

Design and Access Statement
to support planning application at

69 Boyton Road, N8 7AE



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1. Introduction

This design and access statement has been prepared for the applicant and homeowner; Jamie Agnew. This statement is in support of the Householder Application for Planning Permission at 69 Boyton Road, Haringey, N8 7AE.

To be read in conjunction with the planning application drawings:

BR26-PL-DAS_P01 Design and Access Statement.pdf

BR26-DR-001_P01 Site Location Plan.pdf

BR26-DR-002_P01 Proposed Block Plan.pdf

BR26-DR-003_P01 Existing Site Photography (LR).pdf

BR26-DR-004_P01 Existing and Proposed Roof Plan.pdf

BR26-DR-005_P01 Existing and Proposed Ground Floor Plan.pdf

BR26-DR-006_P01 Existing and Proposed Elevations.pdf

BR26-DR-007_P01 Existing and Proposed Sections.pdf

2. Site Description & Usage

The application site is a terraced family home with private rear garden, located on Boyton Road within a predominantly residential area in Hornsey, in the borough of Haringey.

The site is not part of any Conservation area nor is the property a listed building. The existing building is a dated two storey Victorian terrace house with an existing outbuilding in the rear garden.

The home is owned and occupied by the applicant as their main residence. The works aim to provide an enhanced quality of daylight and accessibility to the internal kitchen and dining spaces.



Figure 1: Photo of existing frontage



Figure 2: Photo of existing rear

3. Planning Context

We have reviewed and aimed to comply with all of Haringey's set Planning Policies and the wider National Planning Policy Framework as listed on the government website in May 2026. A summary of these are listed below:

- **The London Plan 2021:**

Policy D3 (Optimising Site Capacity), Policy D4 (Good Design) & D6 (Housing Quality)

- **Haringey Council - Local Plan: Strategic Policies**

(adopted March 2013)

- **Haringey Council Supplementary Planning Document**

Sustainable design and construction SPD (Feb 2013)

Furthermore, our application follows the precedent set by recent planning approvals for rear extensions and general alterations along Boyton Road and the surrounding streets. Taken from the Haringey planning portal, this includes:

79 Boyton Road, N8 7AE — planning ref. HGY/2001/0352 — erection of single-storey rear extension.
71 Boyton Road, N8 7AE — planning ref. HGY/2015/0712 — certificate of lawfulness granted.
25 Boyton Road, N8 7BE — planning ref. HGY/2018/1143 — full planning permission granted.
39 Beechwood Road, N8 7NE — planning ref. HGY/2018/1131 — full planning permission granted.
36 Lightfoot Road, N8 7JN — planning ref. HGY/2026/0661 — single-storey rear extension granted.
40 Redston Road, N8 7HJ — planning ref. HGY/2025/1740 — single-storey rear extension granted.

Further to the planning precedents above, a number of the neighbouring properties have undertaken substantial rear alterations and extensions. This is highlighted on the diagram below. The below also indicates two of the neighbouring properties at 71 and 75 Boyton Road have existing ground floor rear extensions, and both are the same scale as this proposal. The neighbour at 71 has also fully converted their loft spaces.

Noting the above, we strongly believe this application is suitable for the location and indeed complies with Haringey's policies with regard to residential alterations.



Figure 3: Existing rear-side extensions and alterations on Boyton Road highlighted with red circles.

4. Scale and Character

The proposed rear window and door enlargements have been carefully designed as a modest alteration, to ensure there is no negative impact on the neighbours or streetscape. The design is directly influenced by the original property, in terms of its proportion and material details.

The scale and proportion of the existing building and neighbouring properties will be fully respected by the proposed works. The carefully proportioned alterations will have no material impact on the closest neighbour, who have already extended their own property (71 Boyton Road). The proposed parapet heights are designed to neatly tie-into the existing neighbours extensions.

It's important to note, the works would not be visible from any public highway. As such there will be negligible impact and very limited views of the proposed works. Furthermore the direct neighbours have added rear extensions with 'blank' elevations against our client's land, so there will be no impact on light or amenity.

The materials palette proposed is formed of robust, simple and high quality materials. These are proposed to ensure the proposed rear alterations will not compete with the surrounding context. We are proposing all visible brickwork to be formed in a high quality brick to complement the existing building.

The proposed rear doors, windows and rooflights within the extension are proposed as slim profile, energy efficient aluminium composite frames, with solar glazing to ensure energy efficiency.

5. Accessibility

The development aims to provide a more accessible home, through the inclusion of a new wider and fully accessible sliding door, with flush level access to the rear garden.

The proposed alterations will ensure the internal levels are made flush with the rear patio to provide a more accessible threshold between the existing home and the proposed kitchen. The current rear door is too narrow and has a step down from the house to the garden. The proposed level threshold door to the rear garden will help improve access around the home to the current owners and any future owners.

Overall the existing arrangements for all users, pedestrians, wheelchairs and vehicles will not be adversely affected by the proposed scheme. The proposals will form a positive, more inclusive improvement on the existing condition.

6. Need for Development

Currently the property is a three bed end-terrace home and the owners wish to alter their usable floor space and allow for better accessibility to the rear garden and improve internal daylighting. The addition of larger areas of glazing will allow for improved living conditions. The current energy rating of the house is poor, the proposed works will enhance the energy efficiency and utilise sustainable technologies to improve the quality of living for the occupants.

The design is a response to the occupants current and future needs, and will provide a comfortable environment for many years to come. Existing non-original uPVC rear doors are in poor condition, don't meet current standards and are in need of upgrades. This will form part of the improvements made.

7. Conclusion

In planning terms, the scale, form, design, positioning and materials of the alterations do not constitute any detrimental impact upon the character or appearance of the area, the host building or on neighbouring amenity.

Therefore, the proposals comply with the principles and policies of DM1, DM2, DM4, DM11, and DM12 of the Haringey Development Management DPD (2017); Policies SP11 and SP12 of the Haringey Local Plan: Strategic Policies (2013); and Policies D3, D4, and D6 of the London Plan (2021).

The proposed alterations have been carefully considered and designed to minimise any impact on the adjacent neighbours, who have already undertaken their own rear and loft extensions. The applicants, have endeavoured to speak personally and consult with those living in the adjacent properties to ensure they are aware of the proposed plans.

The proposed alterations will improve the energy efficiency of the existing Victorian walls, by using highly efficient building materials. The addition of the rooflights and additional glazing will provide excellent levels of daylight and natural ventilation within the property, while improving the outlook for the applicant.

The proposed materials will complement the original building creating a harmonised appearance, while improving the thermal and spatial comfort for the occupants. All the proposed works will be designed to be fully compliant with the Approved Documents and most recent Building Regulations, in accordance with Haringey's own Planning requirements.

We look forward to hearing from you and are happy to assist with any queries on the proposed design or site existing condition.