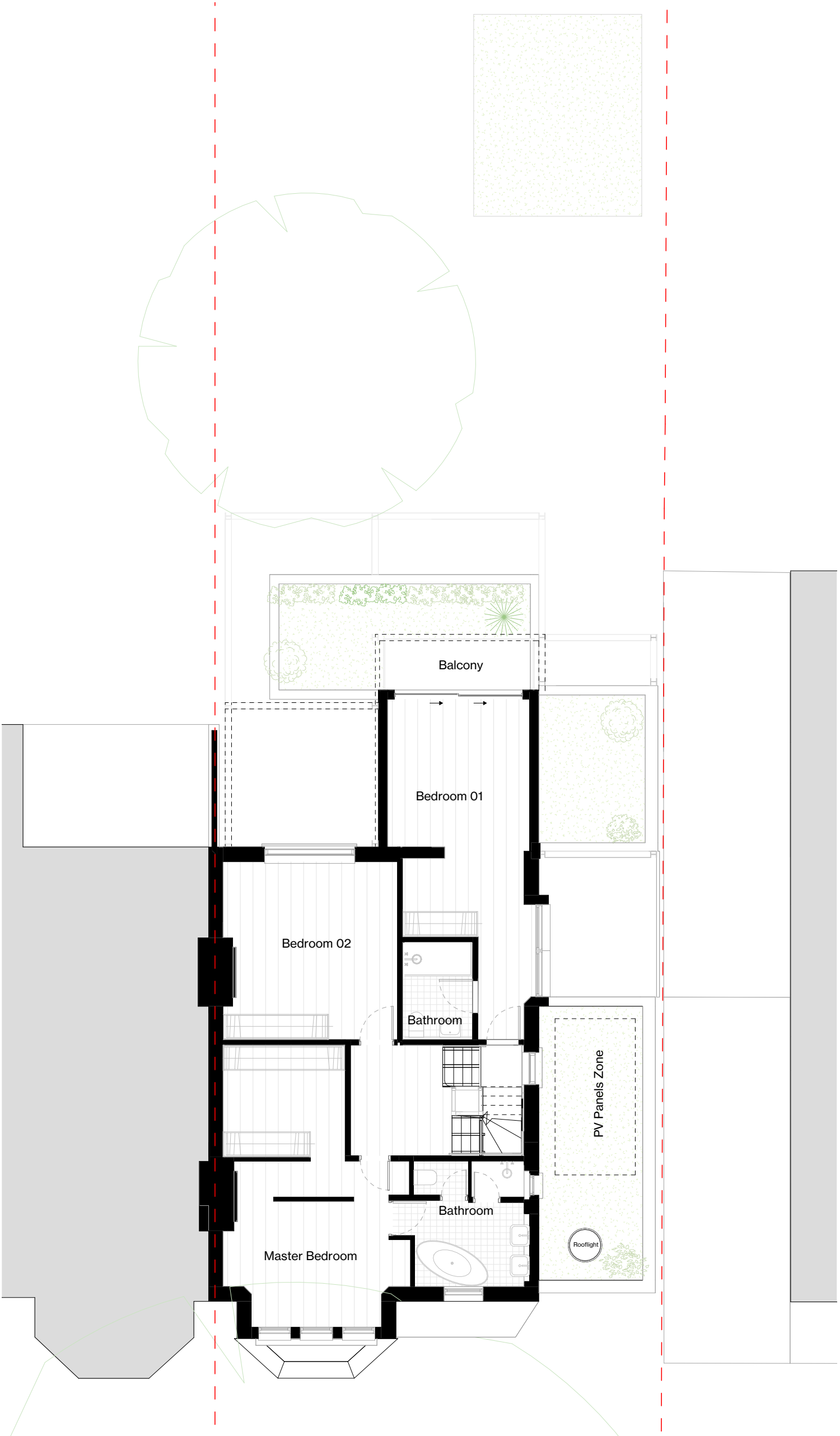


Fig 2.05
Level 01 Plan

Non-Material Amendment Sought

3.0

3.1
NMA Breakdown - Plan Comparison

NMA Breakdown :

A - Removal of the secondary steel pergola structure extending from ground-floor level to roof level on the rear elevation of the extension.

B - Revision to the approved garden outbuilding to raise the building above ground level to accommodate the detailed foundation and floor construction. As a consequence, the overall height measured from ground level increases from 2.5 metres to 3.0 metres. The outbuilding continues to provide a gym and recreational space ancillary to the main dwelling

C - Removal of one side-elevation window, reduction in the size of a second side-elevation window and rear elevation door within the approved rear extension.

The proposed amendments do not alter the approved use, footprint, siting, or overall design principles of the development.

