



Planning, Design & Access Statement

6 Claremont Road, London, N6 5BY

Proposed partial demolition of the existing rear extension and eaves, and the erection of a single-storey rear extension.



Title Planning, Design & Access Statement: 6 Claremont Road, London, N6 5BY

Client: Sophie Gueydon

Issue: Final

Project No: Claremont Rd 6 Gueydon N6 5BY

Prepared By: Gilberto Cipriano

Gilberto Cipriano, is an Chartered Architect employed by Good Design & Build Ltd registered in England Company No. 09601259, Registered

Office: Chiswick Works, 100 Bollo Lane, London, W4 5LX

Formatted for double-sided printing.

Limitations

This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned,

and should not be used for any other purpose without the prior written authority of Good Design & Building. I accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

© Good Design & Build. All rights reserved. No part of this document may be reproduced or published in any form or by any means, including photocopying, storage on computer or otherwise without the prior permission of the copyright holder.



1 - Introduction, Development Proposals and Purpose	4
1.1 Introduction and Proposed Development.....	4
1.2 Purpose	6
2 - Site Location, Description and History	6
2.1 Site Location and Description.....	6
2.2 Planning History	9
3 - Development Plan Context, Designations and Material Considerations.....	9
3.1 Development Plan Context and Designations.....	9
3.2 Impact on the Conservation Area	10
4 - Access.....	11
5 - Conclusion	11
5.1 Conclusion.....	11

1 - Introduction, Development Proposals and Purpose

1.1 - Introduction and Proposed Development

1.1.1 - This document represents a Design & Access Statement submitted in support of a householder planning application to Haringey Council for the proposed partial demolition of the existing rear extension and eaves, and the erection of a replacement single-storey rear extension. The proposed works will not involve any material change of use, and the property will remain solely in private domestic use. All criteria and development measures outlined below will be strictly adhered to.

1.1.2 - The application seeks planning permission for the following elements:

- Partial demolition of the existing rear extension and eaves;
- Erection of a replacement single-storey rear extension.







PROPOSED SIDE ELEVATION 02

1.2 - Purpose

1.2.1 - This proposal has been developed to enhance the quality of life for a growing family within the dwelling by improving natural light and circulation on the ground floor. The ground floor will accommodate a new open-plan kitchen, living and dining area

2 - Site Location, Description and History

2.1 Site Location and Description

2.1.1 - The application site comprises a three-storey, end-of-terrace dwelling located within the Highgate Conservation Area.

2.1.2 - The site has an existing rear extension.



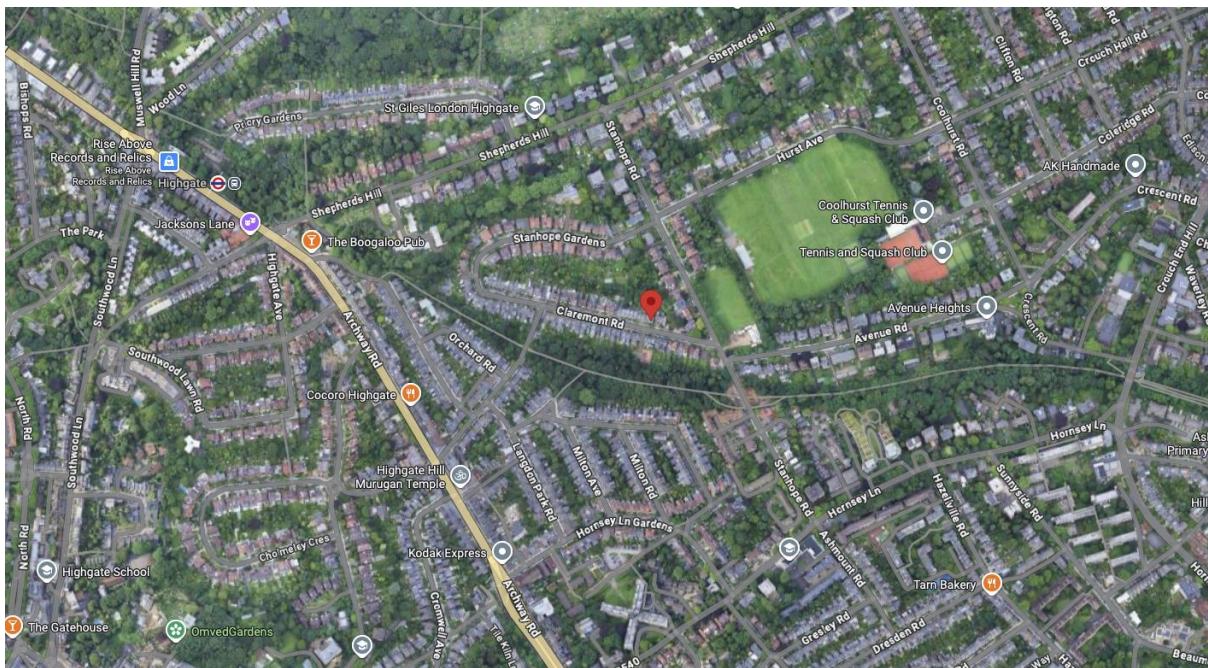
2.1.3 - To the rear of the property is a garden of approximately 35 metres in depth.

