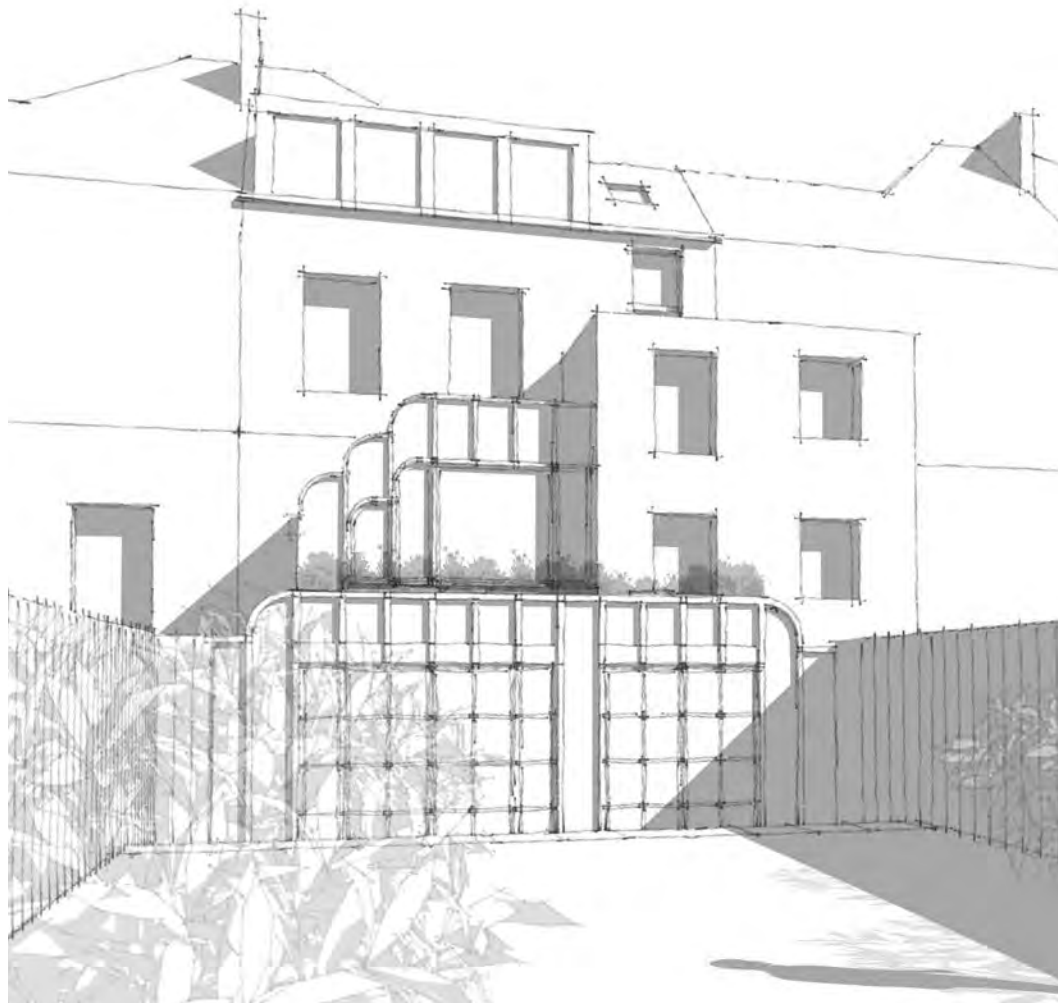


21 ENDYMION ROAD N4 1EE

Layers of living

THE EVOLUTION OF A FAMILY HOME

DESIGN & ACCESS STATEMENT



PROPOSED REAR EXTENSION & INTERNAL RECONFIGURATION

May 2026

Content

1.	Introduction	10.	Conclusion
2.	Site and Context	11.	Appendices
3.	Planning Context & Policy		Appendix A: Location & Site Plan
	3A. Access		Appendix B: Existing Drawings
	3B. Sustainability, Biodiversity & Future Low-Carbon Measures		Appendix C: Proposed Drawings
4.	Design Evolution		Appendix D: Pre-Application Advice Letter
5.	Proposed Development		Appendix E: Planning Potential Planning Policy Review (May 2026)
6.	Response to Pre-Application Feedback		
	6A. Photos of Existing Site Conditions		
	6B. Detailed Response to Pre-Application Feedback		
7.	Neighbour Amenity (45 Degree/ Impact)		
	7A. Supporting Elevations & 45° Analysis		
	7B. Supporting Plans & 45° Analysis		
8.	Scale, Massing and Design		
9.	Material Strategy		
	9A. Material Schedule		

1. Introduction

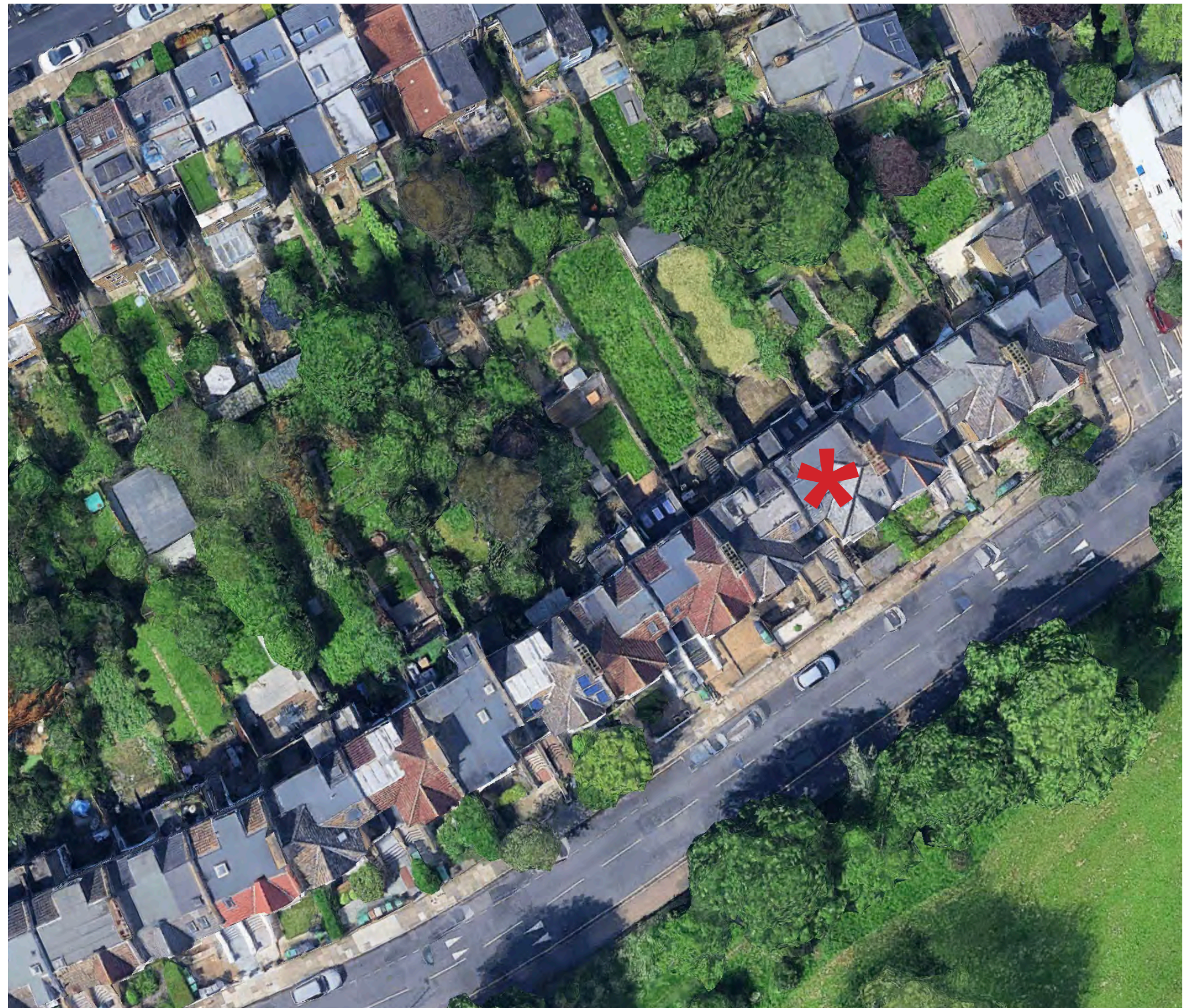
This Design and Access Statement has been prepared in support of a householder planning application for the extension and refurbishment of 21 Endymion Road, N4 1EE.

The proposal seeks to improve the quality, functionality and spatial coherence of the existing dwelling through a carefully designed rear extension and internal reconfiguration. The scheme has been developed in response to the site's constraints, the established rear context, relevant planning guidance and pre-application feedback, with particular emphasis placed on protecting neighbouring amenity in terms of daylight, outlook and privacy.

The proposal also incorporates sustainability measures including a green roof, improved thermal performance, high-performance glazing and provision for future low-carbon heating infrastructure. Together, these measures contribute to the long-term environmental performance of the dwelling whilst supporting a more sustainable and adaptable family home.

The design adopts a contemporary architectural approach, expressed through a clear and disciplined composition, whilst remaining subservient to the host building and appropriately integrated within the varied pattern of rear extensions along the terrace. Through careful articulation, stepping and material hierarchy, the proposal seeks to reduce perceived mass and establish a balanced relationship with neighbouring properties.

In this context, the proposal represents a considered enhancement to the existing dwelling, delivering improved spatial quality, environmental performance and long-term functionality whilst maintaining an appropriate relationship with its surroundings. The scheme has evolved through the design and pre-application process to achieve a high-quality, contextually responsive solution that satisfies both planning objectives and the practical requirements of modern family living.



2. Site and context

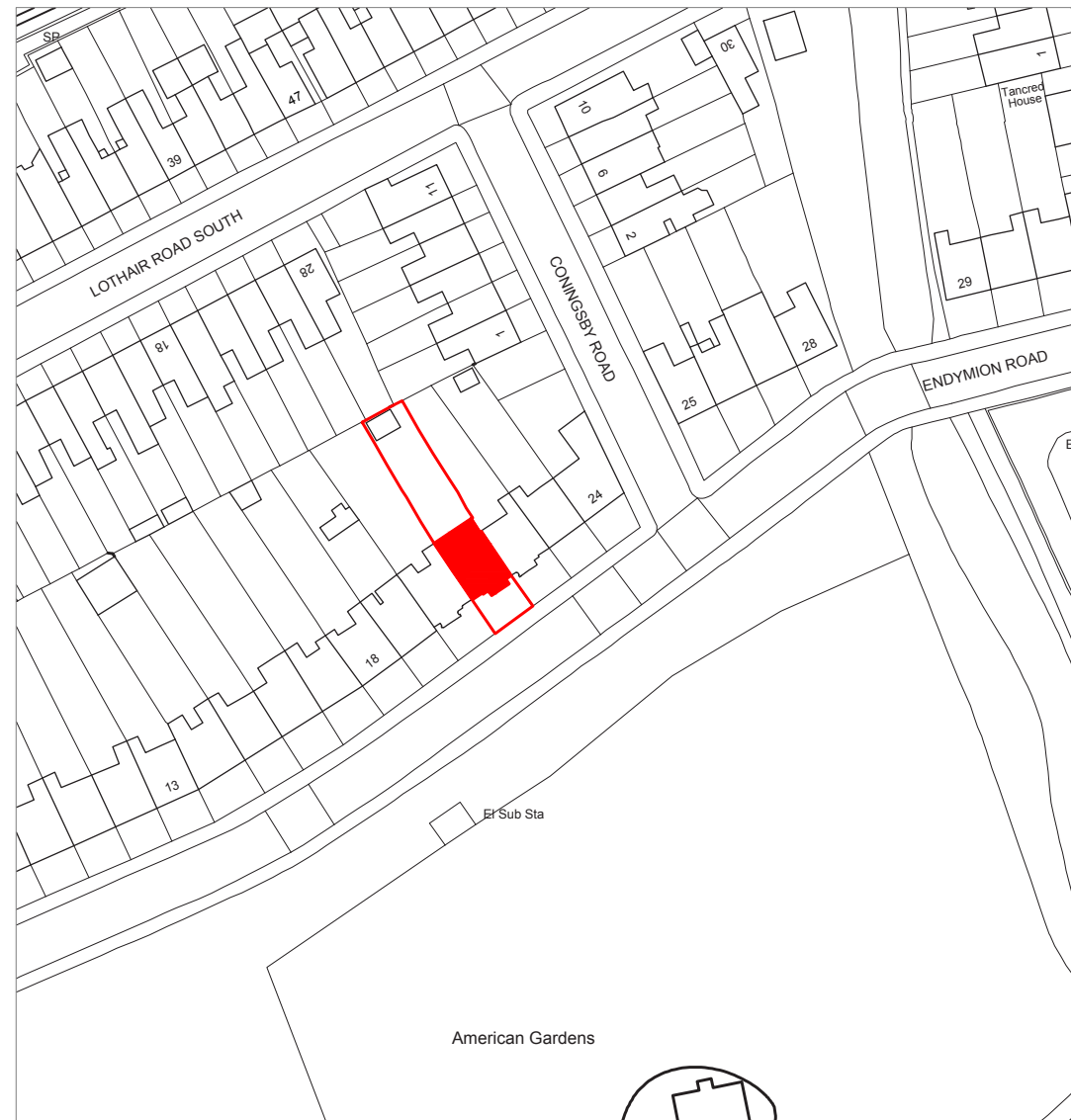
The site is located within a residential terrace on Endymion Road, characterised by a consistent rhythm of Victorian dwellings with a varied and evolving pattern of rear extensions.

To the rear, the terrace presents a layered built form, comprising extensions of differing depths, heights and architectural expressions. This condition reflects a long-established pattern of incremental adaptation, where successive additions have responded to individual site constraints and changing domestic requirements. This incremental adaptation (including roof extensions) is also reflected in the terrace opposite.

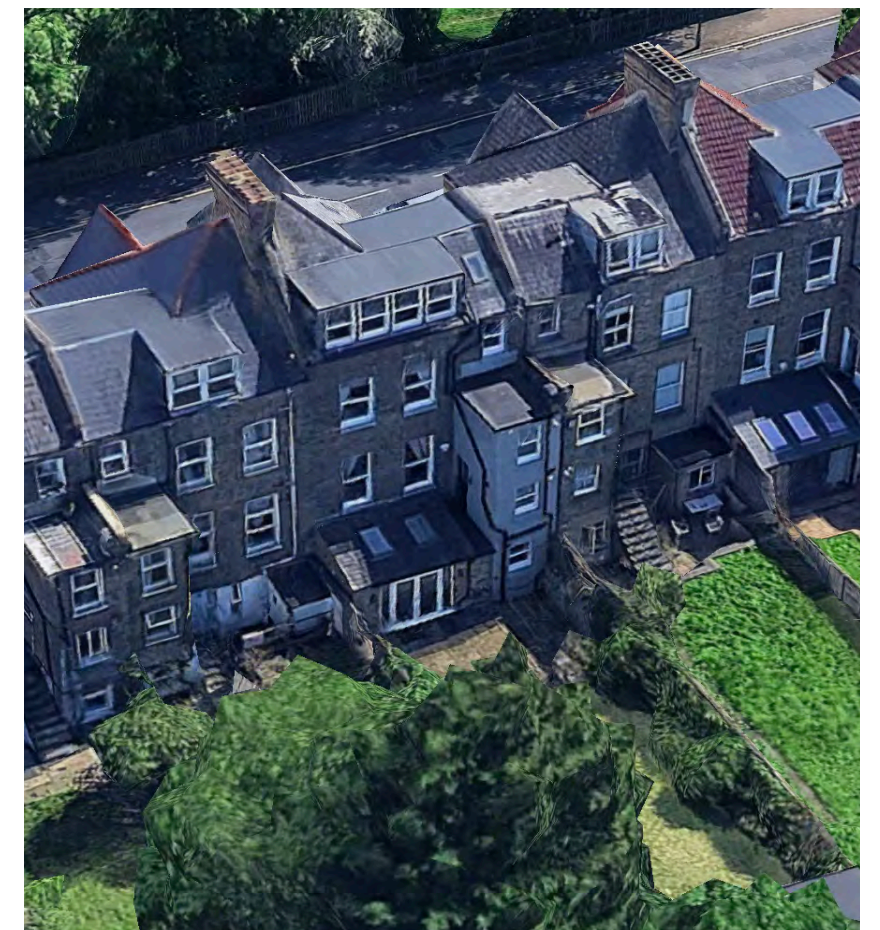
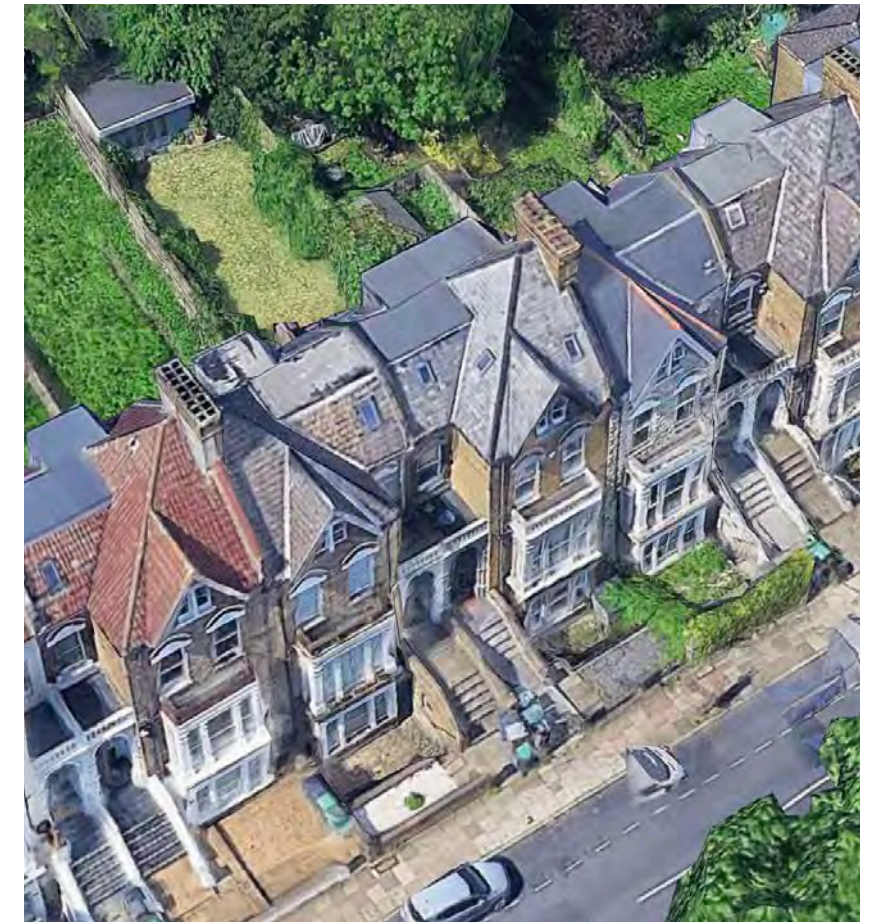
This varied rear condition is a defining characteristic of the site, establishing a clear precedent for flexibility in form, depth and architectural expression. New development should therefore be assessed in relation to this layered context, rather than against a singular or uniform condition.

Within this framework, proposals can be accommodated where neighbour amenity is preserved and overall impact is appropriately managed. These have been key drivers in the revised scheme.

The site is not located within a Conservation Area and no statutory heritage assets are affected by the proposal. The development does not result in the loss of trees or soft landscaping of significance, and the proposal retains a substantial rear garden area. These factors have informed the overall design approach and helped enable a contemporary yet contextually responsive solution.



LOCATION PLAN



3. Planning & Policy context

The proposal has been developed in accordance with the design-led principles set out in Policy D3 of the London Plan (2021), which promotes the optimisation of sites through high-quality design rather than strict adherence to prescriptive dimensional limits. In this instance, the scheme has been carefully composed to balance spatial quality, site constraints and neighbour impact, demonstrating that increased depth and articulation can be accommodated while maintaining an appropriate relationship with adjoining properties.

The proposal also accords with the National Planning Policy Framework, which places emphasis on achieving well-designed places, supporting sustainable development and making effective use of land in a manner that responds positively to local character and context.