- A - ELEMENTS TO BE REMOVED
- B - ELEMENTS TO BE CHANGED
- C - ELEMENTS TO BE CHANGED

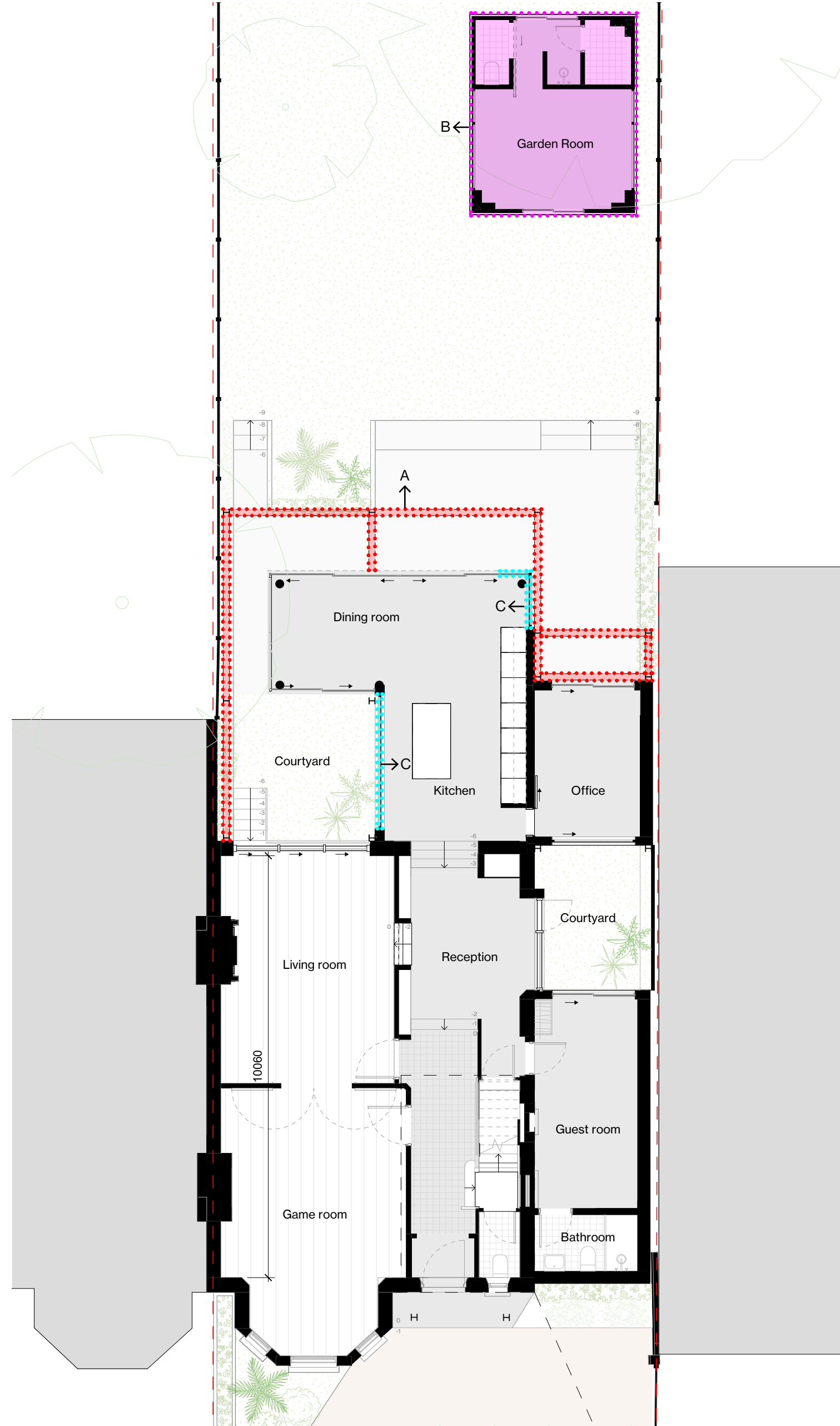


Fig 3.01
Approved Planning

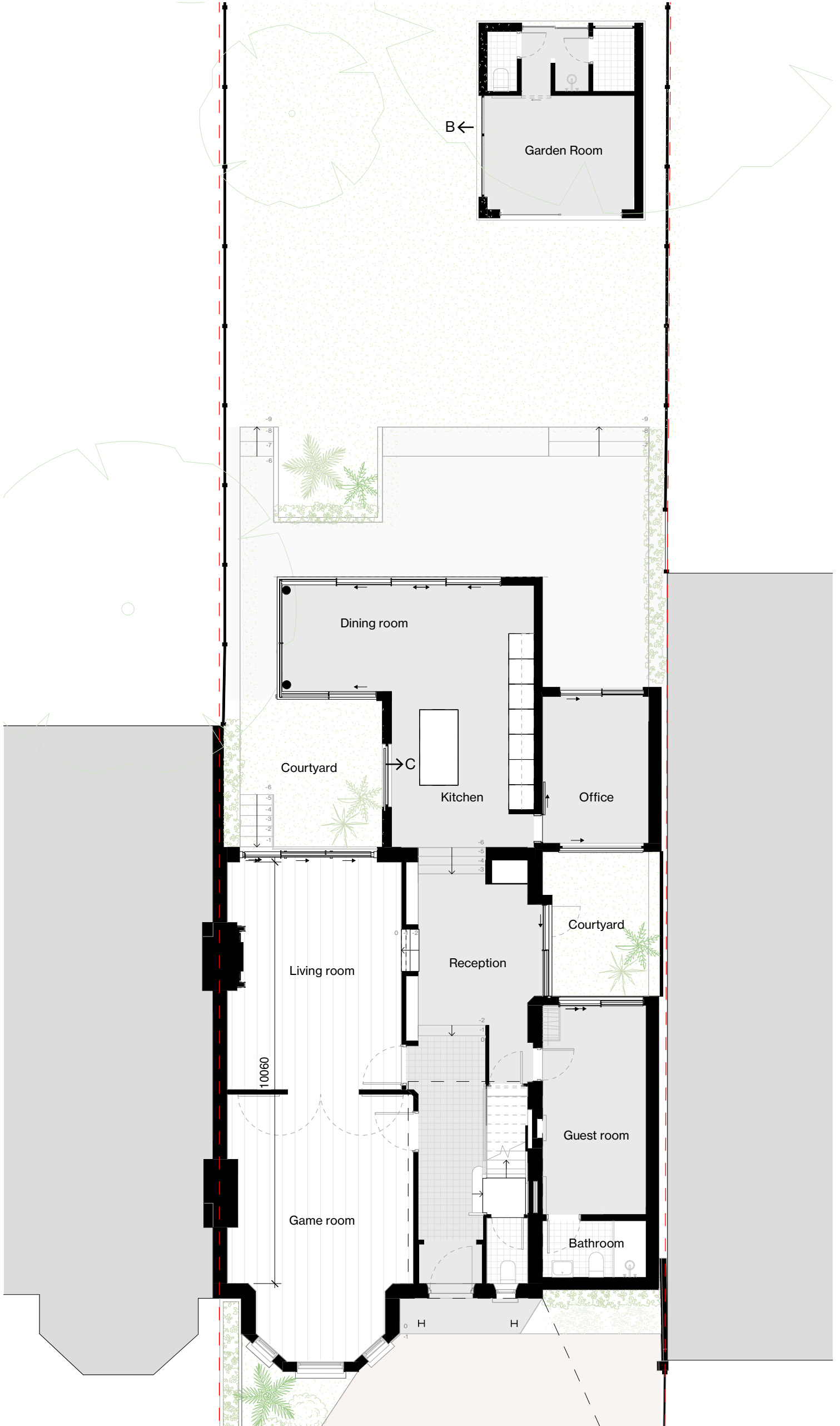


Fig 3.02
NMA Proposal

3.2
A - External Structure

NMA Sought:
Removal of the secondary steel pergola structure.

Reasoning:
The removal of the pergola structure forms part of a value engineering exercise undertaken by the applicant. The omission of this element simplifies the approved scheme and reduces the amount of built form on the rear elevation, resulting in a lighter and less visually prominent appearance.

The amendment is also consistent with comments received from the Local Planning Authority during both the pre-application and application stages, where the necessity of the pergola structure was questioned.

In accordance with Condition 3 of the planning permission, a minimum 1.7 metre-high privacy screen will continue to be provided along the north-western edge of the first-floor terrace. The removal of the pergola therefore does not affect the privacy mitigation required by the approved scheme.

