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DESIGN & ACCESS STATEMENT

PROJECT: 14a, STANHOPE GARDENS, N4 1HT

DESCRIPTION OF WORKS

This document has been prepared to accompany a full planning application and for the construction of a ground floor rear extension, the replacement of existing windows to the rear, and front elevation and new landscaping to the rear and front garden to a ground floor flat

SITE LOCATION

14a Stanhope Gardens is located in in the green lanes area of Haringey approximately 3 minutes' walk east of Haringgay Green Lanes overground station.

14a Stanhope Gardens sits within the London Borough of Haringey and accessed via Portland Gardens

The building is a 1900s mid terrace house and not within a conservation area.



Aerial image of existing site and context (Not to Scale)



View 1 Front elevation



View 2 Rear elevation



View 3 Rear elevation

EXISTING BUILDING & PHOTOGRAPHS

The property is a 2 bed ground floor flat within a 1900s end of terrace property. It is belived the property was subdivided into 2 flats in the late 70s early 80s.

The existing building is of brick construction with single glazed sash windows. The external brickwork has been rendered to the rear painted white.

The site is in Flood Zone 1 'an area with low probability of flooding from rivers and the sea.' There are no other risks of flooding for this site therefore a flood risk assessment is not required.



View 3 Side Elevation

PLANNING HISTORY

24 Stanhope Gardens, Tottenham, London, N4 1HT - HGY/2025/2279 - Householder / Full planning permission
Erection of single storey rear and partial side infill extension (plus associated window/ boundary works)
Approved with Conditions - 22 Dec 2025

64 Stanhope Gardens, Tottenham, London, N4 1HT - HGY/2024/2738 - Householder planning permission
New ground-floor in-fill extension to side return and rear extension
Recorded on register

56 Stanhope Gardens, London, N4 1HT - HGY/2017/0606 - Certificate of Lawfulness (Proposed)
Rear loft conversion and rear single storey garden extension
Permitted Development - 7 Mar 2017

7 Stanhope Gardens, London, N4 1HY - HGY/2012/0321 - Planning application
Erection of ground floor rear and side return extension
Granted (delegated) - 03 Apr 2012

9 Stanhope Gardens, London, N4 1HY - HGY/2012/0313 - Householder application
Erection of side return and ground floor extension

9 Stanhope Gardens, London, N4 1HY- HGY/2018/0390
Single storey side and rear extension
Granted (delegated) - 23 Mar 2018

97 Stanhope Gardens, London, N4 1HZ - HGY/1998/1334
Planning application

PROPOSED DESIGN

The submission involves; the construction of a ground floor rear extension and alterations, the replacement of existing windows to the rear, to the front, new obscure glazes windows to the side elevation, a new corten clad bike store, timber clad bin store and new landscaping to the rear and front garden.

The existing small ground floor rear extension is to be demolished and replaced with a new timber framed side extension with a courtyard/lightwell, new rooflight timber windows and doors and clad with vertical timber slats. Examples of which can be seen below and samples can be provided for approval prior to construction should the council see fit. The eaves of the new extension will be 2.3m to the top of parapet wall.

The new landscaping to the would be a combination of permeable paving, raised planters and a new timber fence between and stock brick wall. Examples of these materials can be seen below.

It is the applicants aspiration to use both sustainable materials, and develop a home which is as energy efficient as possible.







CONCRETE UPSTAND

Supplier: Contractor
Spec:
Colour: Standard, Ivory, Ferro
Link:



TIMBER WINDOW/DOORS

Supplier: Sashed
Spec: Timber casement windows
Colour: Natural
Link: <https://www.sashed.com/timber-casement-windows/>



GF REAR EXTENSION & DORMA ACCOYA CLADDING

Supplier: Lathams Timber
Spec: Accoya cladding
Colour: Natural
Link: <https://www.accoya.com/uk/products/cladding/>



GF EXTENSION TILED CLADDING

Supplier: Mosiac Factory
Spec: 200 x 200 encaustic tiles
Colour: Green
Link: <https://cement-tiles.com/uk-collection-encaustic-cement-tiles/?collection=uni-colour>



NEW GARDEN WALL

Supplier: Wienerberger Brick
Spec: Stock
Colour: Yellow Buff
Link: <https://clayandco.com/brick-library/sd-london-yellow-stock>

PROPOSED MATERIALS

POLICY SUMMARY

Extensions and alterations (which include front, rear, side extensions, should be well designed to ensure that the character, context, heritage and quality of the area is maintained and enhanced.