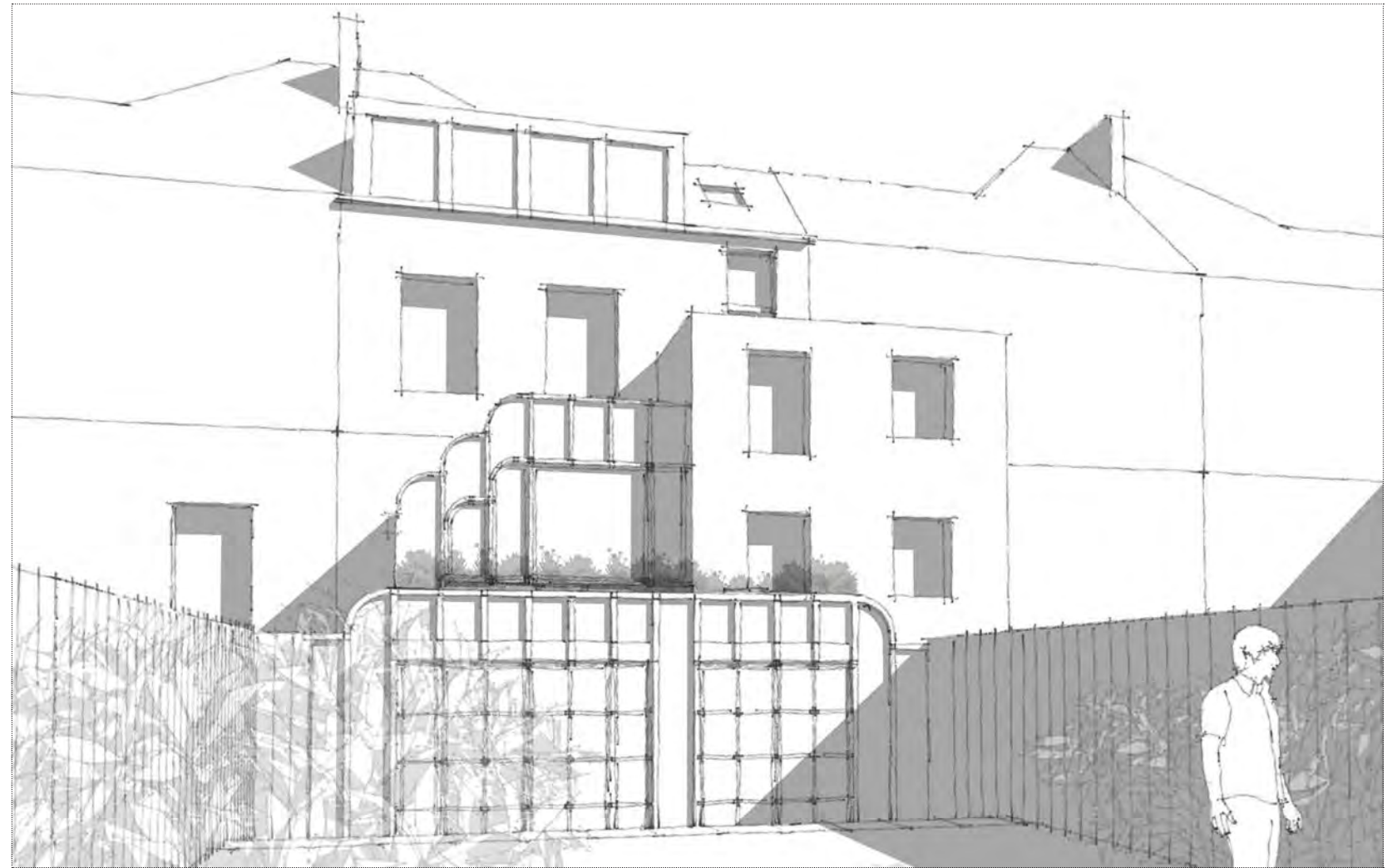
At a local level, the proposal responds to the requirements of Haringey Development Management Policies DM1 and DM12, together with the relevant principles set out in Haringey’s residential and householder extension guidance. These require development to be well-considered in terms of scale, massing, form, materiality, boundary relationship and neighbour amenity.

The scheme has been tested against these criteria, with particular regard to:

1. maintaining acceptable levels of daylight, outlook and privacy to adjoining properties, demonstrated through the 45° analysis;
2. managing extension depth and boundary relationships through a stepped and articulated form;
3. ensuring that the extension reads as a subordinate and carefully integrated addition within the varied rear context;
4. adopting a high-quality material strategy that balances durability, visual lightness and contextual response; and
5. retaining a sizeable rear garden area.

On this basis, the proposal is considered to align with both strategic and local policy objectives, delivering a design-led solution that balances contextual response, residential quality and neighbour amenity.

The proposal has been carefully refined through the design and pre-application process to achieve an appropriate balance between spatial quality, neighbour amenity and contextual response. Through its stepped composition, articulated form and carefully considered relationship to adjoining properties, the scheme demonstrates a high-quality design approach that responds positively to the site and its surroundings.



Proposal in Perspective View

The proposal has been developed in direct response to the specific opportunities and constraints of the site, resulting in a tailored and contextually responsive solution. The design reflects the varied character of the surrounding rear extensions whilst maintaining a strong focus on neighbour amenity, architectural quality and long-term functionality, demonstrating how a design-led approach can successfully enhance both the dwelling and its wider setting.

A supplementary planning assessment has been prepared by Planning Potential Ltd, reviewing the proposal against Policies DM1 (Delivering High Quality Design) and DM12 (Housing Design and Quality). The assessment provides an independent review of the proposal and concludes that it appropriately addresses neighbour amenity, scale, massing, design quality and sustainability considerations. The Planning Potential assessment is included at Appendix E.

3A. Access

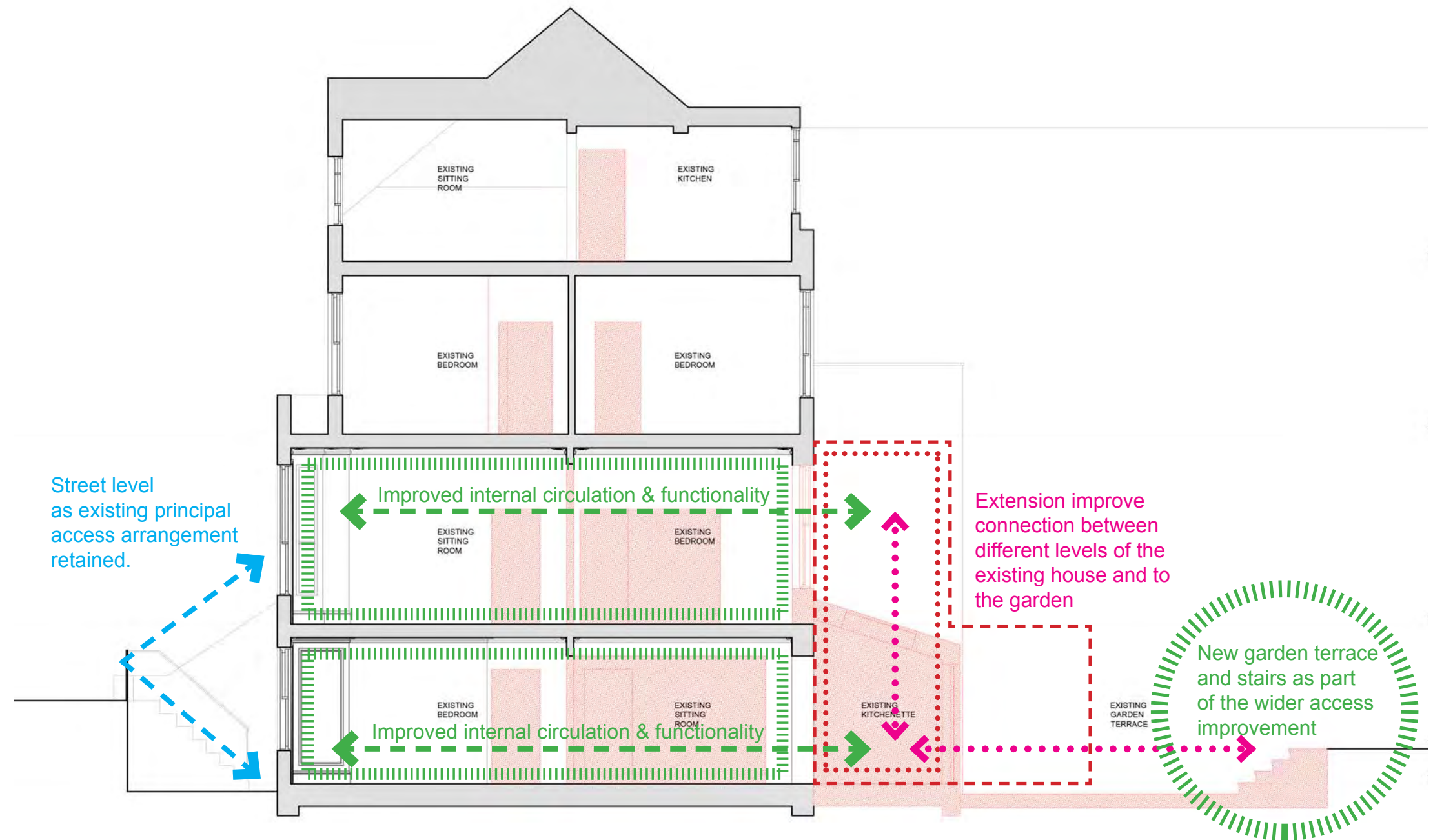
The proposal retains the existing principal access arrangement to the dwelling from Endymion Road, with no changes to the established public access to the property.

Internally, the reconfiguration of the dwelling has been designed to improve the overall functionality and circulation of the home, creating clearer and more coherent relationships between the principal living spaces while maintaining practical access throughout.

The site's existing sloping topography has informed the design approach, with level changes managed as part of the proposed extension and wider garden arrangement. The relationship between the lower ground floor accommodation and the rear garden has been carefully considered to improve connectivity and usability.

New external garden stairs and terraces form part of this approach, providing improved access between the house and garden while responding appropriately to the site's existing changes in level.

Overall, the proposal retains and enhances the practical accessibility of the dwelling as a family home, with no adverse impact on access to or within the site.



Sectional Diagram Showing Access Strategy

4. Design Evolution

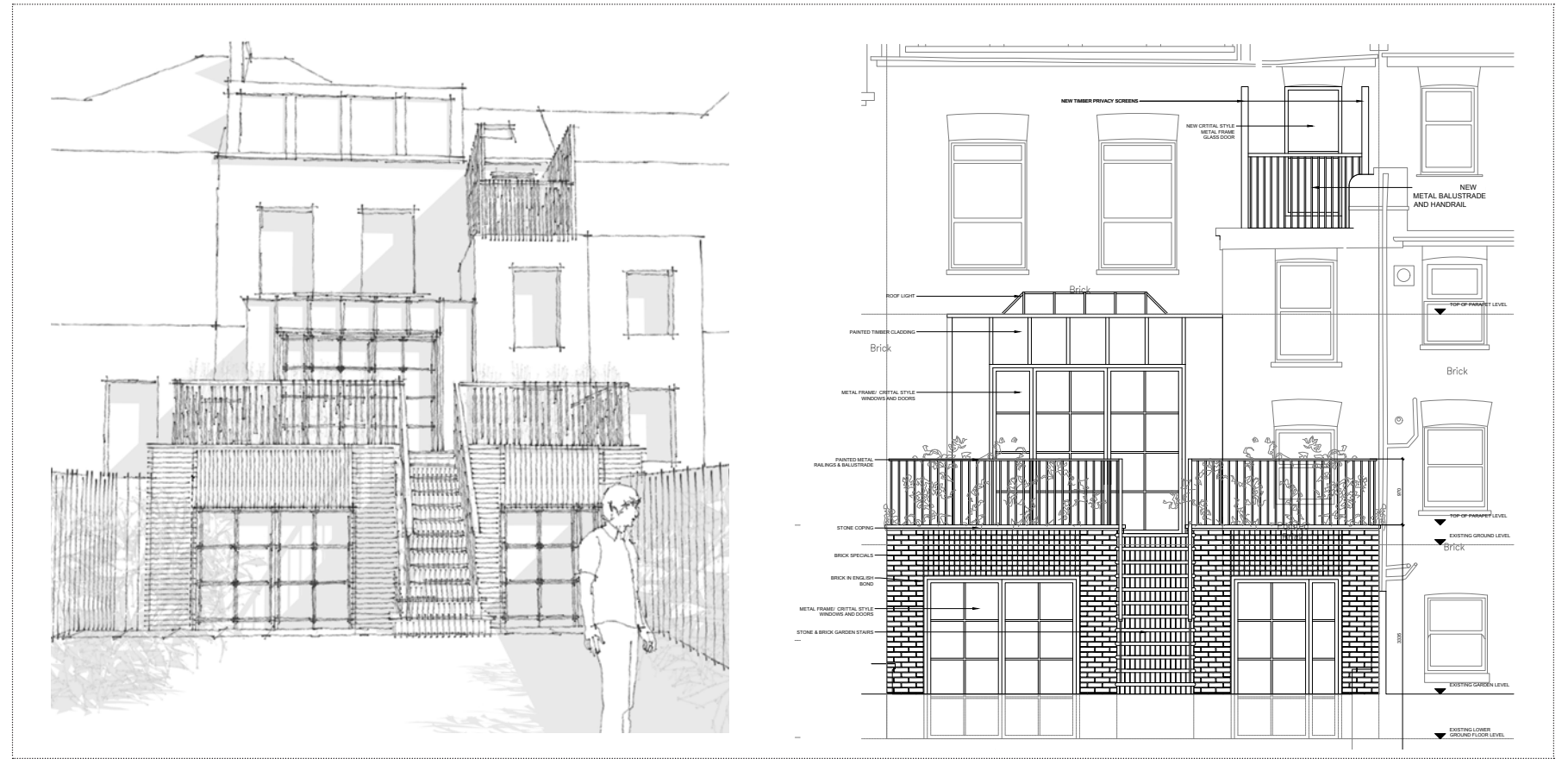
The scheme has evolved from the pre-application proposal through a process of considered and substantive refinement, balancing planning requirements with the client's spatial brief and the constraints of the site.

Throughout this process, several core principles have remained central to the design:

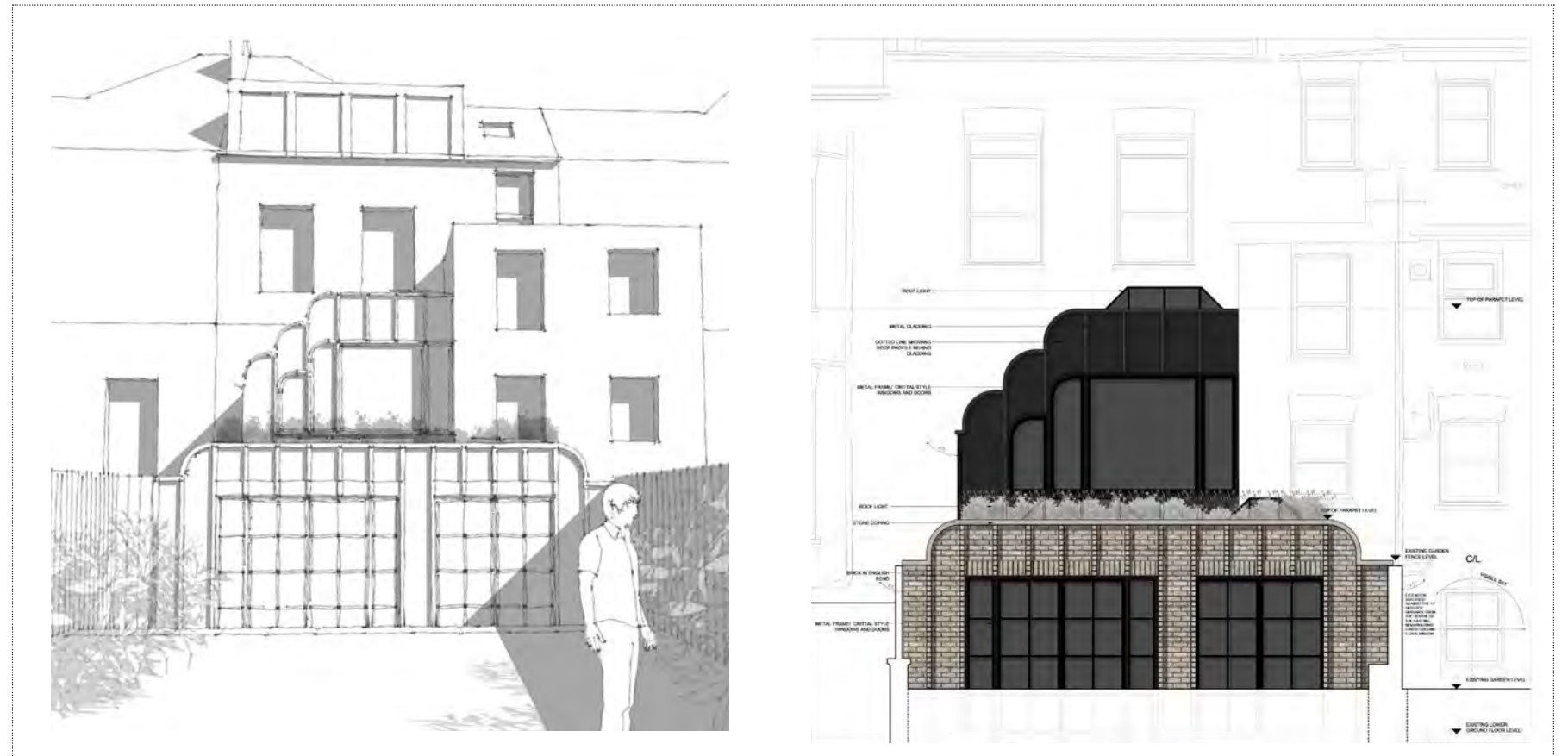
- a) maintaining a strong visual and physical relationship between the house and garden;
- b) improving both vertical and horizontal connectivity across the dwelling; and
- c) maximising usable internal space while ensuring that neighbour amenity is preserved.

The current proposal reflects a careful refinement of the earlier pre-application scheme in response to both planning feedback and detailed design testing. Key revisions include stepping elements away from the boundaries, reducing perceived bulk through articulation, and refining the relationship between the upper and lower components of the extension.

Throughout the evolution of the scheme, particular attention has been given to neighbour amenity, scale, massing and material expression. The resulting proposal represents a balanced response that maintains the core design objectives of the project while carefully managing its relationship with adjoining properties.



Pre-Application Proposal in Perspective View and Elevation



Revised Proposal in Perspective View and Elevation

5A. Proposed Development

The proposal comprises a full-width single-storey extension at lower ground floor level extending approximately 2.9m beyond the existing closet wing, with only part of the extension reaching a maximum depth of approximately 5.5m beyond the main rear wall. A smaller upper ground floor element extends approximately 2.2m to the rear.

Due to the sloping topography of the site, much of the lower ground floor accommodation is experienced as a partially recessed level, reducing its visual prominence and overall impact when viewed from adjoining properties and surrounding gardens.

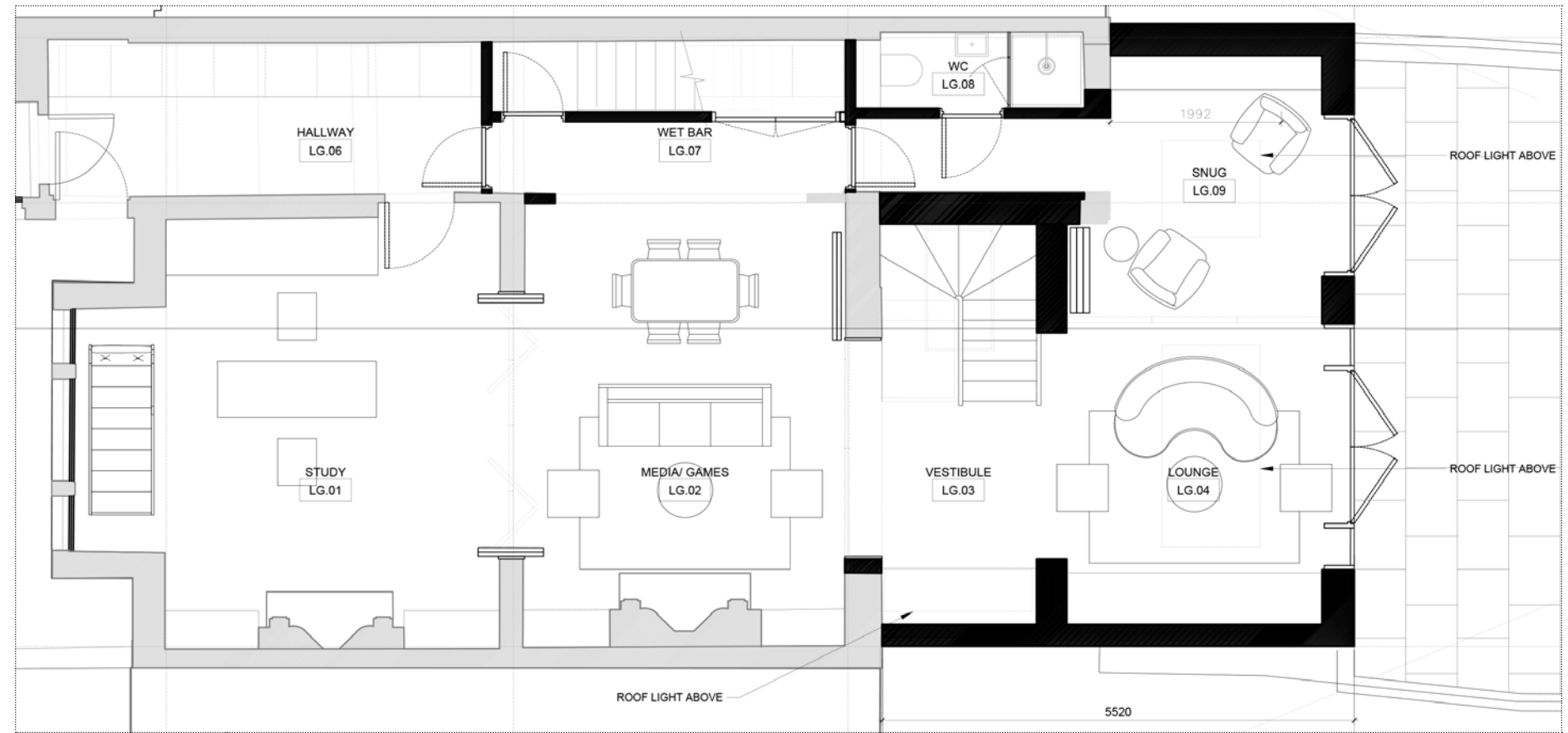
The lower ground floor extension is expressed as a solid and grounded element, constructed in matching or complementary brickwork to maintain continuity with the host building. In contrast, the upper addition is designed as a lighter element, utilising metal cladding to reduce perceived mass and to articulate a clear hierarchy between the two levels. Crittall-style windows and doors provide slender sightlines and a refined architectural expression, enhancing transparency and visual connection to the garden.