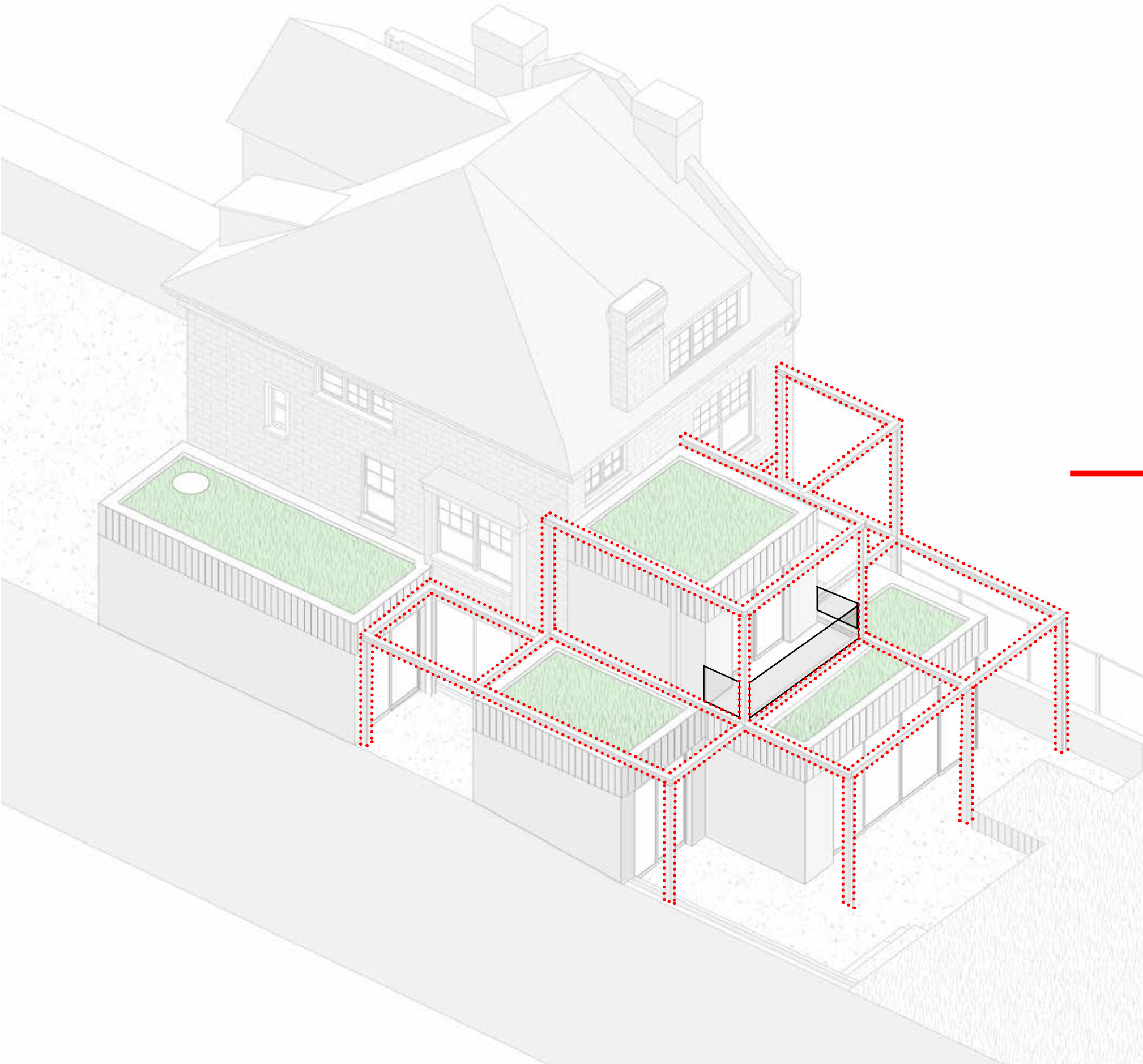


Fig 3.03
Approved Planning

 A - ELEMENTS TO BE REMOVED

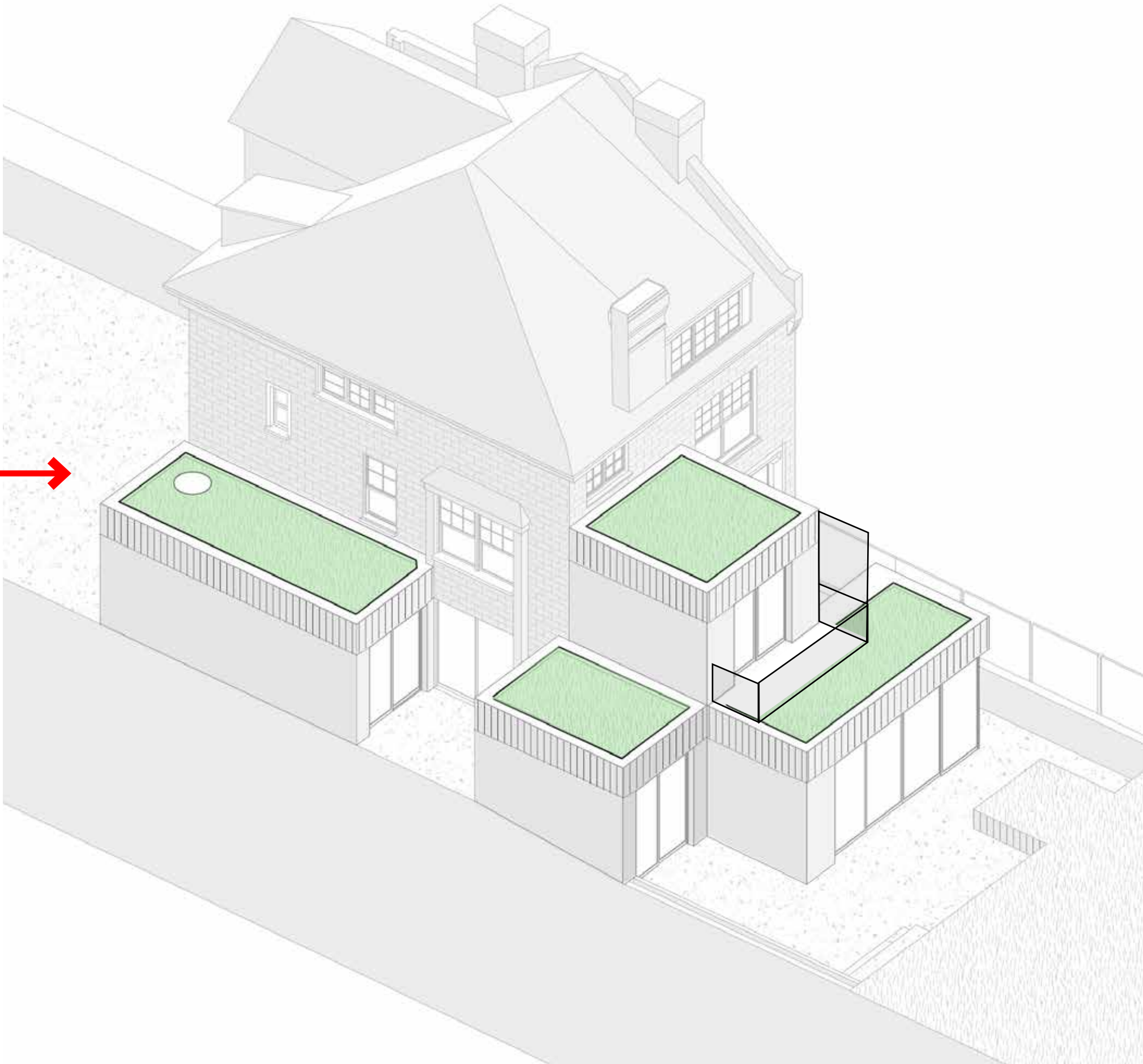


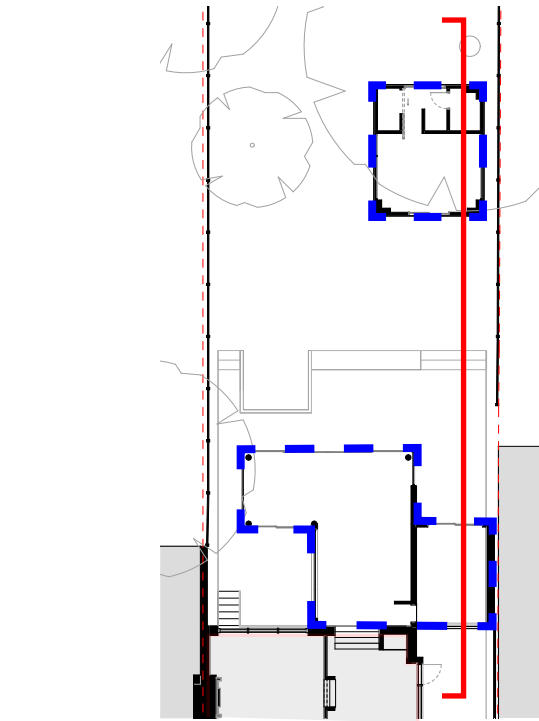
Fig 3.04
NMA Proposal

3.3

B - Garden Outbuilding

NMA Sought:
Revision to the approved garden outbuilding to raise the building above ground level.
The overall height measured from ground level increases from 2.5 metres to 3.0 metres.

Reasoning:
This amendment has arisen through detailed design development and structural coordination. In accordance with the recommendations of the Arboricultural Impact Assessment, the outbuilding is proposed to be supported on a screw-pile foundation system to minimise impacts on the adjacent mature oak tree and its root protection area. The use of screw piles requires the building to be raised above ground level to accommodate a ventilated void beneath the structure. Combined with the warm green roof build-up required to achieve the approved thermal performance, this results in the overall height increasing by 500mm whilst maintaining a functional internal ceiling height. The amendment does not alter the approved footprint, siting, use, or ancillary function of the building. The outbuilding remains subordinate to the host dwelling and lower than the approved rear extension.