2.1.4 - The site benefits from a front garden but does not have any car parking.



2.1.5 - The surrounding area lie between the Archway Road and Stanhope Road.

2.1.6 - The property is exceptionally well-located in terms of local infrastructure and sustainability, lying within a convenient 10-minute walk of Highgate Underground Station (Northern Line). This proximity provides the application site with excellent public transport connectivity to central London. Furthermore, the property sits within a well-established residential community, benefiting from close proximity to several highly regarded local primary and secondary schools in the surrounding area. The excellent access to both sustainable transport links and educational facilities reinforce the property's long-term suitability for private family domestic use.



2.2 Planning History

2.2.1 - The planning history of the property includes the following applications numbers:

- OLD/1966/0124 - Alterations and Extension to dwelling House – Approved
- HGY/1995/0019 - Conservation area consents for demolition of existing rear extension in connection with its rebuilding - Approved
- HGY/2000/1744 - Certificate of Lawfulness for a erection of a single storey rear extension – conceded
- HGY/2001/0209 - Extension of eaves from flat roof at ground floor level, rear elevation and partial side elevation – Approved
- HGY/2008/0313 - Erection of single storey side extension – Approved

2.2.2 - It is unclear whether all these proposals were implemented. However, it is noted that the property currently functions as a single dwelling.

3 - Development Plan Context, Designations and Material Considerations

3.1 - Development Plan Context and Designations



3.1.1 - 6 Claremont Road is a traditionally built, terraced property, originally constructed using local materials, and brick courses bedded / pointed in lime / earth mortars. Internally the property would have been lime plastered.

3.1.2 - 6 Claremont Rd have a extension of eaves from flat roof at 2.8 m high that extend up to 3.7 meters behind the rear wall, we propose demolish this eave and extend the rear in 3.5m what will make less shadow and subordinate better the extension to the main building.

3.1.3 - The approved applications of 3.5m rear extension for the other houses of the same terrace are:

- **12 Claremont Rd** - application number: HGY/2017/0047- Approved, in the planning officer report states that the extension is considered to be acceptable in terms of its design, size and scale and materials types, and that do not cause any material loss of light or outlook to the neighbours occupiers.
- **14 Claremont Rd** – application number: HGY/2005/1185 - Received a certificate of lawfulness for 3.5 meter rear extension.
- **16 Claremont Rd** – application number: HGY/2012/1185 - Approved. While the planning officer's report notes that the extension has a depth of 3.5 metres, which is 0.5 metres deeper than the preferred limit in the SPD, the proposal was considered acceptable due to its alignment with neighboring properties that have already built 3.5m extensions.
- **18 Claremont Rd** – application number: HGY/2012/0098 - Approved, The planning officer's report states that, (although some adjoining properties did not have rear extensions at that time), the proposal would have little impact on adjoining properties.

3.2 Impact on the Conservation Area

3.2.1 - Given that similar rear extensions exist on other properties along the terrace, the proposed development is considered entirely acceptable in terms of character and context.

3.2.2 - The Council's House Extensions SPD notes that rear extensions should not be greater than 3m deep from the original building, to ensure the extension does not over-dominate the building's original scale and character.' Notwithstanding this guidance, given the established presence of 3.5m rear extensions within the terraced row, the minor departure from official policy is not considered harmful to the character of the host building or the wider Conservation Area.

3.2.3 - The rear extension would sit below the eave height of the host dwelling roof, and would create a cohesive appearance to the rear.

3.2.4 - The rear extensions are concealed from the streetscape.

4 – Access

4.1 - The proposed works will not change the use of the property and the use of the house will remain only private domestic so there will be no impact on traffic and car parking. Moreover, tube station and bus stops are located less than 300 meters away from the property.

4.2 - The proposals have been designed to confirm to part B of the building regulations in relationship to access for emergency services.

4.3 - Access for emergency services has been allowed via access to the front of the proposals.

4.4 - The proposals have been designed to confirm to part M of the building regulations.

5 – Conclusion

5.1.1 - It is notable that many properties within the same terrace have received planning permission from the Council and have subsequently constructed rear extensions similar in scale to the proposed development.

5.1.2 - We conclude that the proposed works, which involve erection of a rear extension, will not be harmful to the character of the street.