An existing garden room is shown on the site plan for context only and does not form part of this householder planning application.

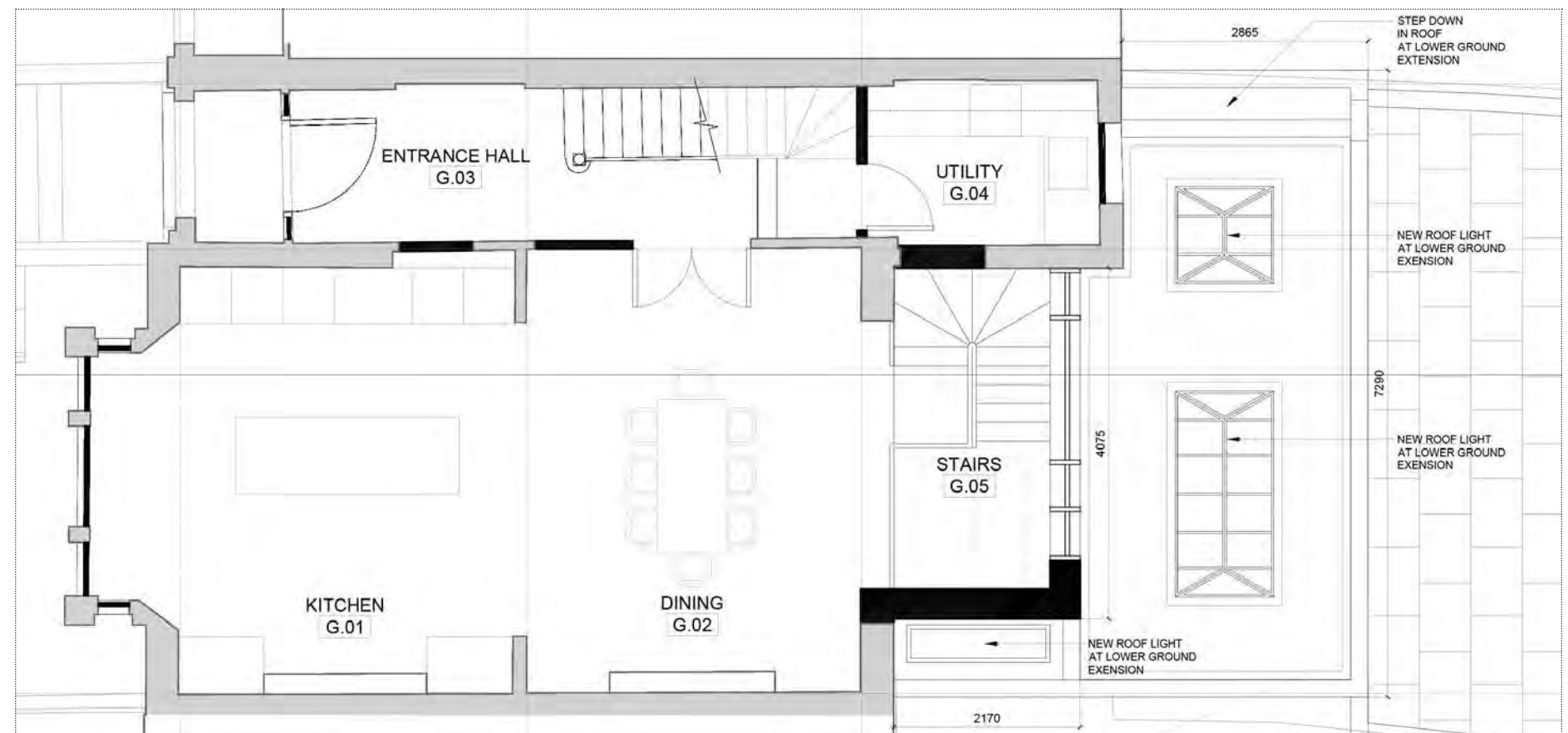
The proposed garden stairs form part of the wider landscape and access arrangement associated with the rear extension, responding to the existing changes in level and improving connectivity between the lower ground floor accommodation and the rear garden.

The incorporation of a green roof further softens views of the extension from neighbouring upper-level windows whilst contributing to biodiversity and sustainable drainage benefits.

As part of the wider sustainability strategy for the dwelling, an indicative location for a future air source heat pump is shown on the proposed site plan. This is intended to demonstrate how low-carbon heating infrastructure could be accommodated as part of the long-term environmental performance of the property. The air source heat pump location is indicative only and does not form a fixed plant specification as part of this application. Any future installation would be subject to detailed specification and any applicable permitted development, noise, siting or regulatory requirements.



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan

5B. Proposed Development (Section Drawing)

Internally, the scheme delivers a reconfigured layout centred around a more generous kitchen, dining and family living space, supporting a more flexible and adaptable family living arrangement. The proposal is designed to optimise natural light, improve spatial continuity between levels, and create a more functional and adaptable family home.

Taken as a whole, the proposed arrangement represents a balanced response between external planning constraints, site conditions and internal spatial requirements, delivering a carefully considered extension that remains policy-compliant whilst providing a coherent and functional long-term family living environment.



Section of the Proposed Extension in Context of the Existing House

6. Response to Pre-Application Feedback

The pre-application feedback has informed the evolution of the proposal and formed an important part of the design development process.

In response to the comments received, the scheme has been carefully refined through adjustments to its form, articulation and relationship to the boundaries. The proposal has subsequently been tested through sectional studies, 45° analysis and wider contextual assessment to ensure that the extension achieves an appropriate relationship with adjoining properties while maintaining the core spatial objectives of the project.

The resulting proposal represents a balanced and design-led response that addresses the key principles raised during the pre-application process.

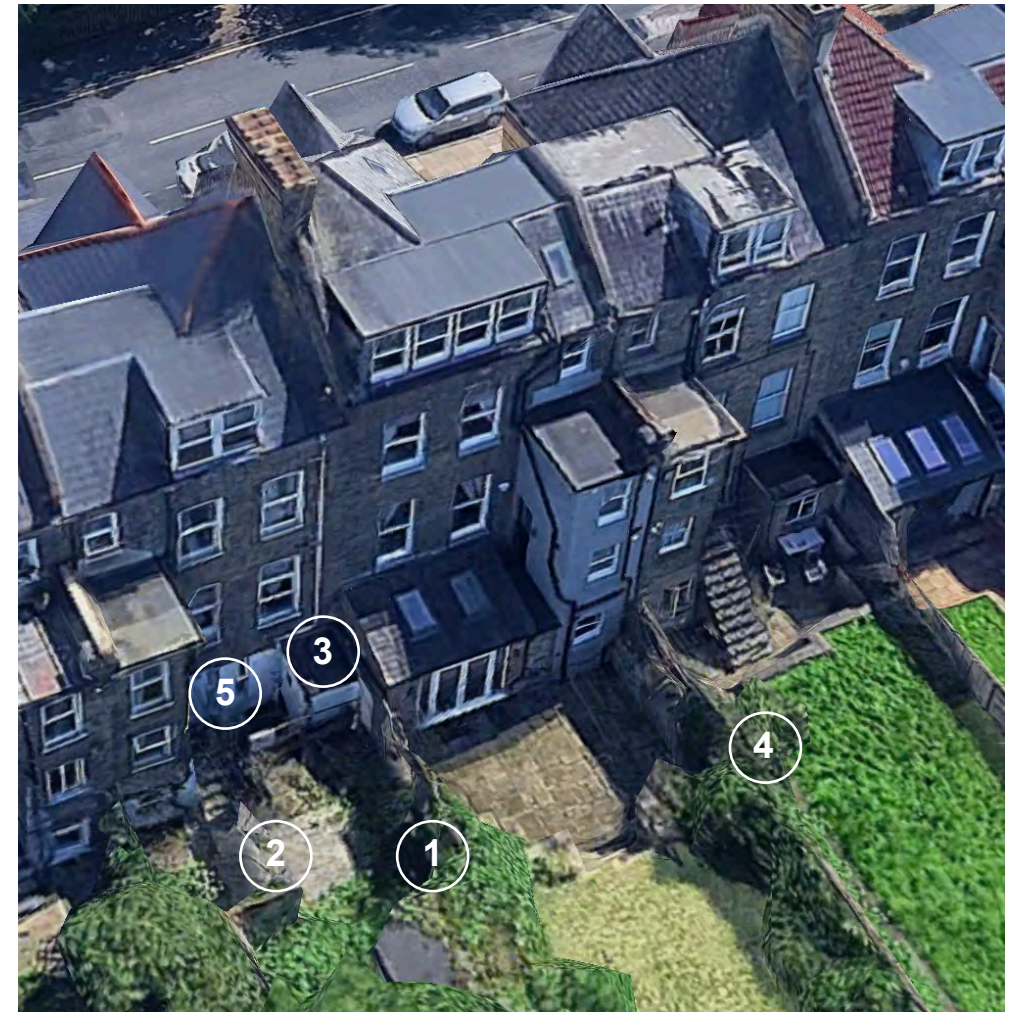
Site Photos (as existing)



5



1



2



3



4

6A. Photos of Existing Site Conditions

Image to the right:

Rear view of the existing Victorian terrace context, illustrating the varied pattern of rear extensions, dormers and incremental alterations across the terrace. The image demonstrates the layered and evolving character of the rear elevation condition, with differing forms, depths, roof profiles and material treatments contributing to a diverse built context within which the proposal is situated.



Image to the left:

View of the adjoining rear elevation context illustrating the close relationship between neighbouring properties, existing changes in level, and the varied arrangement of rear additions and openings. The image also highlights the constrained lower ground floor relationship and the presence of neighbouring lower-level windows, which formed an important consideration in the development of the proposal. The scheme has been carefully designed and tested to ensure that daylight, outlook and overall amenity to these adjoining spaces are appropriately maintained.

6B. Detailed Response to Pre-Application Feedback

The proposal has been carefully refined in response to the pre-application feedback. This has included stepping elements away from the boundaries, reducing the perceived bulk of the extension through articulation, and introducing a lighter upper form and green roof to help moderate views from adjoining properties.

The proposal has been carefully refined in response to the pre-application feedback. This has included stepping elements away from the boundaries, reducing the perceived bulk of the extension through articulation, and introducing a lighter upper form and green roof to help moderate views from adjoining properties. The scheme has also evolved through the removal of the previously proposed upper-ground connection and garden stair arrangement, together with further refinement of the overall massing and form, resulting in a more considered relationship with neighbouring properties and the surrounding context. The following summarises how the proposal responds to the principal matters raised through the pre-application process.

The following summarises how the proposal responds to the principal matters raised through the pre-application process.

Depth beyond 5 metres

The proposed extension has been reduced and refined in response to the pre-application feedback, resulting in a more articulated and carefully moderated form. The depth proposed has been retained in part to achieve a coherent and functional internal arrangement whilst responding appropriately to the site's constraints and level changes.

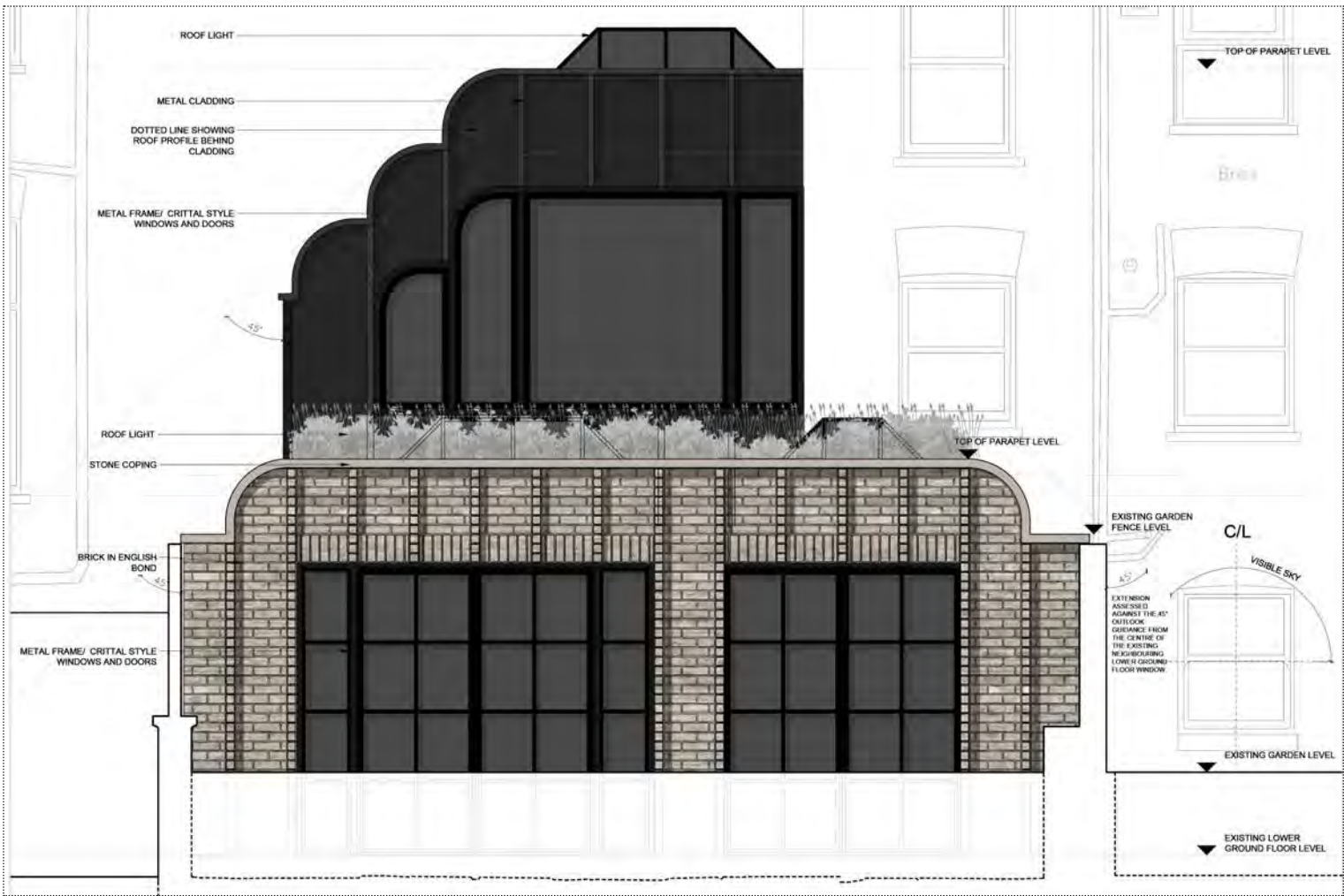
The acceptability of the proposal is further demonstrated through the technical assessment undertaken, including compliance with the 45° outlook guidance, together with the stepped composition of the extension, recessed lower-ground relationship and green roof treatment. These measures ensure that the proposal maintains an appropriate relationship with neighbouring properties whilst delivering a high-quality and carefully considered design response.

Proximity to boundary

The extension has been carefully designed with a stepped and articulated form along both side boundaries, reducing the perceived scale of development and maintaining visual relief when viewed from adjoining properties. This approach responds directly to the constrained nature of the site and enables the extension to sit more comfortably within its surroundings. The submitted drawings demonstrate how the proposal has been shaped to appropriately manage its relationship with neighbouring properties whilst delivering a high-quality design response.

Height at boundary

The proposed height reflects the established condition at the site and is further moderated through the stepped composition of the extension, changes in materiality and the site's natural level changes. The sectional relationship demonstrates how the perceived scale of the development is reduced in practice, helping to minimise visual impact and maintain an appropriate relationship with neighbouring properties



Elevation of the Proposed Extension

Scale and massing

Whilst contemporary in its architectural expression, the proposal has been carefully composed to reduce its perceived bulk and visual impact. The stepped arrangement of the upper elements, the distinction between heavier and lighter forms, the recessed lower-ground relationship and increased transparency at lower levels all contribute to a more refined and balanced composition. As a result, the proposal achieves a high-quality design response whilst maintaining appropriate levels of neighbour amenity.

Materiality

The material palette has been selected to reinforce the architectural hierarchy of the proposal whilst reducing perceived mass. The grounded brick lower element reflects the character of the host building, whilst the lighter upper element introduces visual relief and a more recessive appearance. Together, these materials support a high-quality design-led approach that responds sensitively to the site and neighbouring context.

Taken together, the evolution of the scheme demonstrates a considered response to the pre-application feedback whilst retaining the key design principles of the proposal. Through the combination of technical assessment, including demonstrated 45° compliance, and a carefully articulated design approach, the proposal achieves an appropriate relationship with neighbouring properties and represents a high-quality design response to the site and its context.

7. Neighbour Amenity (45° Impact)

The proposal has been carefully developed with neighbour amenity as a central design consideration. The extension demonstrates compliance with the 45° guideline when measured from the nearest habitable room windows of the adjoining property.

The proposed rooflights are positioned to provide daylight to internal spaces and are not designed as outlook windows. Their orientation and roof-level position would not result in unacceptable overlooking or loss of privacy to adjoining occupiers.

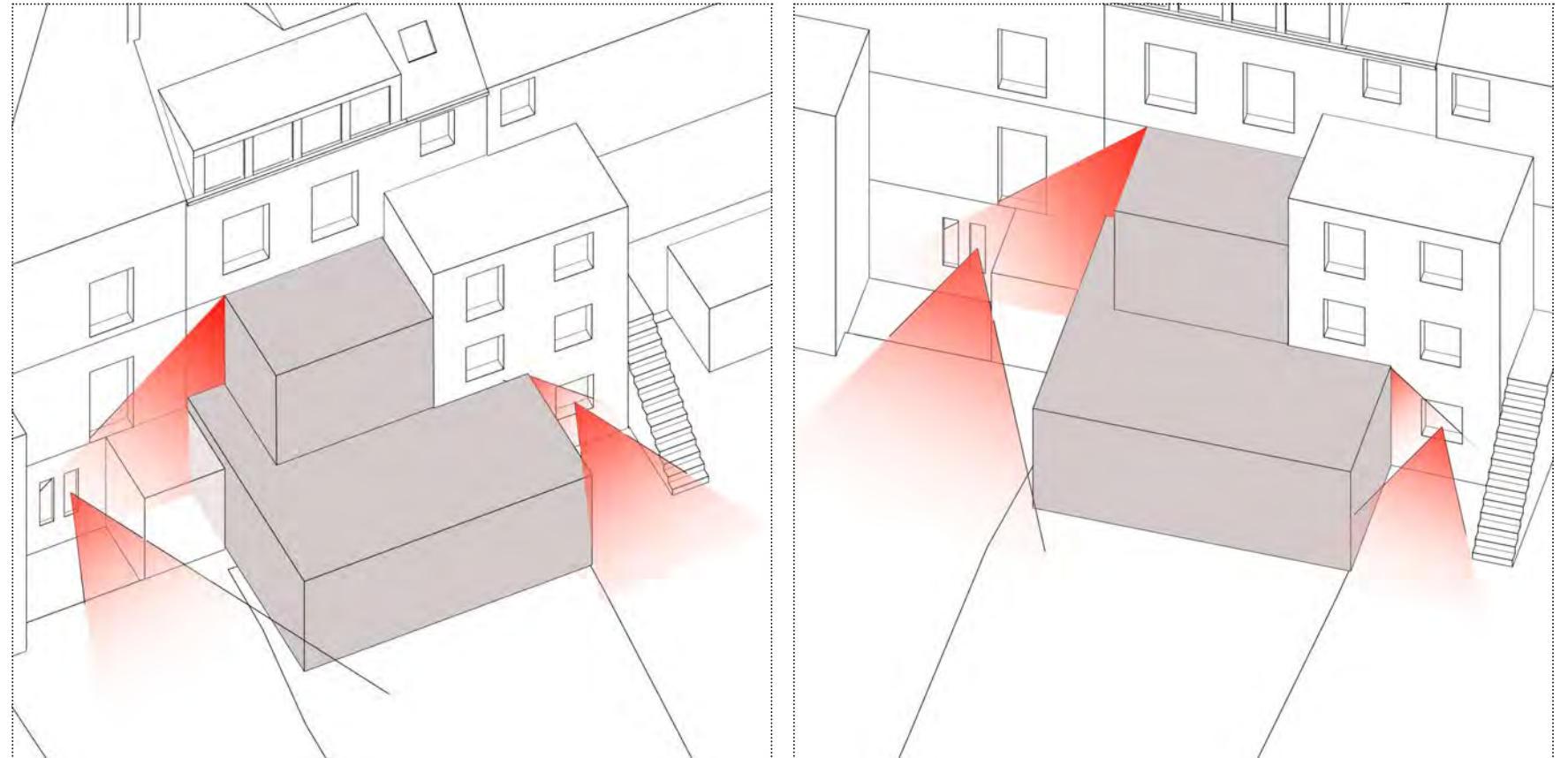
In addition, the scheme incorporates a stepped and articulated form, recessed lower ground relationship and green roof, all of which help reduce perceived scale and soften views from adjoining properties.

