

DESIGN AND ACCESS STATEMENT

24 Onslow Gardens, Muswell Hill, London N10 3JU

Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the construction of a ground floor wrap-around extension at 24 Onslow Gardens, Muswell Hill, London N10 3JU.

The proposal comprises the infilling of the existing side return together with a single-storey rear extension to create an enlarged open-plan kitchen, dining and family living area. The development has been carefully designed to improve the quality and functionality of the accommodation whilst respecting the character of the host dwelling, the surrounding area and the amenities of neighbouring occupiers. The proposed extension would add approximately 28.53sqm of accommodation to the dwelling.

Site and Surroundings

The application property comprises a substantial family dwelling located within an established residential street in Muswell Hill. The surrounding area is characterised by traditional residential properties of similar scale, form and appearance, many of which have been altered and extended over time to meet modern living requirements.

The property benefits from a generous rear garden and sits within a well-established residential setting where rear and side-return extensions are common features. The application site is therefore well suited to accommodate the proposed development.

It is also noted that the adjoining property, No. 26 Onslow Gardens, is pursuing a similar extension proposal. This further demonstrates that this form of development is considered compatible with the prevailing character and established pattern of development within this part of Onslow Gardens.

Design

The proposal has been developed following careful consideration of the site's context, the character of the existing dwelling and the appearance of neighbouring properties.

The extension has been designed as a clearly subordinate addition to the host dwelling. It remains single storey in height and is positioned entirely to the rear of the principal elevation. The development infills the existing side return and extends across the rear

elevation, creating a more practical and coherent internal arrangement centred around a large family kitchen, dining and living space.

Large, glazed openings and rooflights are incorporated into the design to maximise natural daylight and provide a strong visual connection with the rear garden. The proposal creates modern family accommodation whilst maintaining the architectural integrity of the original building.

All external materials will match the existing dwelling to ensure a high-quality and sympathetic appearance. The extension will therefore read as a natural and integrated part of the building rather than an incongruous addition.

Impact on Character and Appearance

The proposal has been carefully designed to preserve the character and appearance of both the host dwelling and the wider street scene.

Given its location to the rear of the property, the extension will have very limited visibility from the public realm. The principal appearance of the dwelling as viewed from Onslow Gardens will remain unchanged.

The scale and form of the extension are proportionate to the existing dwelling and are entirely consistent with the type of domestic additions commonly found throughout Haringey. The proposal represents a logical and sympathetic evolution of the property and will not appear excessive, dominant or out of character.

The development therefore preserves and enhances the appearance of the host property whilst respecting the established residential character of the area.

Residential Amenity

The proposal has been designed to ensure that neighbouring amenity is fully protected.

The extension remains single storey in height and occupies an area traditionally associated with domestic rear extensions. Due to its scale, position and design, the proposal will not result in any unacceptable loss of daylight, sunlight, outlook or privacy to neighbouring occupiers.

The proposed rooflights are designed solely to introduce natural light into the enlarged accommodation and do not create overlooking opportunities.

The relationship with adjoining properties has been carefully considered and the proposal is not considered to give rise to any harmful impacts upon neighbouring living conditions.

Access

The proposal does not alter existing access arrangements to the property.

Pedestrian access will remain unchanged and no alterations are proposed to parking arrangements or the public highway. The proposal therefore raises no accessibility or transport concerns.

Planning Policy

The proposal accords with the National Planning Policy Framework, the London Plan and the adopted Haringey Development Management Policies.

Paragraph 135 of the National Planning Policy Framework requires developments to be visually attractive, sympathetic to local character and responsive to the surrounding built environment. The proposed extension achieves these objectives through its subordinate scale, high-quality design and use of matching materials.

The proposal also accords with London Plan Policies D3 and D4, which seek to secure high-quality design that responds positively to local context and delivers well-designed development.

At a local level, the proposal fully complies with Policy DM1 of the Haringey Development Management DPD. Policy DM1 requires development proposals to achieve the highest standards of design and to respond positively to local character whilst respecting the form, scale, appearance and setting of surrounding development. The proposed wrap-around extension has been carefully designed to remain subordinate to the host dwelling and to preserve the character and appearance of the surrounding area.

The proposal also complies with Policy DM3, which seeks to ensure that development protects neighbouring amenity and does not result in unacceptable impacts in terms of privacy, outlook, daylight or sunlight. Given the modest scale and single-storey nature of the proposal, no such impacts would arise.

The development therefore represents precisely the type of high-quality domestic extension supported by adopted planning policy.

Conclusion

The proposed ground floor wrap-around extension represents a well-designed and sympathetic addition to the existing dwelling.

The development will significantly improve the quality and functionality of the accommodation whilst remaining subordinate to the host property and preserving the character of the surrounding area. The proposal has been carefully designed to protect neighbouring amenity and utilises materials that complement the existing building.

The proposal fully accords with the National Planning Policy Framework, the London Plan and Haringey's adopted planning policies, particularly Policies DM1 and DM3 of the Development Management DPD.

Accordingly, there are no material planning reasons why planning permission should not be granted.