- B - ELEMENTS TO BE CHANGED
- EXTENSION BOUNDARY
- ORIGINAL HOUSE

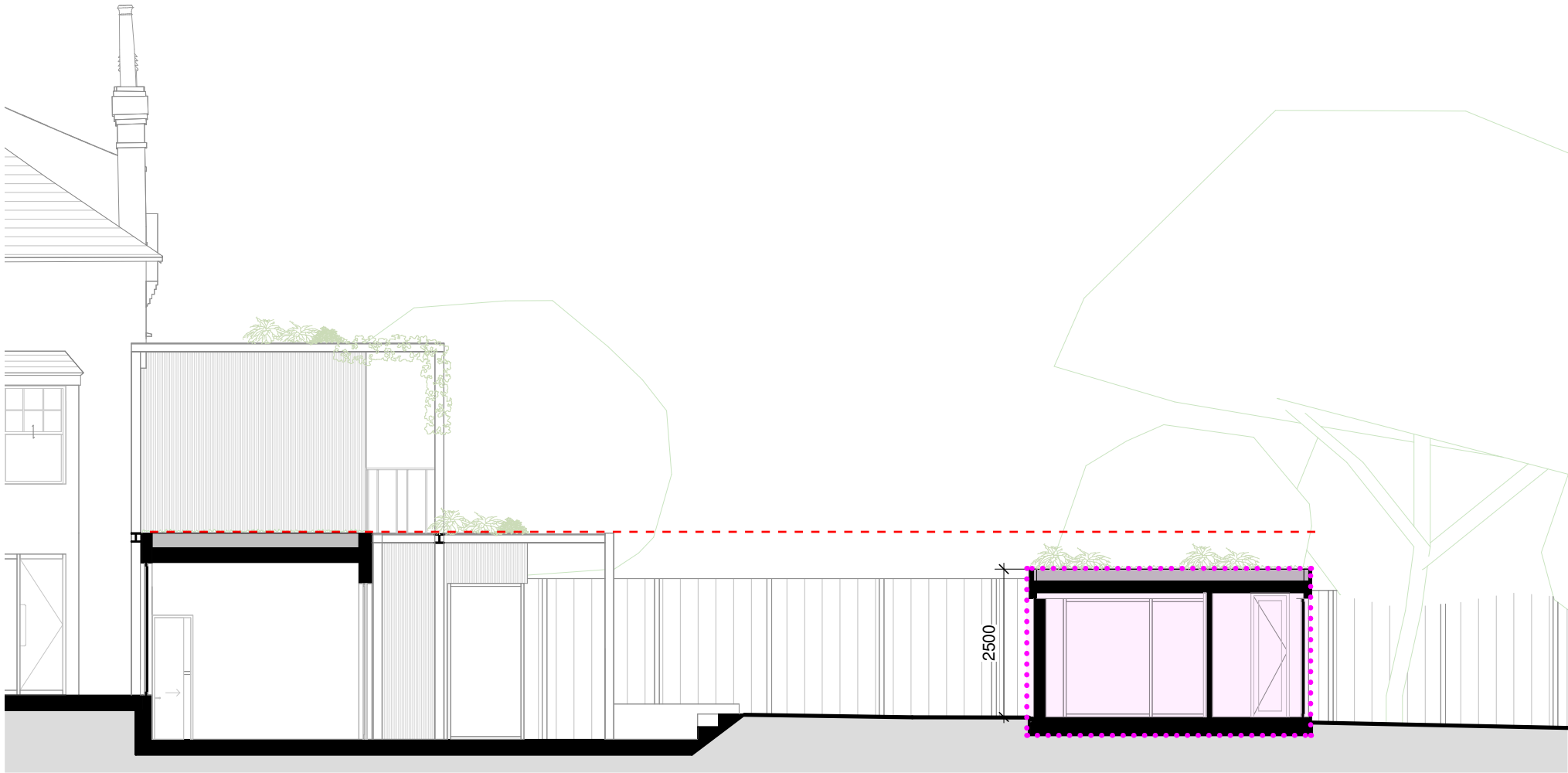


Fig 3.05
Approved Planning

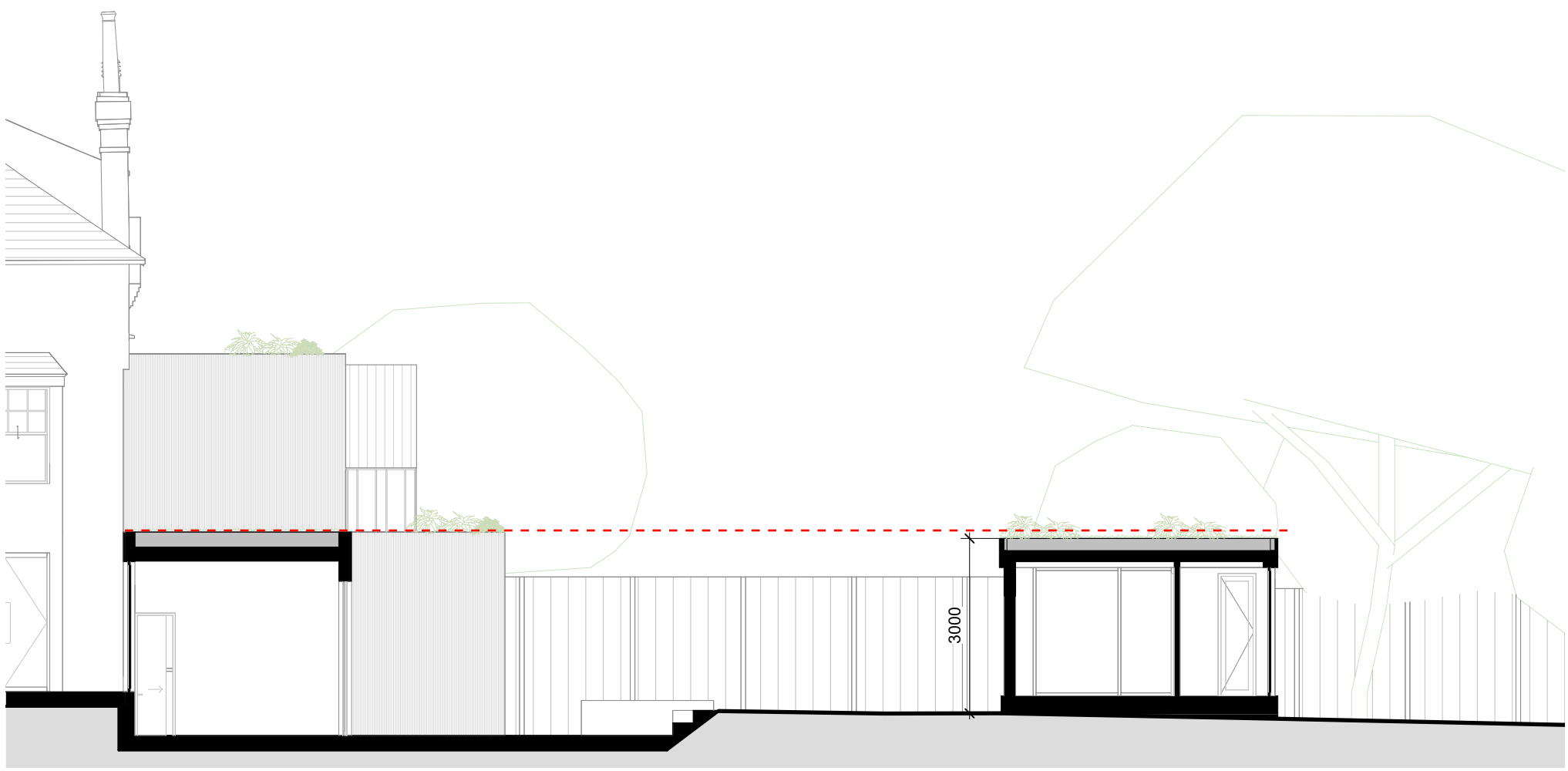


Fig 3.06
NMA Proposal

3.4
C - Window and Door Changes

NMA Sought:
Removal of one side-elevation window, reduction in the size of a second side-elevation window and rear elevation door within the approved rear extension.

Reasoning:
These amendments form part of a value engineering exercise undertaken during the detailed design stage. The changes are minor in nature and do not materially alter the appearance, function, or planning acceptability of the approved development.