Sectional and 3D studies (adjacent images) have been undertaken to test the relationship between the proposed extension and neighbouring windows. The scheme has been refined from the pre-application stage through a reduction and articulation of built form, including a set-back at lower ground level, stepping at the boundaries, and a cascading upper ground arrangement. These studies demonstrate that the resulting relationship remains acceptable in planning terms, maintaining appropriate levels of outlook, daylight and neighbour amenity notwithstanding the increased depth in part of the proposal.

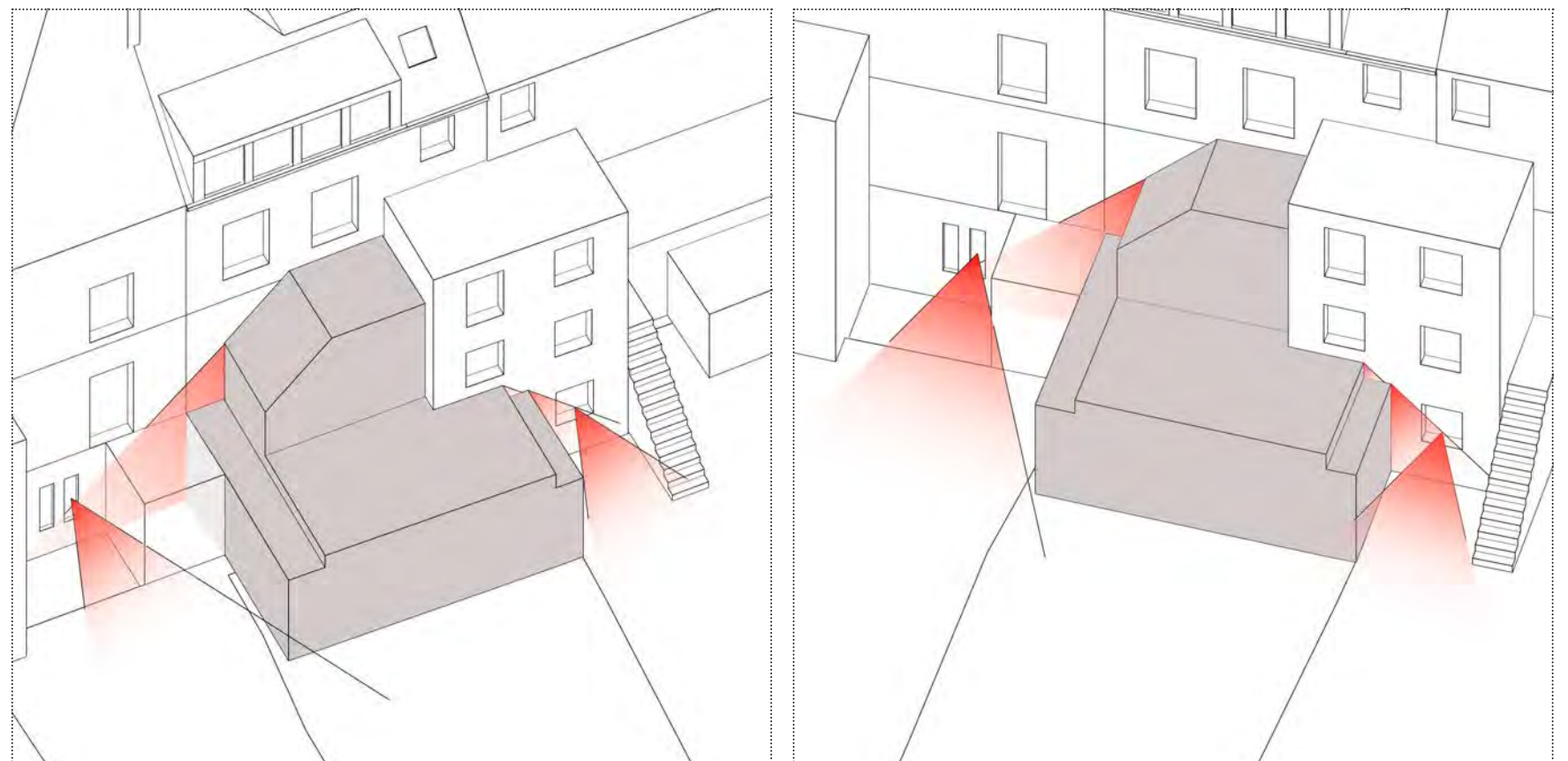
The proposal maintains appropriate levels of daylight, outlook and spatial openness for adjoining occupiers.

In this respect, the proposal performs at least as well as, and in many cases better than, typical rear extensions within the terrace, due to its articulated form and controlled relationship to the boundary.

In practice, the combination of stepping, articulation and material differentiation ensures that the extension is perceived as a series of smaller elements rather than a single continuous mass, maintaining an appropriate relationship with adjoining properties.

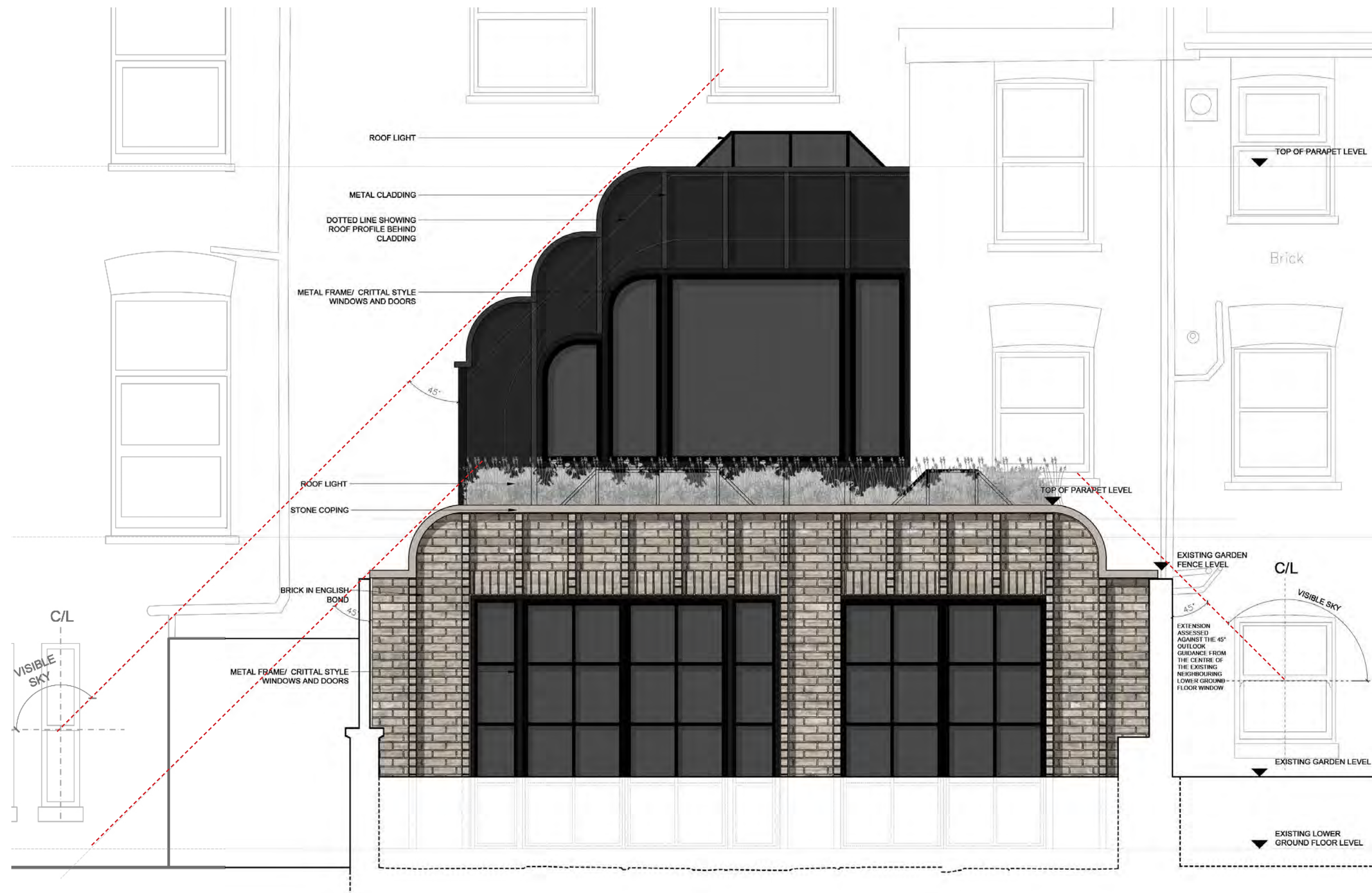


Massing Model: Pre-application proposal (before amendments)



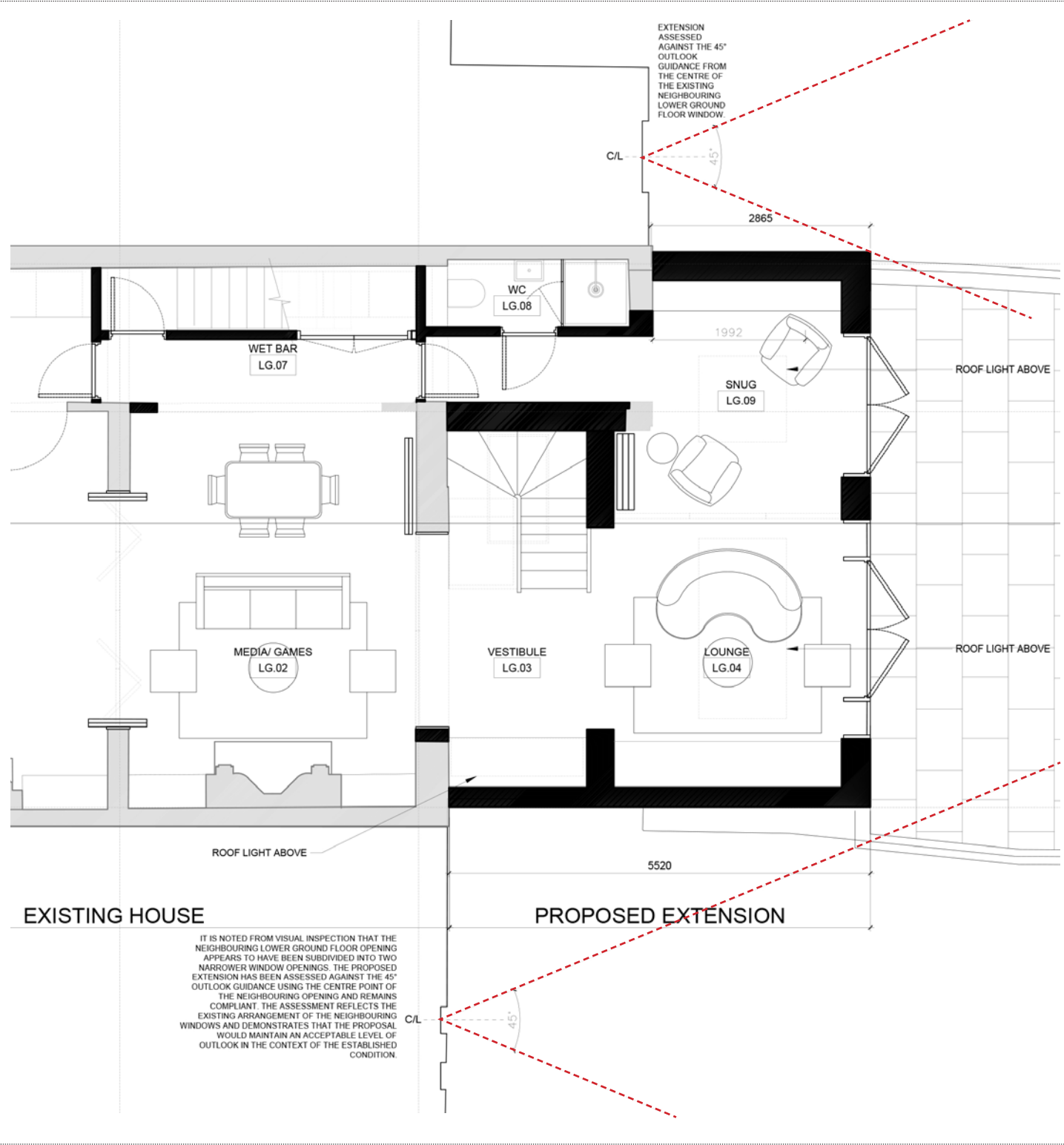
Massing Model: Current with cascading upper ground, stepped at boundaries & stepped back lower ground.

7A. Supporting Elevations & 45° Analysis

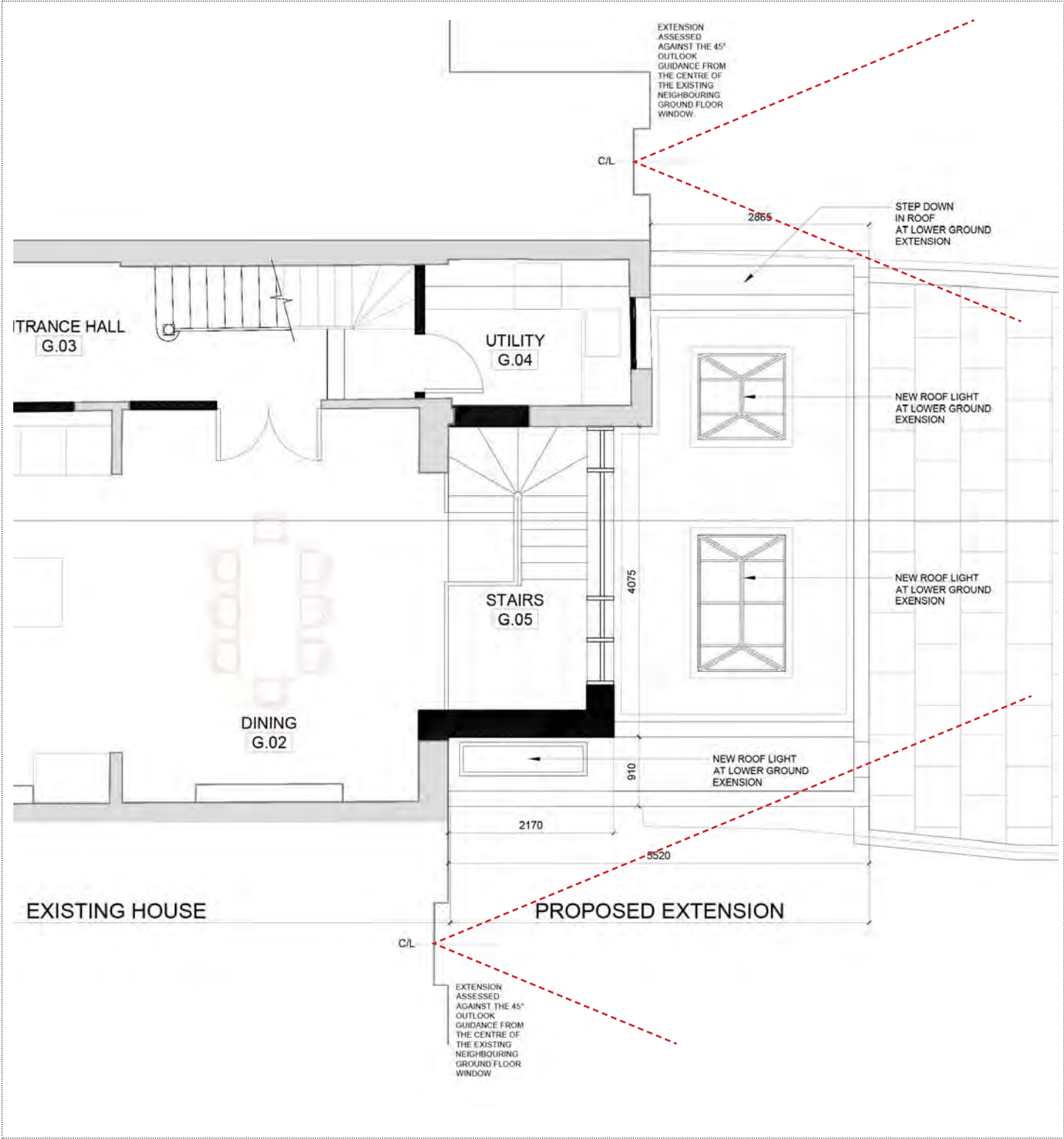


Proposed Extension Elevation Demonstrating Compliance with 45° Amenity Guidance

7B. Supporting Plans & 45° Analysis



Proposed Lower Ground Floor Plan Demonstrating Compliance with 45° Amenity Guidance



Proposed Ground Floor Plan Demonstrating Compliance with 45° Amenity Guidance

8. Scale, Massing & Design

The extension is conceived as a layered composition, breaking down its overall mass and reducing its perceived scale. This approach allows the development to respond to the varied pattern of rear additions within the terrace while maintaining a coherent architectural language.

The incorporation of a green roof further softens the visual appearance of the extension when viewed from neighbouring upper-level windows and contributes to the layered architectural character of the proposal.

The use of curved geometry at key points further softens the transition to the boundary, reducing visual hardness and helping the extension sit comfortably within its immediate context.

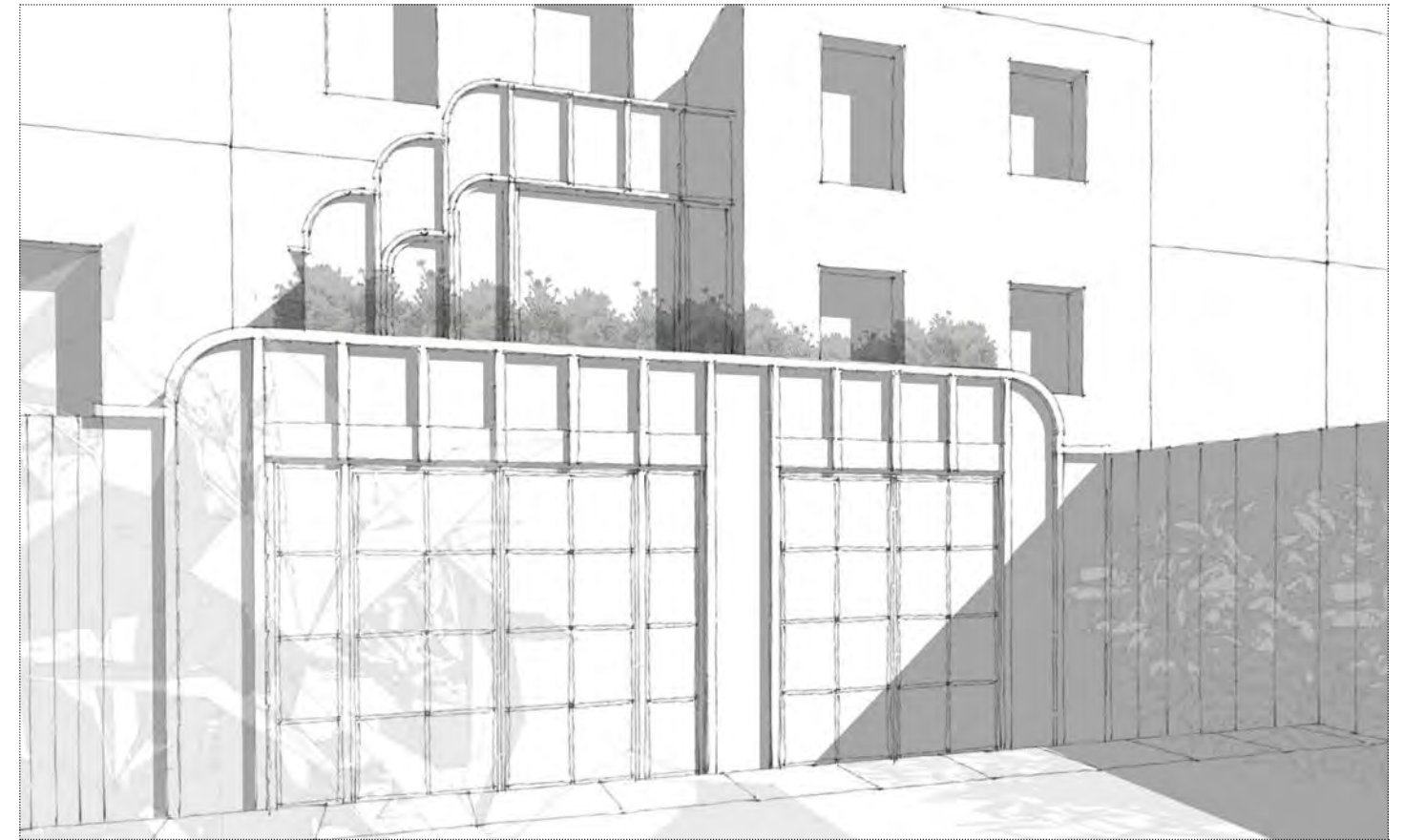
The proposal should therefore be read as a composition of elements, rather than a singular extension, with its perceived scale reduced through articulation and layering.