Extensions or alterations should remain in harmony with the original ‘host’ building, respect the street scene and character of the area in terms of scale and form, size and shape, roof line and form, windows and doors, materials and spaces between properties.

Extensions and alterations should respect neighbouring properties and wherever possible protect the residential amenity of adjoining occupiers. Extensions and alterations should not result in the excessive loss of residential amenity in terms of loss of privacy, outlook and overshadowing/sunlight. Extensions and alterations should not significantly reduce garden size.

Ensure the highest quality architecture and urban design, both in terms of providing attractive and functional developments. New development should respond positively to the local context and character, improve the way places function and promote distinctiveness and sense of place.

Respond to their context in terms of scale, height, and massing.

Maximise energy efficiency and usage of renewable resources.

Ensure that daylight/sunlight, outlook and privacy is maintained for existing occupants and their neighbours in their homes and gardens as well as for the intended occupants of new habitable rooms.

ACCESS

The access to the property will be unaffected.

LIGHT, OVERSHADOWING & PRIVACY

Daylight/sunlight, outlook and privacy is maintained for existing occupants and their neighbours in their homes and gardens as well as for the intended occupants of new habitable rooms

CRIME PREVENTION

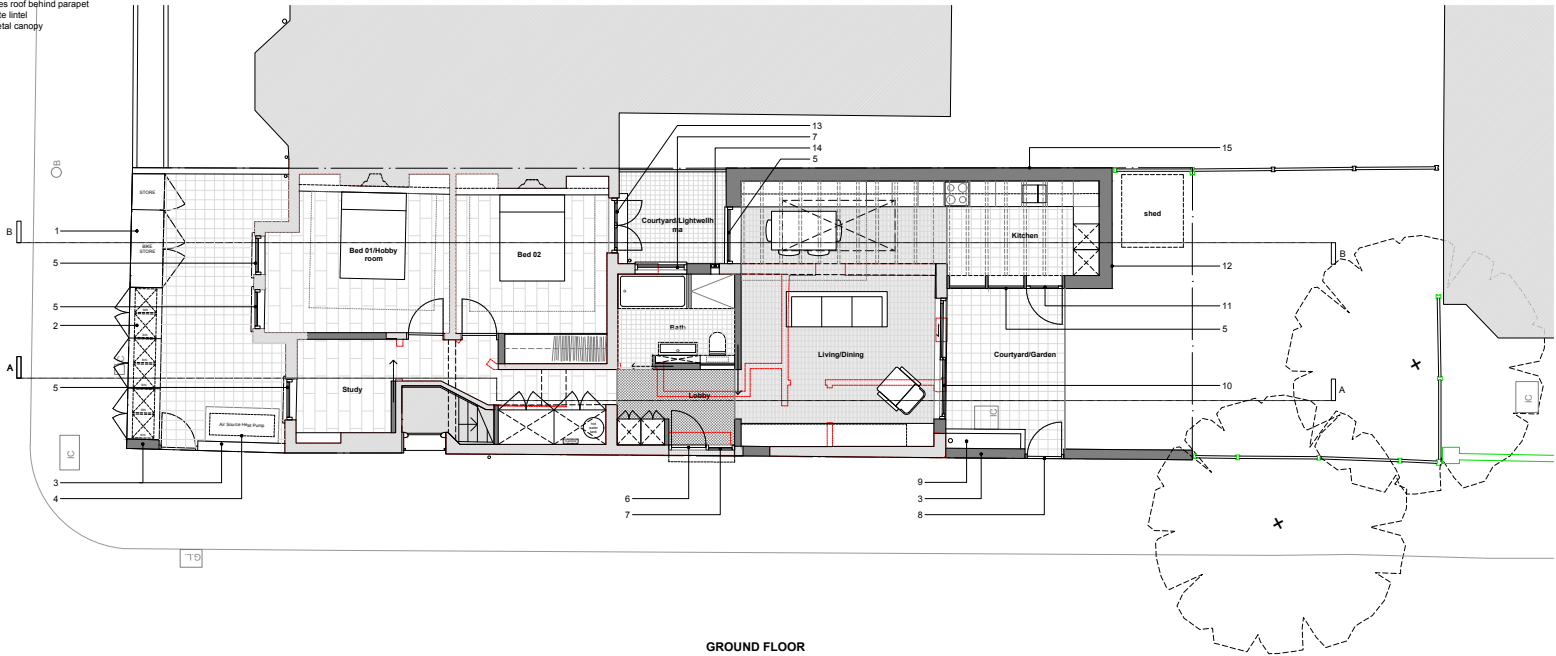
The scheme aims to improve and provide a secure space for the applicant to live. The proposal has no negative effect.