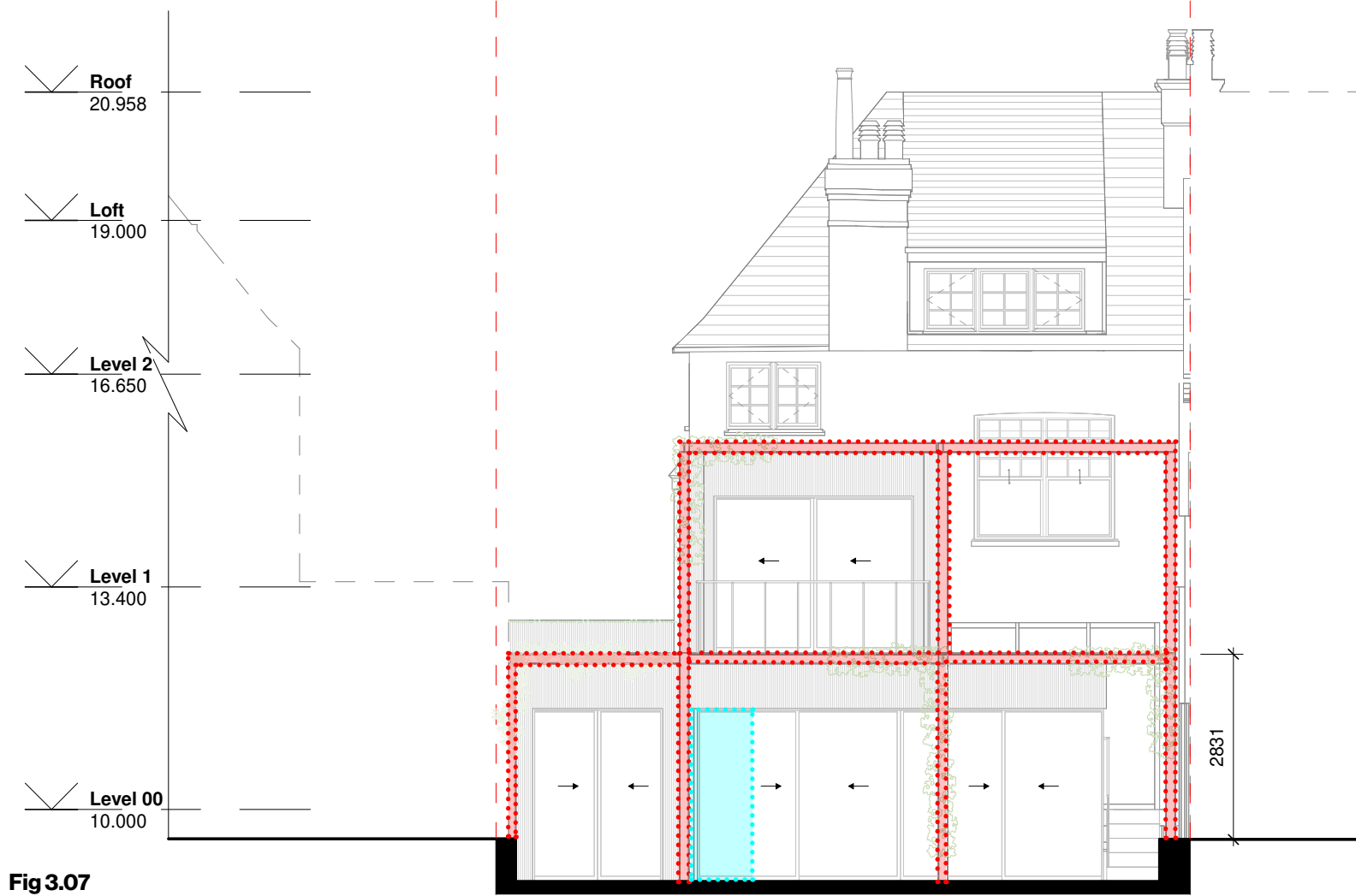
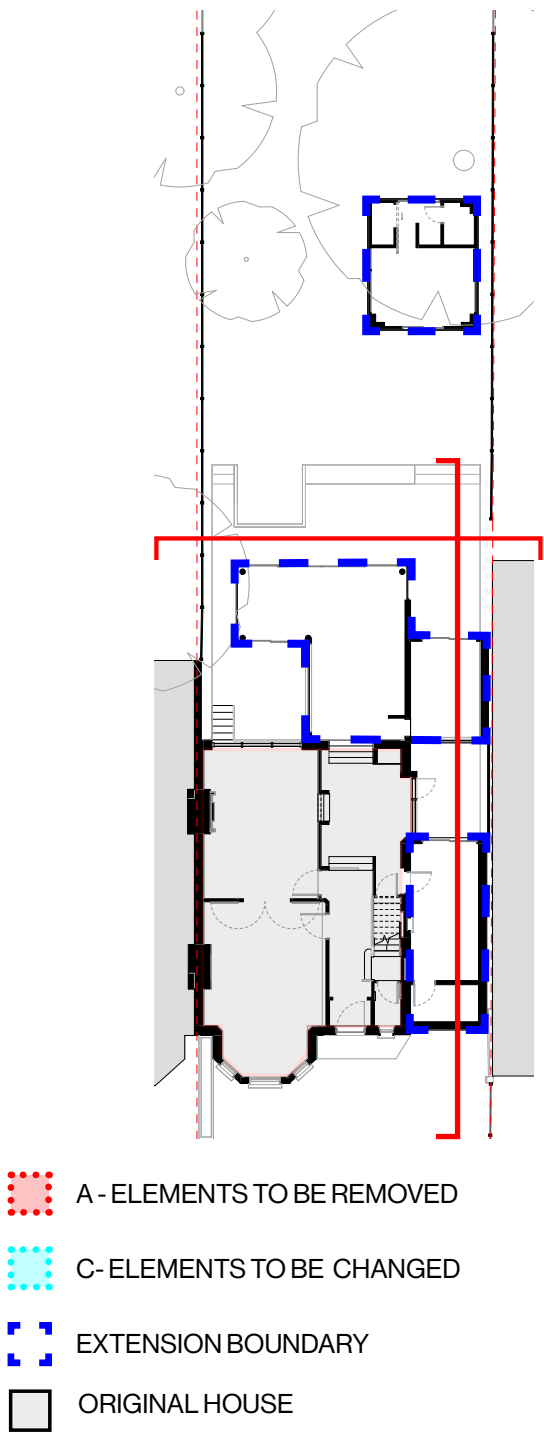