The design adopts a contemporary architectural approach, articulated through a clear and legible composition of base and upper elements.

At lower ground level, the extension is expressed as a more open and transparent form with two double “french doors”, strengthening the relationship with the garden and reducing visual weight at this level. In contrast, the upper element is more contained and set back, ensuring that its presence is appropriately moderated when viewed from adjoining properties. The articulation of the brickwork in a “ribbed” effect provides further design and visual interest.

The proposal should therefore be understood not simply in terms of its overall volume, but in terms of how that volume is expressed and experienced, which has been carefully managed to minimise impact and maintain a balanced relationship with adjoining properties, with design finesse.

While the architectural language is contemporary, the approach remains rooted in the established pattern of rear extensions, where variation in form and expression is characteristic. The proposal therefore aligns with the underlying grain of development, rather than introducing an unrelated or disruptive form.



Detail Perspective View of Extension - A Layered Approach to Massing



Detail Section View of Extension - Lower Ground Strong Connection to the Garden

9. Material Strategy

The material palette has been selected to respond to the architectural character of the host building while balancing durability with visual lightness, reinforcing the overall composition and reducing the perceived impact of the extension.

This approach reflects the established pattern of contrasting material responses across rear extensions within the terrace.

Brickwork (Lower Ground Level)

Brickwork at lower levels provides continuity with the host building and anchors the extension within its context.

Metal Cladding (Upper Level)

Metal cladding forms a lighter upper layer, reducing visual weight and allowing the addition to read as a recessive element. The tonal quality and finish of the cladding has been selected to sit comfortably within the surrounding context, with a muted and recessive appearance rather than a visually prominent or reflective treatment.

Metal-Framed Glazing

Slender metal-framed glazing enhances transparency, strengthening the connection to the garden and reducing perceived solidity.

Roof Strategy

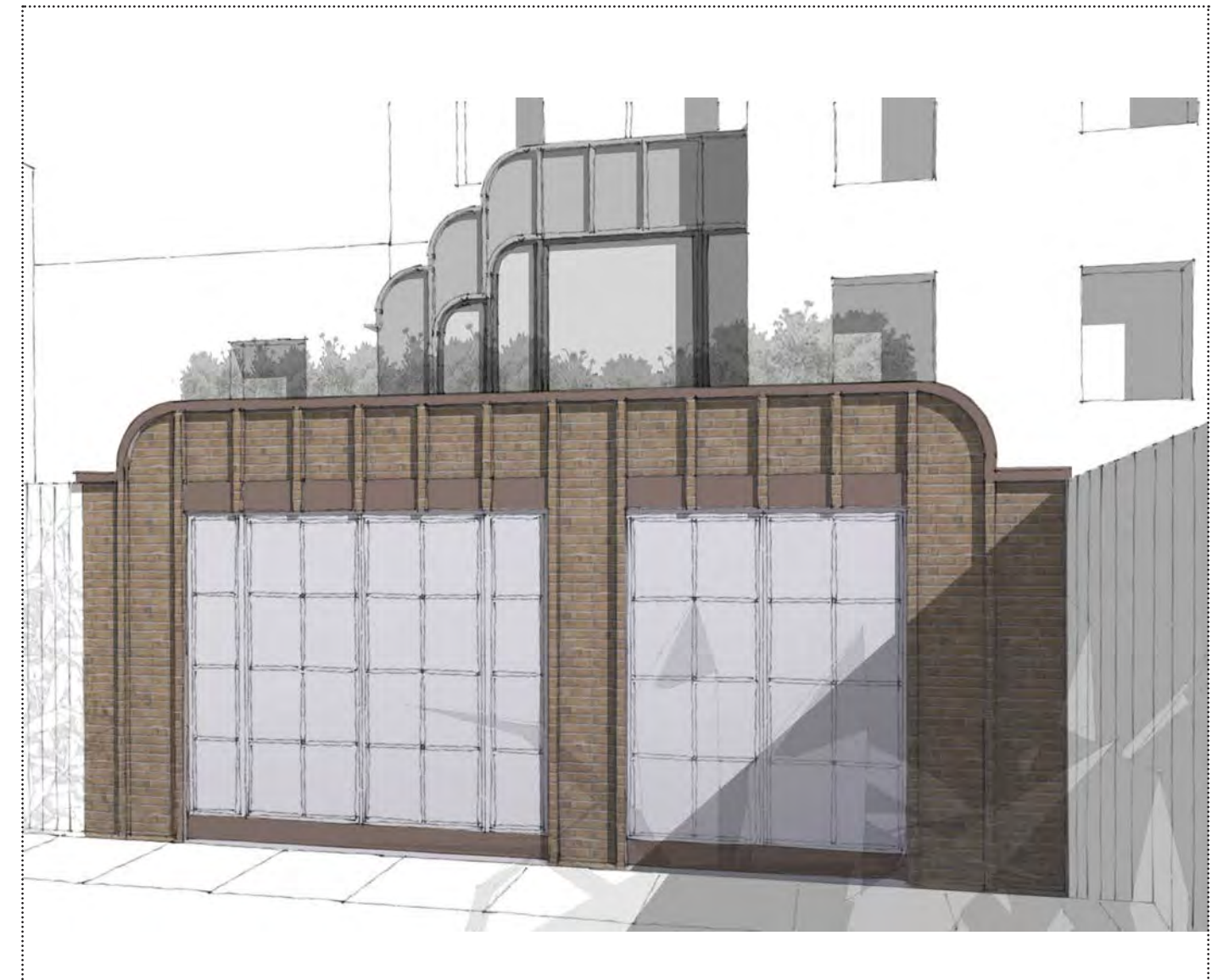
The extensions adopt a simple, low-profile flat roof form to minimise visual impact and maintain control of height at the boundary. Green roof finishes are incorporated where appropriate to soften views from above and support sustainable drainage.

Together, these elements establish a clear hierarchy and ensure the extension reads as a high-quality, well-integrated addition within the rear context.

This material approach supports the policy objective of achieving a high-quality and contextually responsive design, consistent with the character of rear extensions within the area.

Sustainability

The proposal also incorporates a number of sustainability and environmental performance measures, including improved thermal fabric, high-performance glazing, green roof treatment and allowance for potential future low-carbon heating integration. In addition to supporting the long-term energy performance of the dwelling, the green roof provides biodiversity and sustainable drainage benefits, contributing positively to the wider environmental quality of the site.



Detail Perspective View of Extension - Contemporary Approach Emphasizing Legibility



Metal Framed Windows & Doors



Proposed Material Palette: Brick and Metal

9A. Material Schedule



Element:
Lower Ground Floor Extension Walls

Proposed Material:
London Yellow Stock Brickwork

Design Intent:
Handmade or machine-made London stock brick with subtle tonal variation, irregular texture and lightly weathered appearance. Brickwork to complement the host building and surrounding terrace context whilst providing continuity with the existing fabric.



Element:
Windows & Doors

Proposed Material:
Dark Metal-Framed Glazing

Design Intent:
Slim-profile metal-framed glazing system in a dark bronze, graphite or black finish. Frames designed to maximise transparency and provide refined detailing consistent with the contemporary architectural approach.



Element:
Rainwater Goods

Proposed Material:
Dark Metal Finish

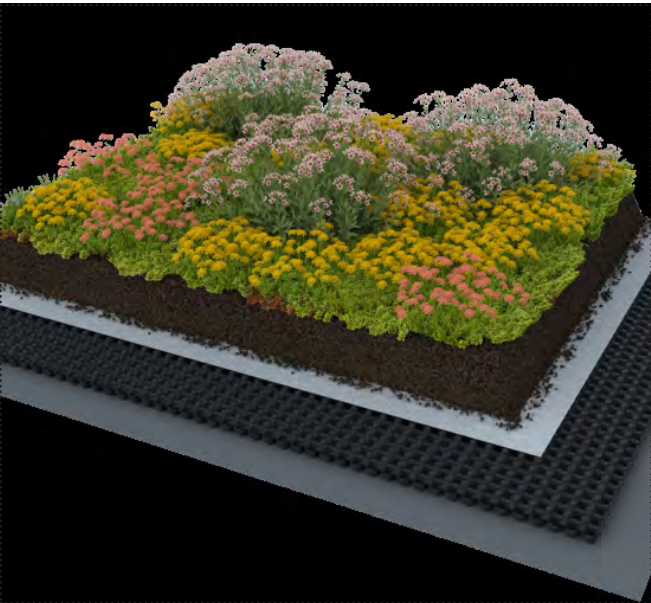
Design Intent:
Metal gutters, downpipes and flashings in a dark powder-coated finish coordinated with the window framing.



Element:
Upper Ground Floor Extension

Proposed Material:
Bronze-Coloured Architectural Metal Cladding

Design Intent:
Standing seam or vertically articulated metal cladding in a muted bronze finish. The material is intended to provide visual lightness and reduce perceived mass, allowing the upper addition to read as a recessive architectural element.



Element:
Roof Finish

Proposed Material:
Extensive Green Roof

Design Intent:
Biodiverse green roof incorporating a naturalistic planting mix of sedum, grasses and wildflower species. The roof is intended to soften views from neighbouring properties, enhance biodiversity and contribute to sustainable drainage.

10. Conclusion

The proposed development represents a carefully considered and design-led response to the site, its context and the architectural character of the existing dwelling.

Through a process of refinement and testing, the proposal has evolved into a balanced scheme that responds sensitively to neighbour amenity while delivering a significant improvement to the quality, functionality and environmental performance of the home.

The proposal is considered to accord with the relevant national, strategic and local planning policies and represents an appropriate addition within the evolving rear context of the terrace.

It is therefore respectfully recommended for approval.



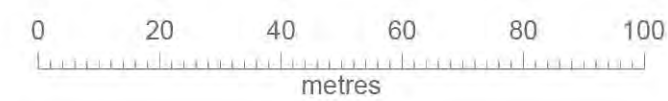
11. Appendices

Appendix A:	Location & Site Plan
Appendix B:	Existing Drawings
Appendix C:	Proposed Drawings
Appendix D:	Pre-Application Advice Letter
Appendix E:	Planning Potential Planning Policy Review (May 2026)

Appendix A - Location Plan & Site Plan

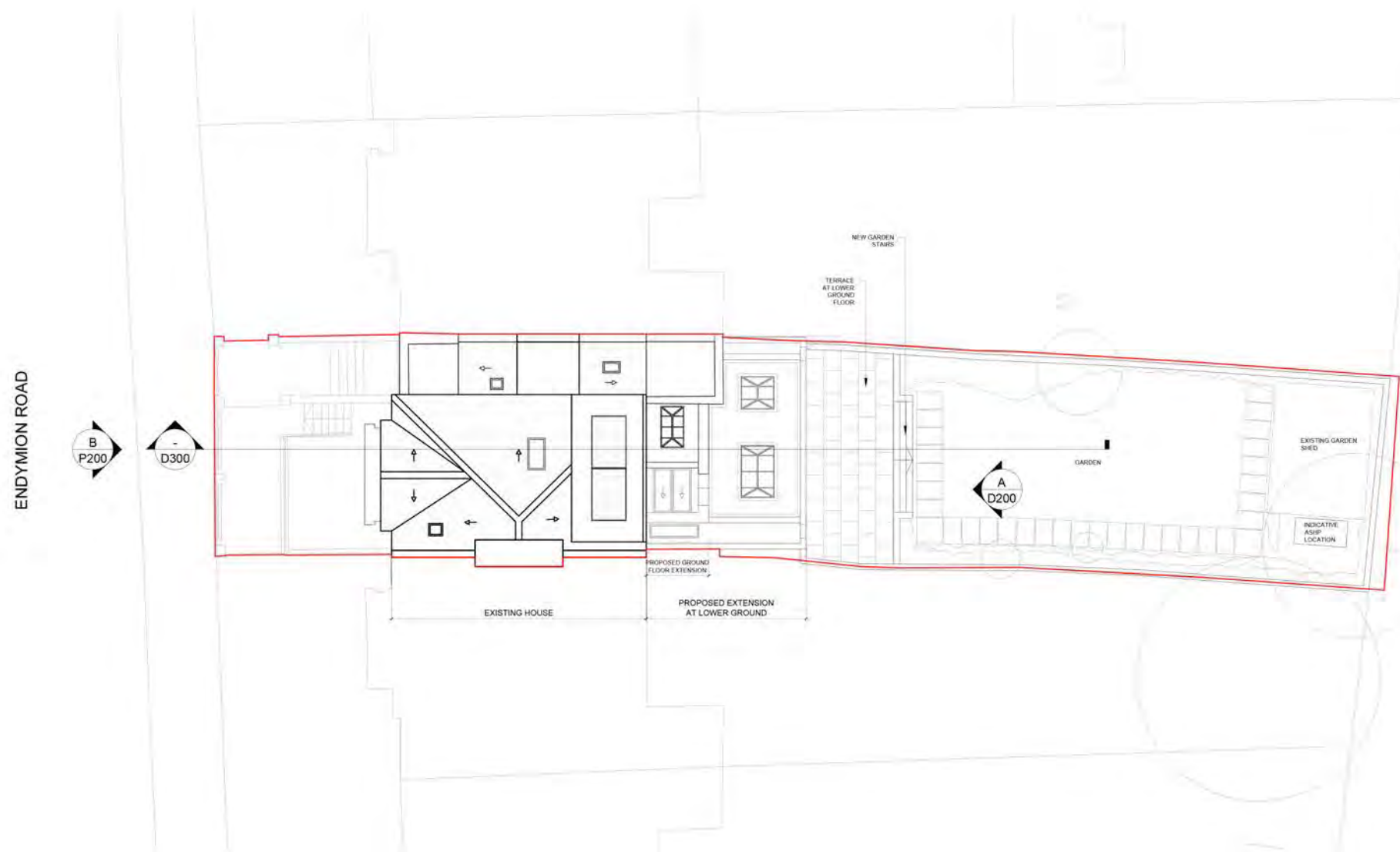
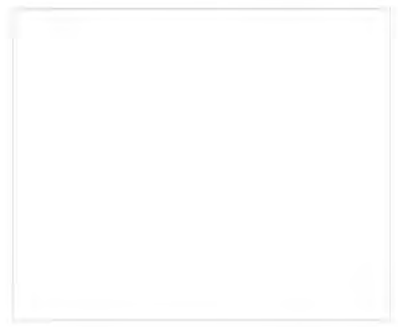


LOCATION PLAN



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REV	DATE	ISSUE/REVISION	PROJECT	21 ENDYMION ROAD	
-	22.05.26	PLANNING SUBMISSION	DRAWING TITLE	LOCATION PLAN	
			DRAWN	SN	CHECKED SN
			DATE	26.08.25	SCALE 1:1250
			PROJECT NO.	2503	DRAWING NO. P_001
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P1 22.04.26 PLANNING SUBMISSION

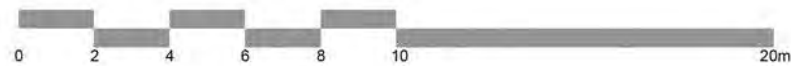
21 ENDYMION ROAD
N4 1EE

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PROPOSED SITE PLAN

SCALE BAR 1:100 @ A1



SN 1:100 @ A1/ 1:200 @ A3
01.08.25

2503 P010

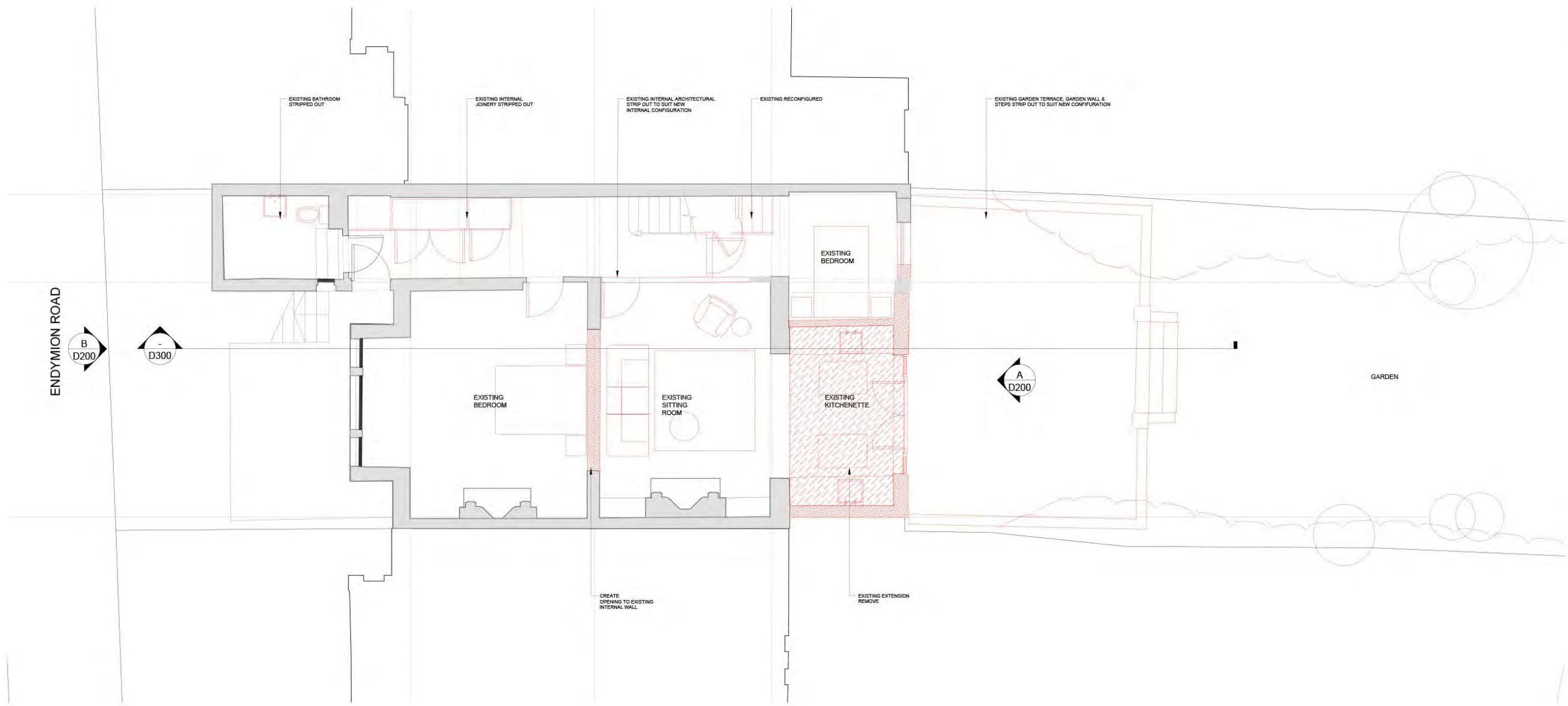
Appendix B - Existing Drawings

PLANNING

(DRAWINGS INDICATE DESIGN INTENT ONLY.)
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THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL DIMENSIONS.
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KEY

AREAS OF THE EXISTING BUILDING TO BE REMOVED,
CLEARED OR STRIPPED OUT AS SHOWN.