CONSULTATIONS

No formal consultation has been carried out.

PLANNING DRAWING NOTES

- 1. Corten clad bike Store
- 2. Timber clad bin store
- 3. New london stock stack bonded brick wall
- 4. Air source heat pump
- 5. New timber windows
- 6. New front door
- 7. Obscure glazed timber window
- 8. New timber garden gate
- 9. New planter
- 10. Timber sliding doors
- 11. Glazed timber door
- 12. Extension clad in vertical timber cladding
- 13. Double timber doors
- 14. Glass blocks
- 15. Plaster wall rendered
- 16. Rooflight
- 17. Parapet gutter
- 18. Single ply membrane roof covering
- 19. Aluminum coping
- 20. Planters over stores
- 21. Concrete plinth
- 22. Encaustic tiles
- 23. Dotted line indicates roof behind parapet
- 24. Expressed concrete lintel
- 25. Powder coated metal canopy



PLANNING STATEMENT

Applications must be determined in accordance with the development plan under s38(6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

The proposal accords with the National Planning Policy Framework as the proposal accords with the development plan and therefore permission should not be delayed. The application presents a high-quality design to increase housing choice, an optimal use of land and fits the criteria for sustainable development.

The proposal is clear in the authority’s intention to encourage the transformation of the built environment through design intervention. The applicants have gone to great lengths to instruct an architect to design a considered and high quality proposal rather than relying on permitted development rights and a contractor to carry out a bog-standard extension. The proposal raises the standard of design considerably over what has been seen in the vicinity and across the borough. The proposal is attractive and functional and the use of materials responds positively to the local character.

The new development relates to the original host building, respects the street scene, and character of the area and protects occupiers of neighbouring properties from suffering any loss of residential amenity..

The proposal would represent a sympathetic development of the property due to its use of high quality materials. The materials proposed are of the highest quality. The design is sympathetic to the host property from the street and maintains its readability and represents contemporary design which provides direction as to the evolution of the property.

The applicant’s proposal is not only well designed but will secure high quality materials through the approved drawings (and imposed conditions if the authority feels this is necessary) thereby providing a net benefit to the surrounding area.

The rationale behind the design is to provide a functional home suited to contemporary living and a growing family

Neighbouring residential amenity remains unaffected due to positioning of the application property.

The proposal is visually attractive and of contemporary appearance which the authority supports.

The Council’s SPD on Residential Extensions and Alterations reiterates the policies above in terms of a requirement for high quality design, respect to the original building, high quality materials, and respect for the street scene.

The proposal fully considers the visual amenity and impact on the streetscape of the original property, maintains the original character of the property and is in keeping in nature and scale.

In these circumstances, we feel the design should comply with policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency.



SECTION AA



SIDE ELEVATION