Fig 3.07
Rear Elevation - Window Tags



Fig 3.08
Rear Elevation - Window Tags

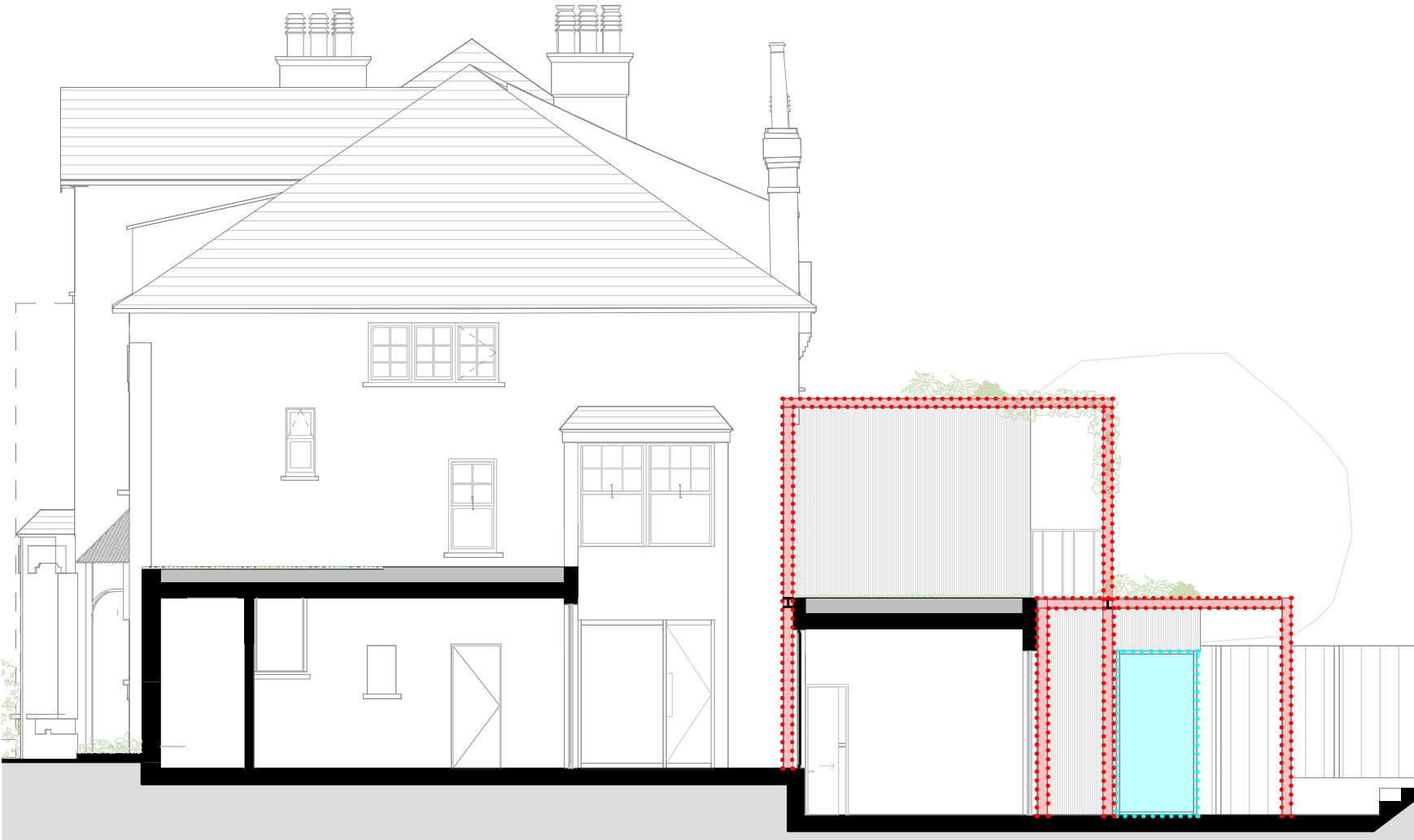


Fig 3.09
Side Elevation - Window Tags



Fig 3.10
Side Elevation - Window Tags

3.5
NMA Comparison Summary

The proposed amendments have arisen through a combination of value engineering, detailed design development, and the incorporation of arboricultural recommendations intended to protect the adjacent mature oak tree.

The amendments comprise the removal of the approved pergola structure, revisions to the approved garden outbuilding, and minor changes to selected window and door openings. Taken together, these changes simplify elements of the approved scheme whilst retaining its overall design approach and function.

The revised garden outbuilding remains subordinate to the host dwelling, comparable in scale to similar approved structures within the locality, and does not materially alter its relationship with neighbouring properties. The proposed amendments do not affect the approved use, footprint, or siting of the development and do not give rise to any material change in its planning acceptability.

Accordingly, it is considered that the proposed amendments do not materially alter the nature, scale, or acceptability of the approved development and are therefore appropriate for consideration under Section 96A of the Town and Country Planning Act 1990 (as amended).



Fig 3.11
Approved Planning



Fig 3.12
NMA Proposal

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