P1	22.04.26	PLANNING SUBMISSION
NO.	DATE	DRW/REVISION

21 ENDYMION ROAD
N4 1EE

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DRAWING TITLE

EXISTING LOWER
GROUND FLOOR PLAN
STRIP OUT

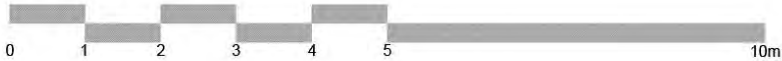
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CHECKED		DATE	01.08.25

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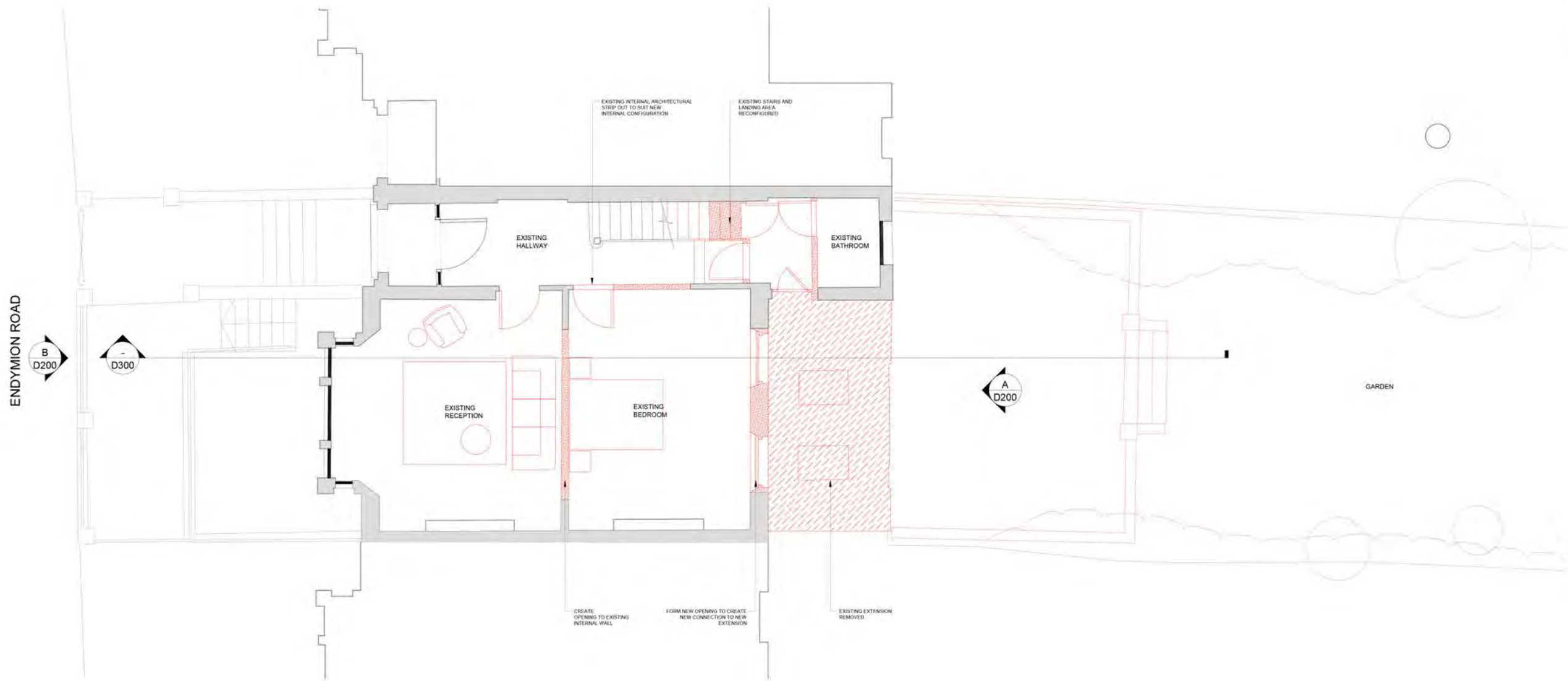
2503 D_LG

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SCALE BAR 1:50 @ A1



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P1 22.04.26 PLANNING SUBMISSION

21 ENDYMION ROAD
N4 1EE

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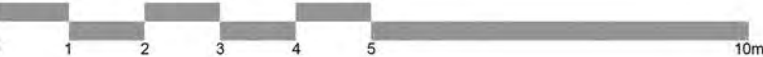
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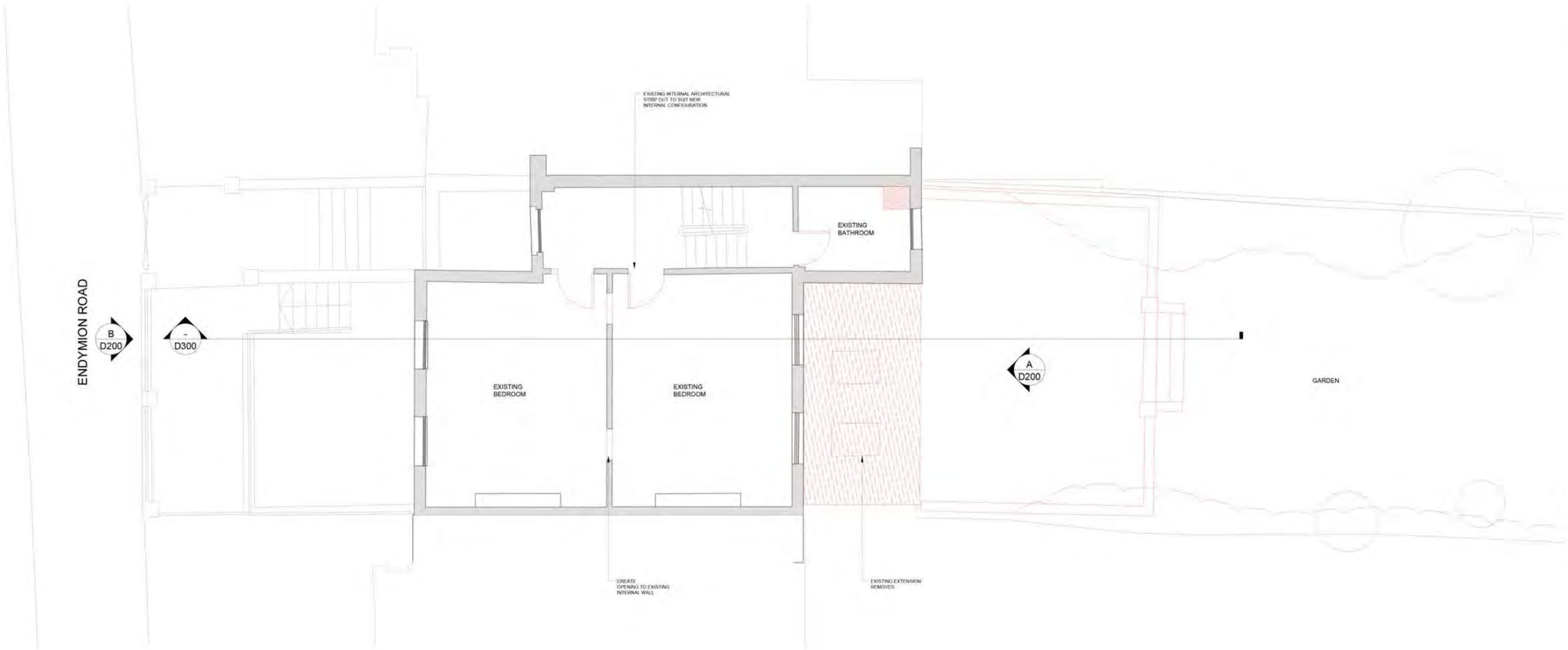
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DATE: 01.08.25

2503 D_100

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P1 22.04.26 PLANNING SUBMISSION

21 ENDYMION ROAD
N4 1EE

STUDIOSB

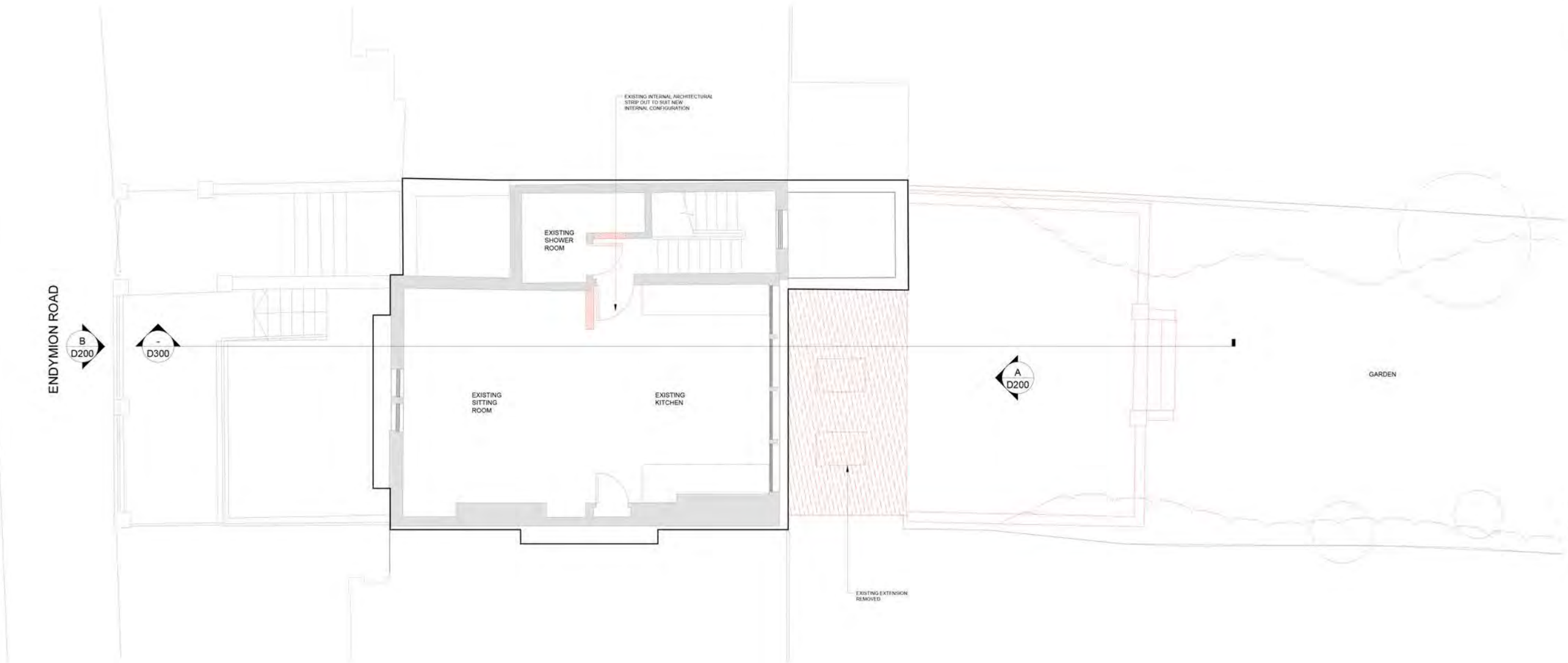
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EXISTING
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01.08.25

2503 D_101

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P1 22.04.26 PLANNING SUBMISSION

21 ENDYMION ROAD
N4 1EE

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01.08.25

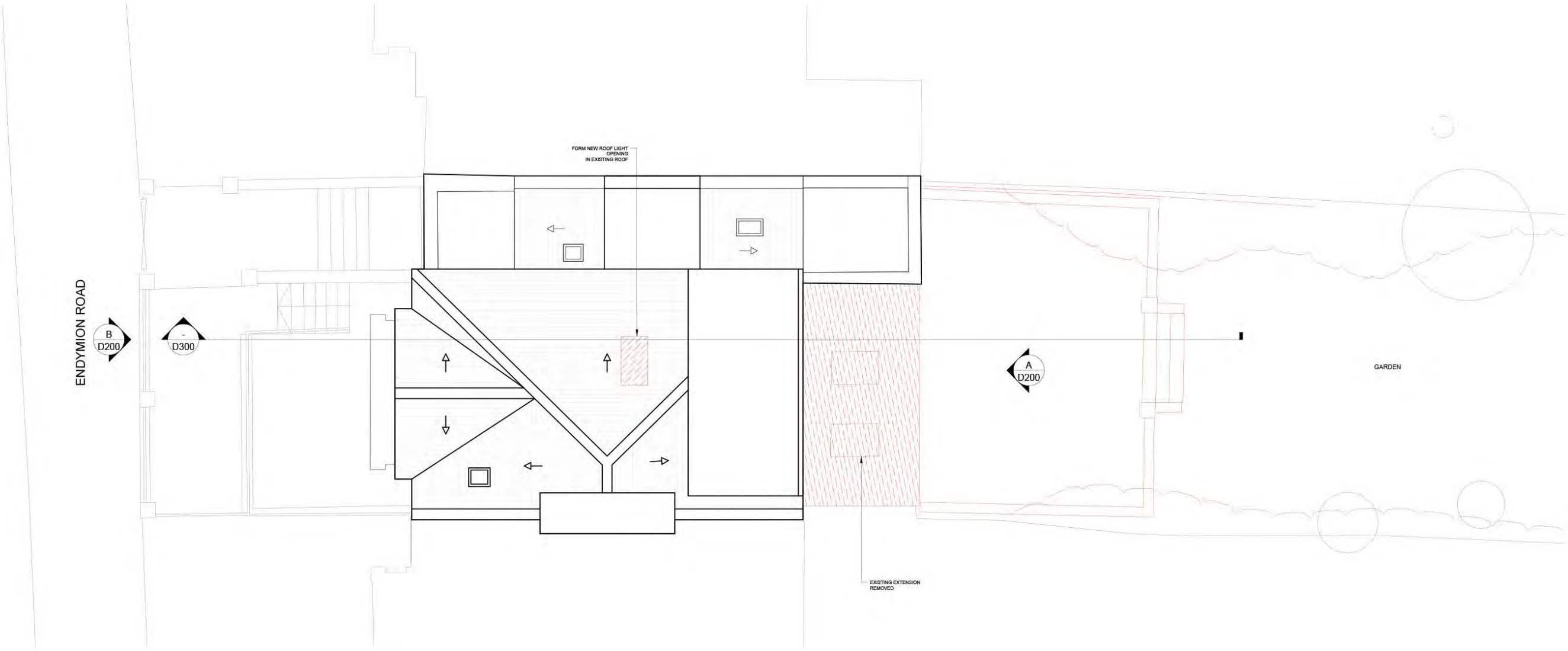
2503 D_102



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NO.	DATE	ISSUE/REVISION

21 ENDYMION ROAD
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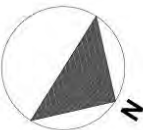
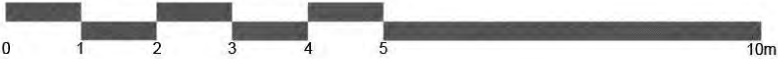
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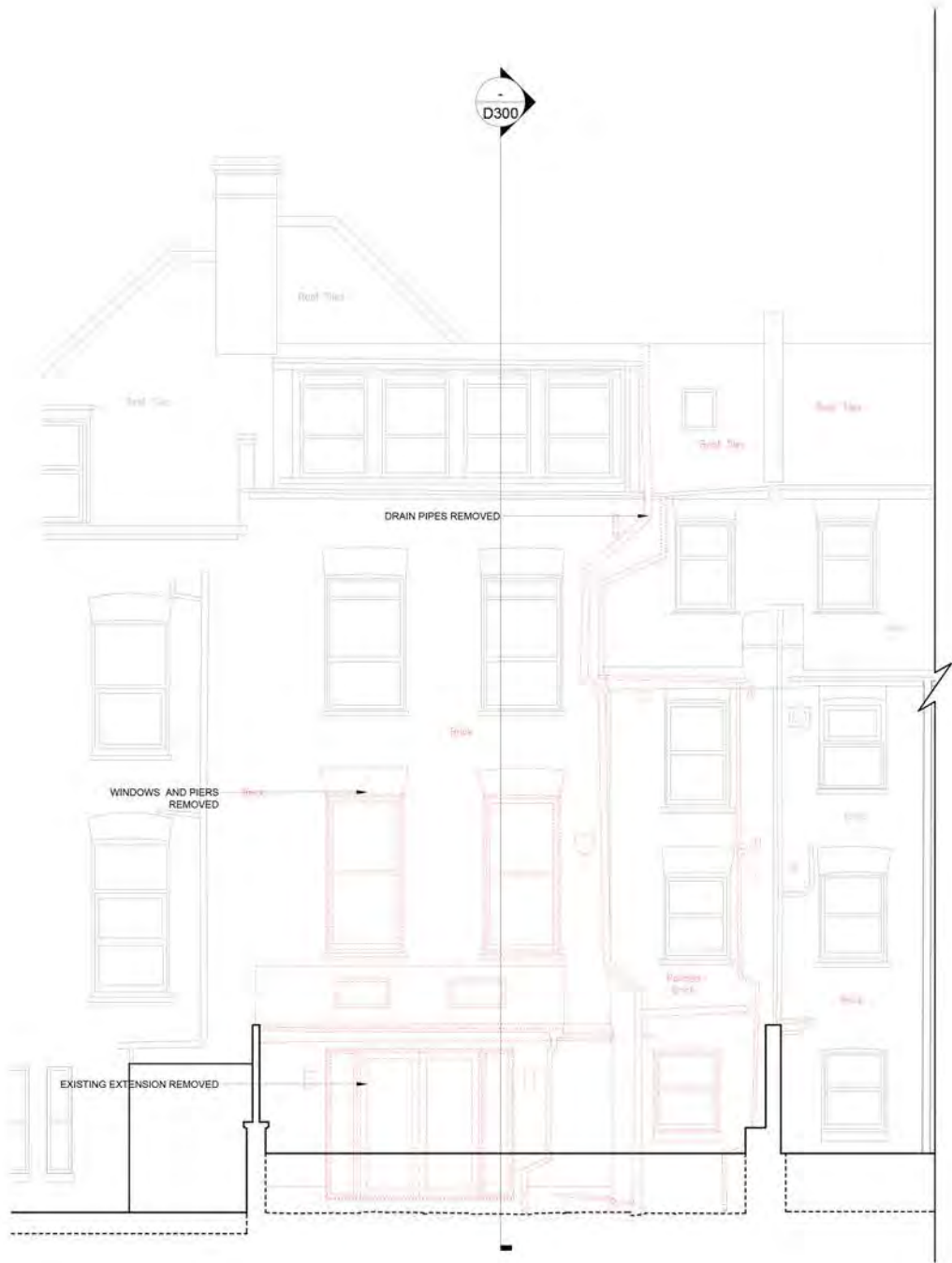
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CHECKED	—	DATE	01.08.25

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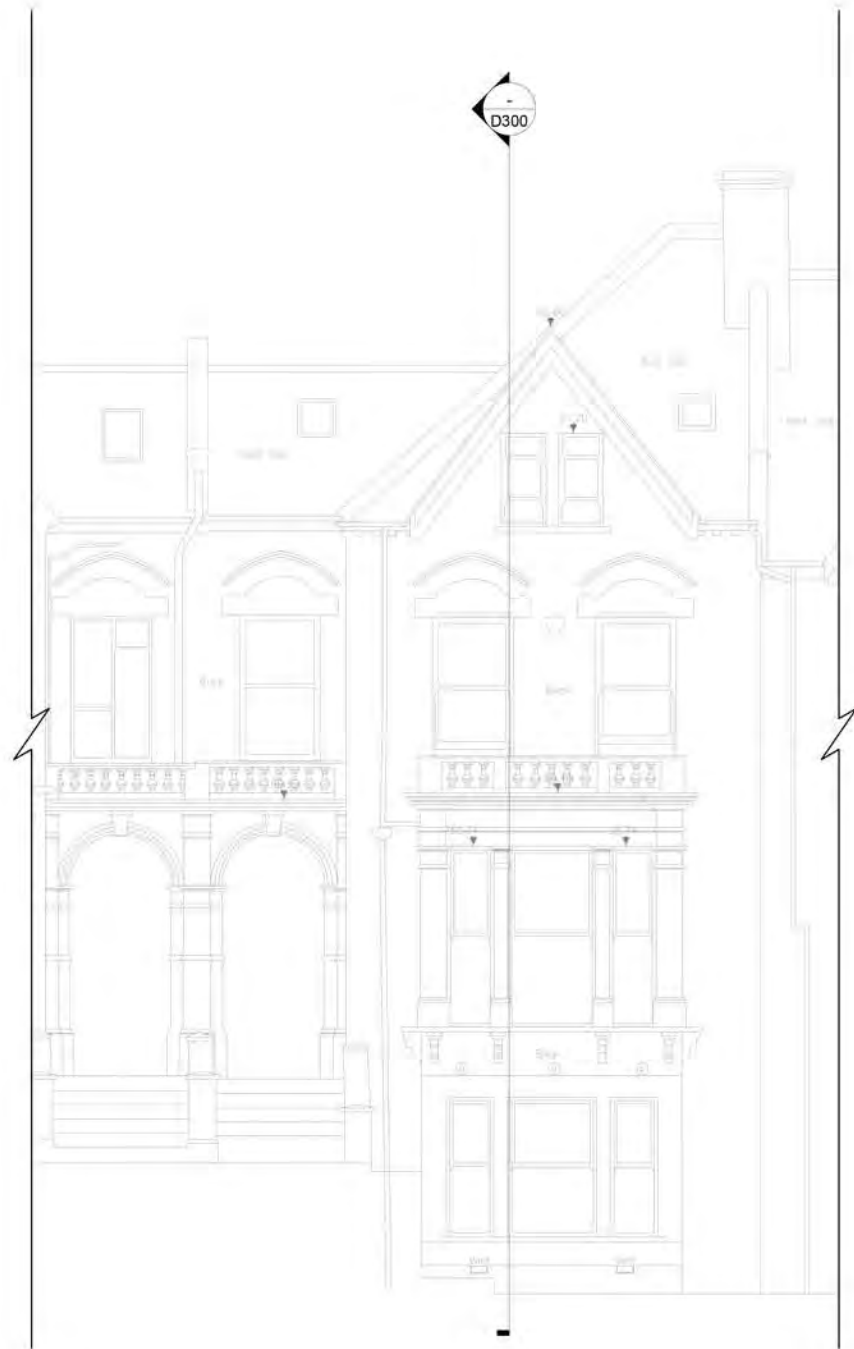
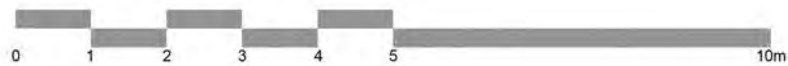
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SCALE BAR 1:50 @ A1





A EXISTING REAR ELEVATION
Scale: 1:50
ELEVATION



B EXISTING FRONT ELEVATION (NO PROPOSED ALTERNATION)
Scale: 1:50
ELEVATION

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P1 22.04.26 PLANNING SUBMISSION

21 ENDYMION ROAD
N4 1EE

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EXISTING ELEVATIONS
STRIP OUT

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01.08.25

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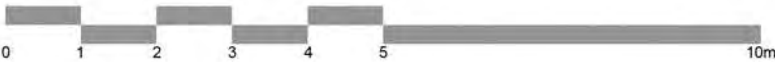
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A AS EXISTING SECTION
Scale: 1:50 SECTION



P1 22.04.26 PLANNING SUBMISSION
NO. DATE ISSUE PREVIOUS

21 ENDYMION ROAD

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DRAWING TITLE

EXISTING
GROUND FLOOR PLAN
DEMOLITION

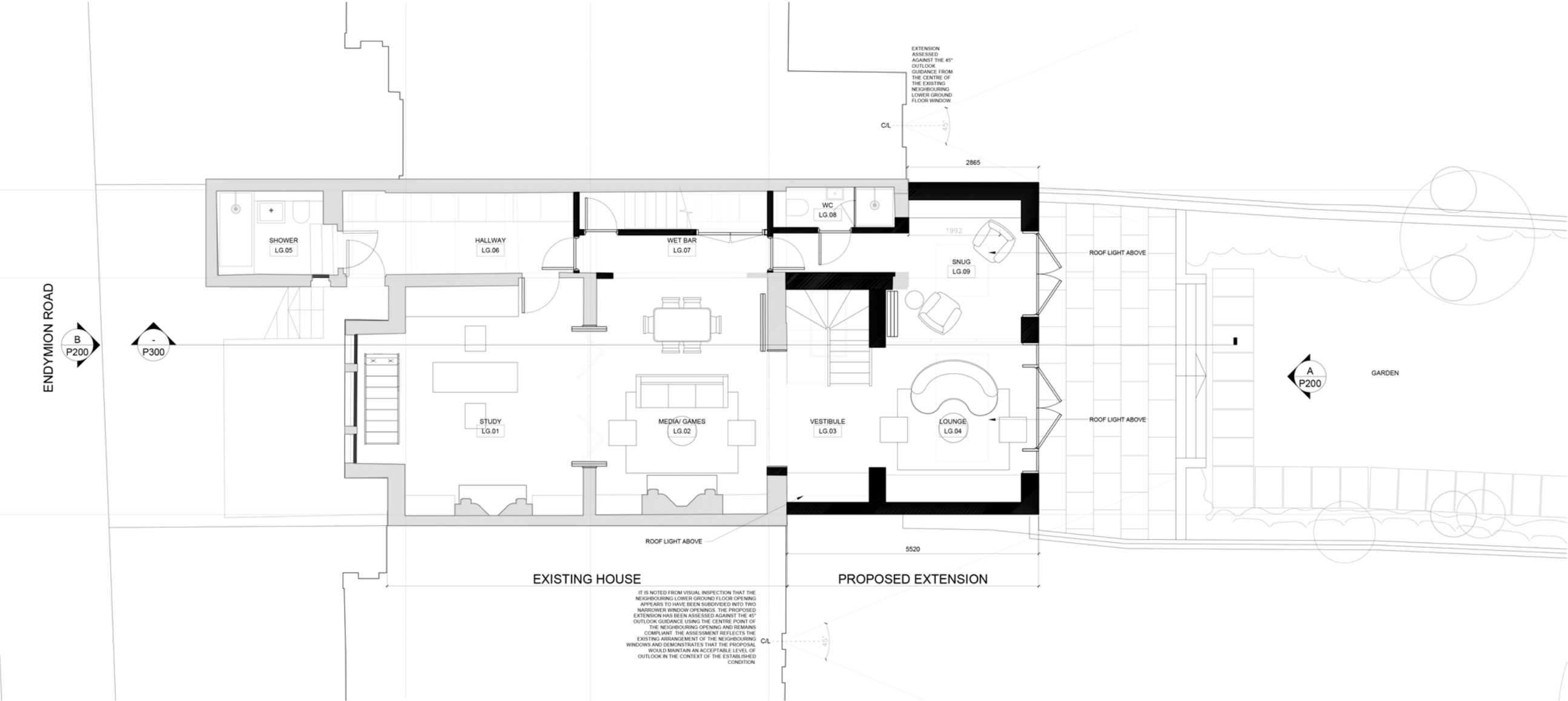
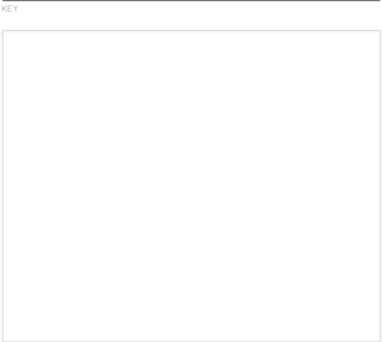
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DATE: 01.12.21

PROJECT NO. 2503
DRAWING NO. D010

Appendix C - Proposed Drawings

PLANNING

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-	02.04.26	FINAL DRAFT ISSUED FOR CLIENT SIGN-OFF
-	17.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	13.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	26.08.25	PRELIMINARY ISSUE

NO. DATE ISSUE / REVISION

21 ENDYMION ROAD
N4 1EE

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DRAWING TITLE

PROPOSED LOWER
GROUND FLOOR
PLAN

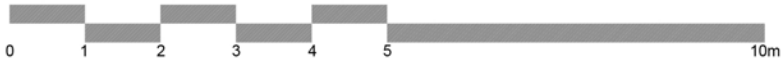
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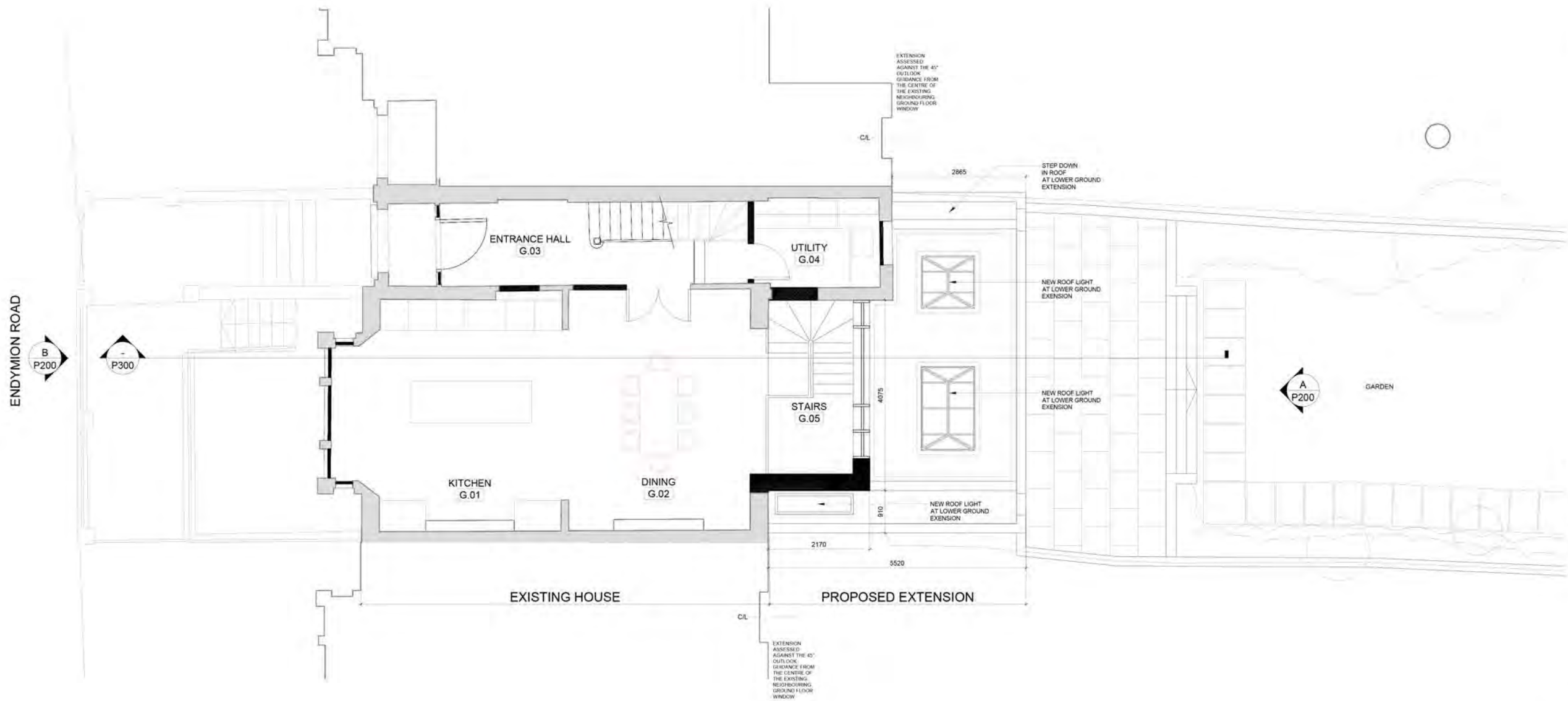
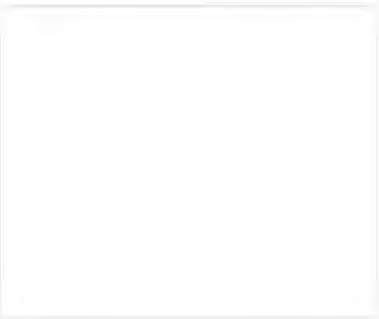
2503 P_LG

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SCALE BAR 1:50 @ A1



21 Endymion Road, N4 1EE
1:50 @ A1/ 1:100 @ A3
01.08.25



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-	02.04.26	FINAL DRAFT ISSUED FOR CLIENT SIGN-OFF
-	17.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	13.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	26.06.25	PRELIMINARY ISSUE

21 ENDYMION ROAD
N4 1EE

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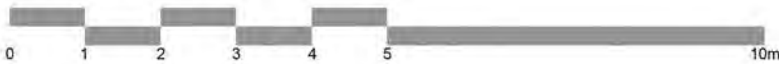
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PROPOSED
GROUND FLOOR
PLAN

SN 1:50 @ A1/ 1:100 @ A3
01.08.25

2503 P100

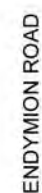
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Age Group	Number of People
0	10
1	5
2	10
3	5
4	10
5	5
10m	10





PROPOSED EXTENSION

GARDEN

21 ENDYMION ROAD
N4 1EE

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SN 1:50 @ A1/ 1:100 @ A3
01.08.25

2503 P_102

Age Group	Number of People
0	1
1	2
2	3
3	4
4	5
5	6
6	7
7	8
8	9
9	10
10	11



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21 ENDYMION ROAD
N4 1EE

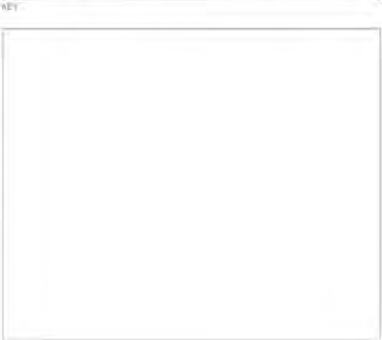
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PROPOSED
ROOF PLAN

PROJECT NO. 2503 DRAWING NO. P_103

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-	02.04.26	FINAL DRAFT ISSUED FOR CLIENT SIGN-OFF
-	13.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	06.10.25	GARDEN LEVELS ADDED
-	26.08.25	PRELIMINARY ISSUE

NO. DATE ISSUE/REVISION

21 ENDYMION ROAD
N4 1EE

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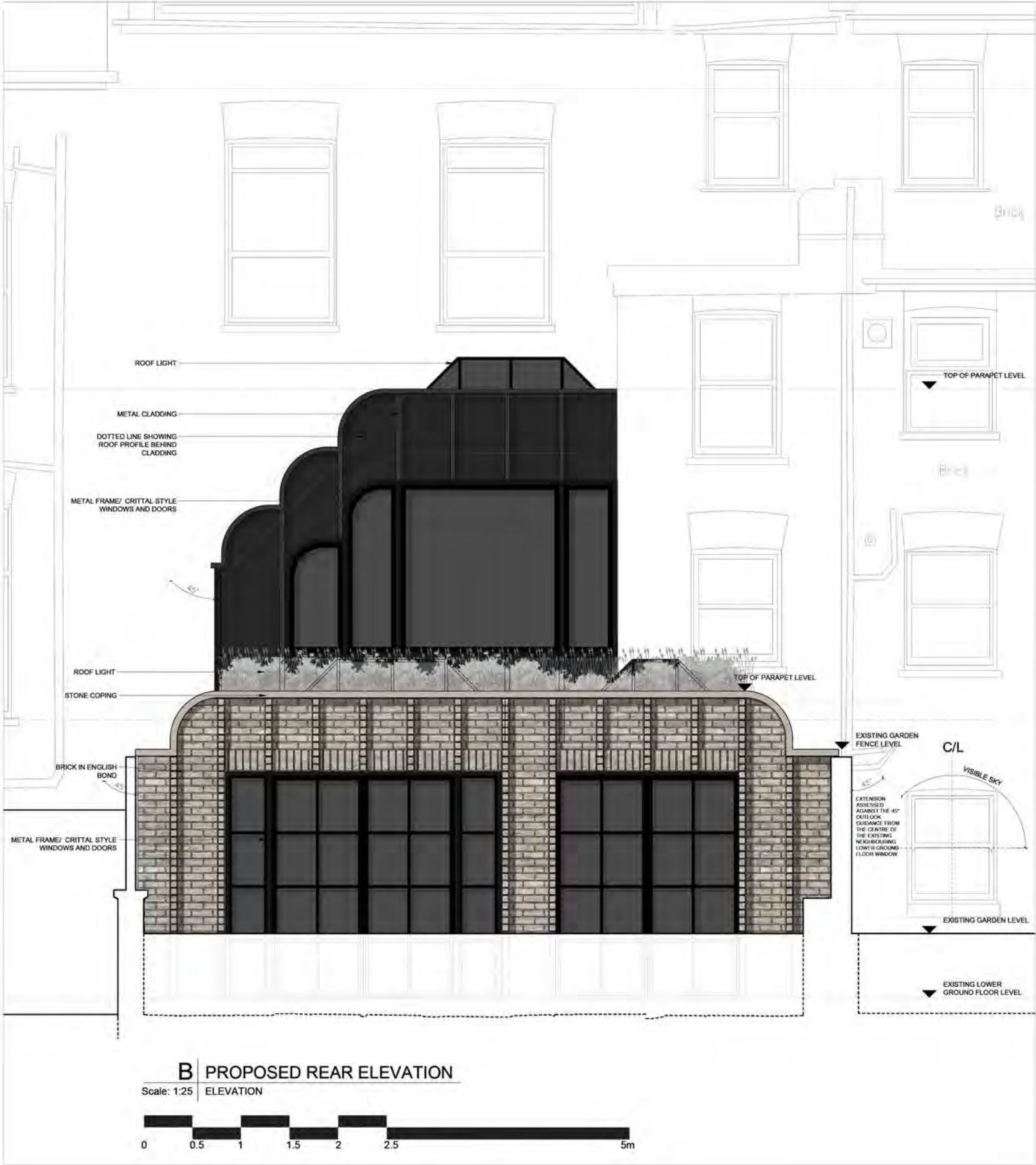
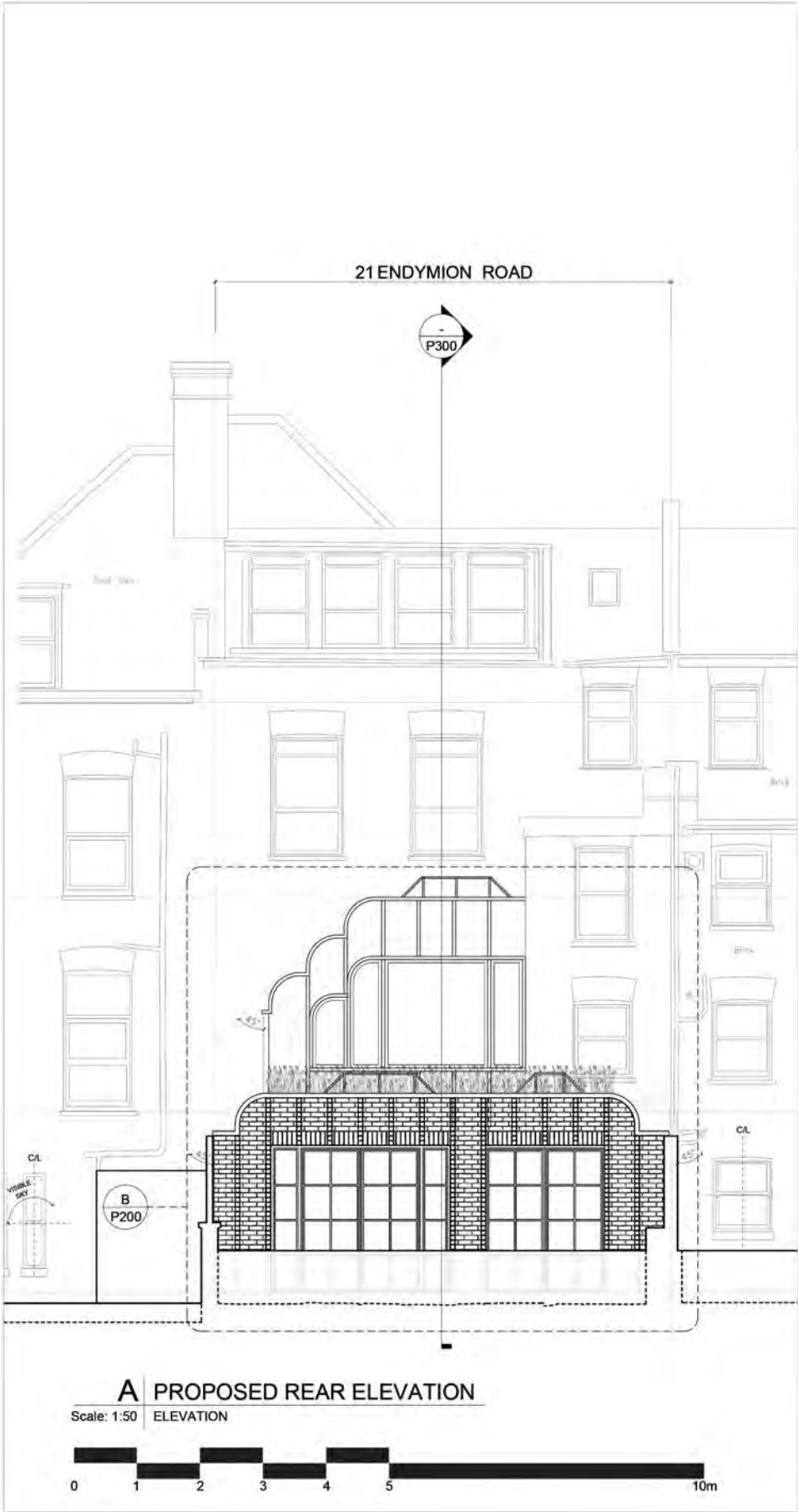
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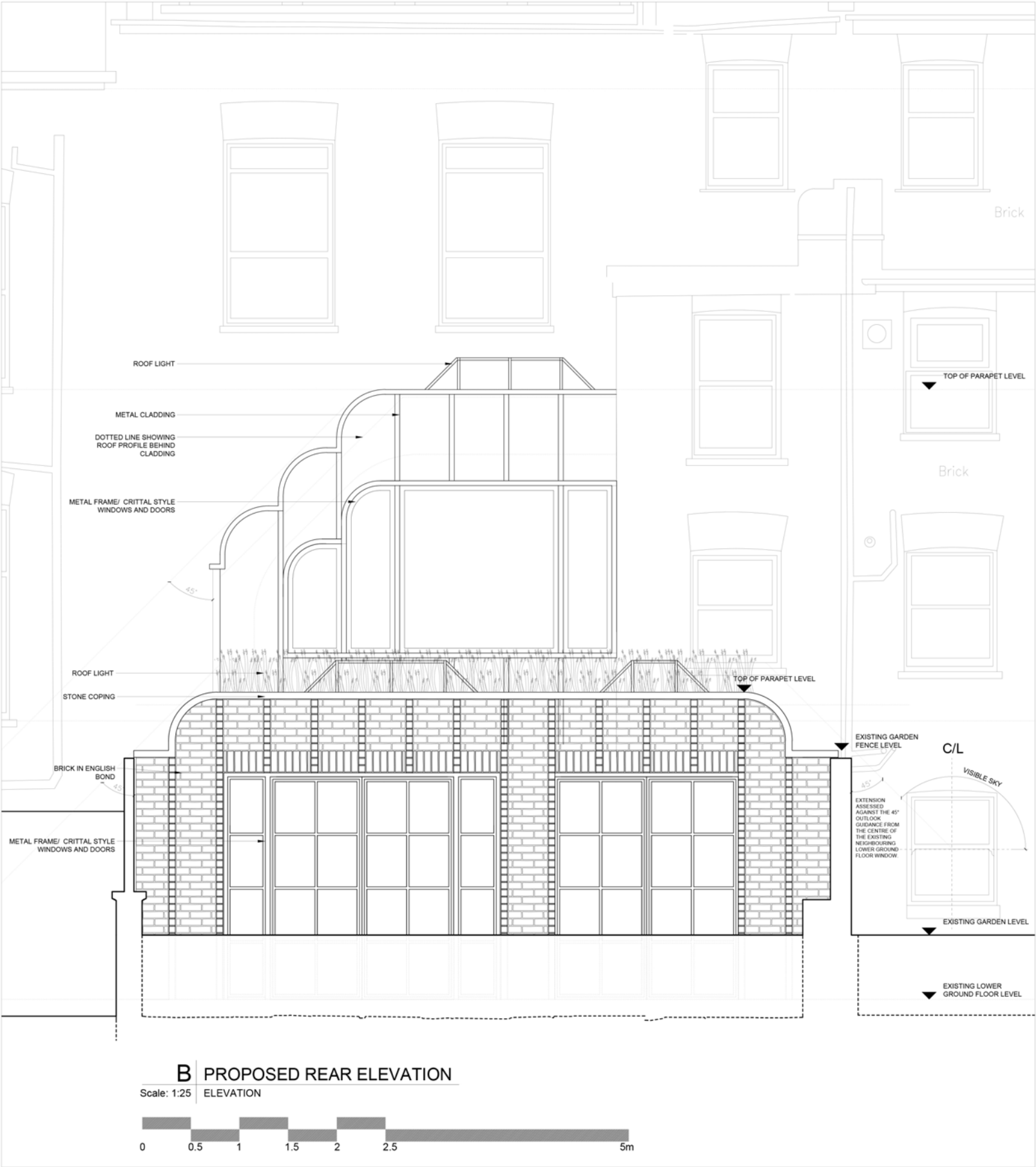
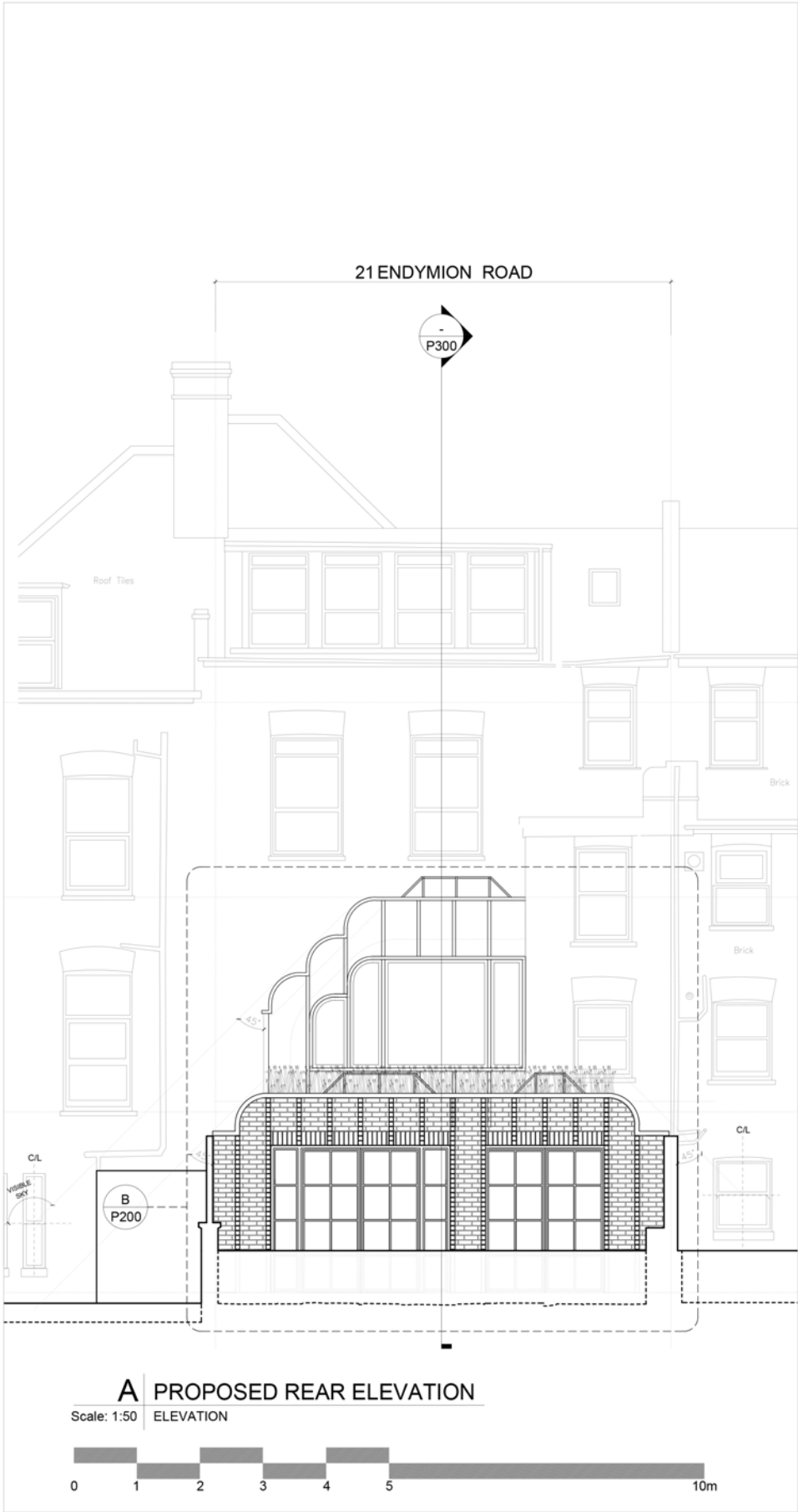
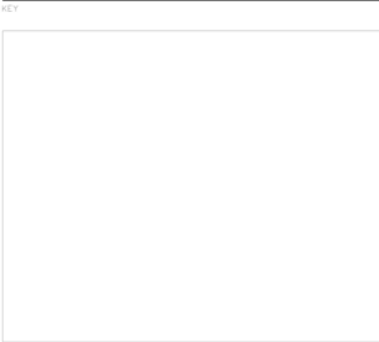
PROPOSED ELEVATIONS

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CHECKED		DATE	01.08.25

PROJECT NO.	DRAWING NO.
2503	P200



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-	13.03.26	DRAFT ISSUED FOR CLIENT COMMENTS
-	06.10.25	GARDEN LEVELS ADDED
-	26.08.25	PRELIMINARY ISSUE

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PROPOSED ELEVATIONS

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CHECKED	—	DATE	01.08.25

PROJECT NO. DRAWING NO.

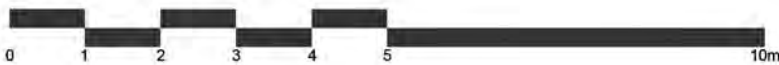
2503 P200

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A PROPOSED SECTION
Scale: 1:50 SECTION



P1	22.04.26	PLANNING SUBMISSION
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21 ENDYMION ROAD
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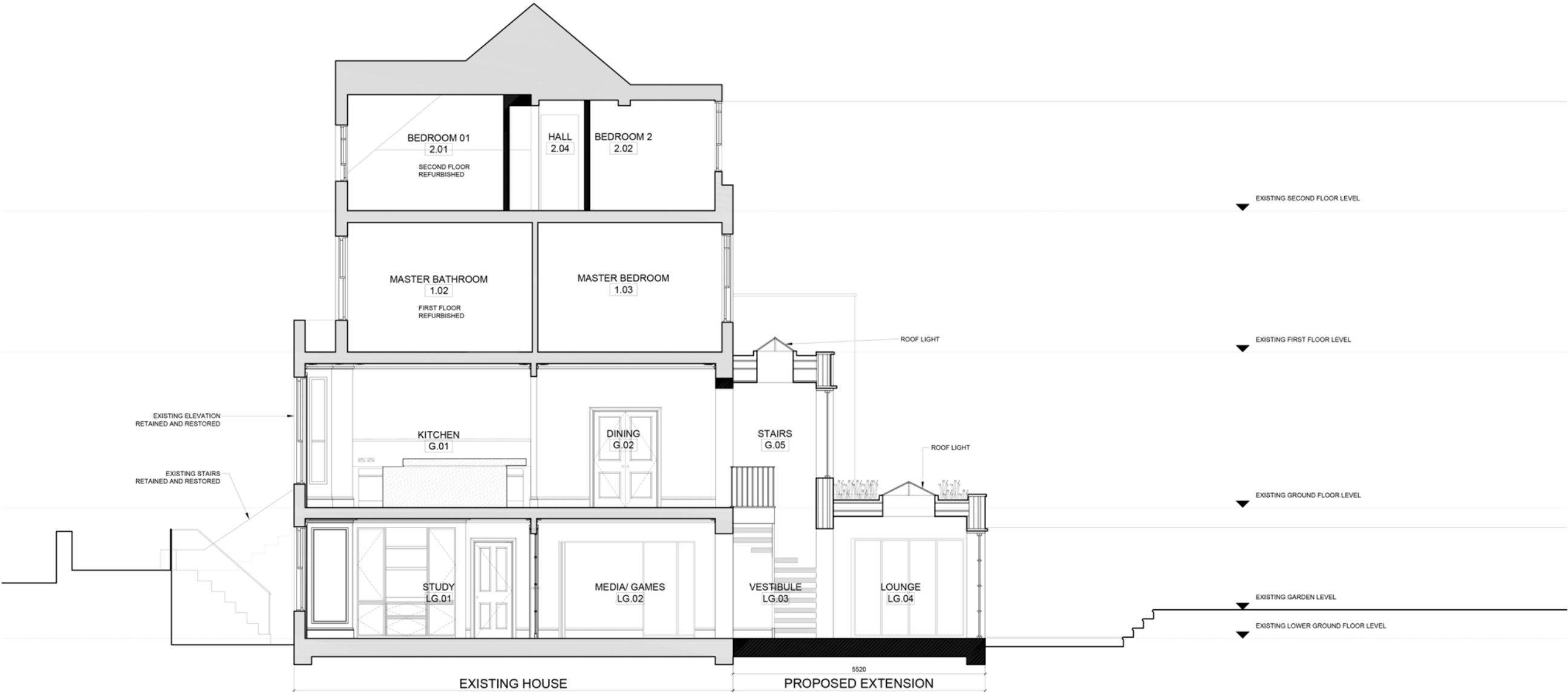
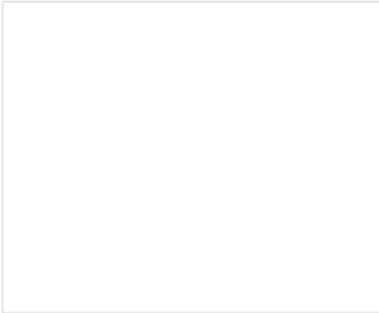
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DATE	01.08.25

PROJECT NO.	2503
DRAWING NO.	P300

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A PROPOSED SECTION
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PROPOSED SECTION

DRAWN	SN	SCALE
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		DATE
		01.08.25

PROJECT NO.	DRAWING NO.
2503	P300

Appendix D - Pre-Application Advice Letter

Date of (on-line) meeting: 01/10/2025

Thank you for submitting your pre-application proposal to Haringey Council to assess your proposal. The points are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

Site Address: 21 Endymion Road, Hornsey, London, N4 1EE

Constraints

Article 4 Direction HMOs

Critical Drainage Area

Family Housing Protection Zone

Proposal:

Pre-application advice is sought on the following:

Erection of single storey lower ground floor extension, with roof terrace and safety railings above with steps down to garden level, erection of upper ground floor rear extension, insertion of new first floor Crittall style metal frame glass door with metal balustrade and handrail.

1. SITE DESCRIPTION

The site subject of this pre-application enquiry is a mid-terrace property with lower ground, upper ground, first floor and loft accommodation. Currently the property is understood to be in use as a single dwellinghouse. From viewing aerial imagery, there appear to be two existing lower ground floor extensions at Nos. 19 (3.2m long) and 16 Endymion Road (3.65m long) in close proximity to the host building.

The site is not located within a conservation area and the property is not within the curtilage of a listed building.

2. RELEVANT PLANNING HISTORY

PLANNING CASES (2)

1 - HGY/2010/1474

Address: 21, Endymion Road, London, N4 1EE

Proposal: Erection of single storey rear extension and rear dormer window

Received Date: 18 August 2010

Valid Date: 18 August 2010

Decision Date: 7 October 2010

Decision: Permitted Development

2 - HGY/2015/0831

Address: 21, Endymion Road, London, N4 1EE

Proposal: Provide access stairs to rear garden and conversion into two self contained flats.

Received Date: 20 March 2015

Valid Date: 20 March 2015

Decision Date: 22 May 2015

Decision: Approve with Conditions

3. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted, the following advice and assessment is provided by officers.

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposed lower ground floor extension would project 6.68m from the rear principle rear elevation and approximately 2.5m above natural garden level. The largest existing examples of lower ground floor extensions are at Nos. 19 (3.2m depth) and 16 Endymion Road (3.65m depth). There are no other examples of very large rear extensions of the nature proposed in the immediate area, and it is considered that a depth of 5m would be more proportionate and subordinate to the host building.

In respect of the proposed addition at upper ground floor level, the structure should be reduced in depth by approximately 0.5m to ensure visual subservience to the outrigger projection. The extension should also be set in at least 2 metres from the side boundary shared with neighbouring property no. 22 Endymion Road to prevent adverse impacts to outlook, light and to avoid a visually overbearing impact.

The two proposed roof terraces would not be supported as they would necessitate railings and privacy screening that would add further bulk on the rear of the terrace. Roof terraces generally are out of character with the terrace. There is one example at No. 14, but there is no planning history for this development, and it is therefore assumed it was constructed without planning permission. Similarly, the proposed garden access stairs would allow overlooking of neighbouring gardens and views back into windows due to their height and siting and are not supported.

The proposed materials and detailing are largely considered acceptable, but it is advisable to ensure that the cladding of the upper floor extension will have good longevity and weathering properties. Other materials should be explored that are visually discreet and lightweight in appearance.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The host building site appears to be on higher ground than neighbouring no. 22, but appears to be level with no. 20. Both extensions would therefore likely have a greater impact on the occupants of no. 22 in respect of light and outlook.

The proposed roof terraces would allow direct overlooking of neighbouring gardens and views back into adjacent windows. As discussed above, privacy screens would add visual bulk, which could affect outlook from neighbouring windows that are already constrained by the closet wings. Roof terraces of this nature are likely to be intrusive to adjoining properties and would not be supported.

As previously noted, the depths of the proposed lower ground and upper ground floor extensions should be reduced, and amendments need to be made to the width of the upper extension, to prevent harm to neighbours. This is particularly relevant given that both neighbouring properties are understood to be in use as flats, and the lower ground floor garden and windows may therefore be more significantly affected.

The height of the lower ground floor extension should be reduced on the shared boundaries as much as is possible, to reduce scope for unacceptable loss of outlook and light. As a general guide, the height should not project above a 45 degree line drawn from the centre of the nearest lower ground floor neighbouring window.

In respect of the upper extension, it is considered the flank wall should be set back approximately 2m from the boundary shared with no. 22 to ensure that the extension does not result in an unacceptable loss of light or visually overbearing impact.

Other matters

The plans show facilities that would provide scope to create a separate living unit at the lower ground floor level, and it is understood that the applicant wishes to accommodate their parents at the property. The provision of a separate self-contained living unit, even if connected internally to the property, would have additional policy requirements. Both the creation of a separate flat and of a 'granny annexe' associated with the main dwelling would require formal planning permission. It is noted that there was a planning consent provided for conversion of the property into 2 self-contained flats in 2015, although it is not clear if this permission was ever implemented.

Plans submitted with a future planning application should clearly show the existing lawful use and the proposed use of the property. It is also unclear what the existing use of the property is as shown on the existing plans, due to the room uses of the upper floors being omitted. Any formal submission will need to clearly show what the use of each room is in the existing property as well as on the proposed plans.

Conclusion

The proposed extensions should be amended as outlined above to address the issues that have been identified. The proposed roof terraces are considered unacceptable due to their visual impacts upon the host terrace, and harm to the amenity of neighbours, and should be omitted from the proposal

4. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

1. A completed Householder application form available via the [Planning Portal](#).
2. Application fee.
3. Location plan at a scale of 1:1250 with a red line around the site in question.
4. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
5. Existing plans (elevations, floor plans, roof plans and sections where appropriate). All plans/elevations must have a scale bar and dimensions.
6. Proposed plans (elevations, floor plans, roof plans and sections where appropriate). All plans/elevations must have a scale bar and dimensions.

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt, please take time to view the requirements at our website at:

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/do-i-need-planning-permission/planning-application-requirements>

5. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through several steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there and checked for any potential issues which need addressed to ensure compliance with policy. If considered 'valid' and likely to be acceptable they are registered. Applications are only checked when an officer is available so there can be several weeks before an application is validated and checked.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered.

3. Consultation (a minimum of 24 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 24 days to comment on an application.

4. Decision

The planning service can deal with smaller applications under delegated powers (within 8 weeks) and will issue a decision notice stating whether the application has been approved or refused, and if there are any conditions that must be met.

6. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

PLEASE NOTE

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this pre-application advice note please contact the following Officer.

Officer: Emily Whittredge

Email: emily.whittredge@haringey.gov.uk

Appendix E - Planning Potential Planning Policy Review (May 2026)

21 Endymion Road – Householder Application, Planning Assessment



Design and Amenity

- 1.1. Policy DM1 Delivering High Quality Design states that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 1.2. Development should make a positive contribution to a place and should demonstrate how the quality of the development will be secured when it is built. Development must be inclusive and incorporate sustainable design and construction principles.
- 1.3. Development proposals should relate positively to their locality including form, scale and massing prevailing around the site. Additionally, proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.
- 1.4. Policy DM12 Housing Design and Quality states that all residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses.
- 1.5. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- 1.6. The proposals follow a design-led approach and have incorporated the feedback of Haringey planning officer's pre-application feedback. The proposed extension at the site is of high quality, responding positively to the host dwelling and the varied rear context of the terrace.
- 1.7. The proposals provide particular attention to the scale, massing and neighbour relationships. The extensions at both lower ground level and upper ground level feature a stepped and articulated form. This includes elements being set away from neighbouring boundaries and stepped down specifically on the boundary. This approach breaks down perceived bulk and ensures the extension is experienced as a series of smaller elements, rather than a single mass, thereby reducing visual impact. The proposals consider the pre-application feedback to reduce the depth of the extension and height on the boundary in order to protect existing amenity.
- 1.8. The proposed extensions offer an enhancement on the existing appearance of the dwelling and will bring the property into modern times, offering significant sustainable improvements, as well as improving the internal outlook of the property. The proposals are designed to ensure that the potential for improvement is maximised, whilst considering the surrounding context.
- 1.9. Furthermore, the scheme significantly enhances the internal layout and spatial quality of the home by creating a more coherent and flexible family living arrangement, improving circulation across levels, and strengthening the relationship between internal spaces and the garden. This will improve quality of life for the occupants, and again, brings the property up to modern standards.
- 1.10. The proposal has been tested through modelling, sectional studies and 45° analysis, which demonstrate that acceptable levels of daylight, outlook and privacy are maintained. The Design and Access Statement provides robust technical evidence and justification to demonstrate that the proposed extensions are considerate of neighbouring properties and will not adversely impact on existing amenity through the consideration of the 45° angle. Through the consideration of the 45° angle, which is maintained in all aspects, the scope of the proposals have been demonstrated to be acceptable.
- 1.11. In terms of external space, the proposal retains a substantial rear garden and improves its accessibility and usability through new terraces and steps, supporting family occupation and overall living conditions.
- 1.12. The proposal also achieves a high standard of architectural quality and materiality. A contemporary approach has been offered to respond to neighbouring amenity, and the high quality design offers a considerate and efficient form of development. The use of brick at lower level anchors the extension to the host building, while the lighter upper material and slender glazing introduce a clear hierarchy and reduce visual weight. The inclusion of a green roof softens views from neighbouring properties and contributes to environmental performance.

This document may have been prepared with the support of AI tools, including Microsoft Copilot, which can assist with research and initial drafting. Where AI tools have been used, all content has been reviewed, edited, and validated by our professional team. The findings, recommendations, and conclusions reflect our expert judgement based on the information available at the time of writing. This report forms one component of the wider decision-making process and is intended to be read in conjunction with any other relevant professional advice. Any AI-generated measurements or spatial outputs are approximate; critical information has been independently verified where required.

- 1.13. Overall, the proposal represents a coherent, contextually responsive and well-resolved design. The proposal delivers a measurable improvement to residential quality, while maintaining an appropriate relationship with surrounding properties consistent with the objectives of Policy DM1 and Policy DM12.
- 1.14. The proposal has also been developed in accordance with the principles of the Haringey Sustainable Design and Construction Supplementary Planning Document (SPD), which promotes energy efficiency, resource conservation and climate-responsive design. The scheme incorporates a range of sustainability measures, including improved thermal performance, high-performance glazing, green roof provision and the potential for low-carbon heating technology. These measures have been integrated into the overall design from the outset, ensuring that environmental performance is not treated as an add-on, but forms part of a coherent and high-quality architectural response. The proposals bring the property into modern times, making significant sustainability improvements. As such, the proposal contributes positively to the long-term sustainability and environmental resilience of the dwelling, consistent with the objectives of the SPD.

STUDIO S-B
210 FALCON WORKS COURT
8 COPPERFIELD ROAD
E3 4RT

info@studiosb.co.uk
www.studiosb.co.uk
[@studiosb.london](https://www.instagram.com/studiosb.london)