

Design, Access and Planning Statement

Single-Storey Rear Extension

5 The Gardens

London N8 7PL

1. Introduction

This Design, Access and Planning Statement supports a householder planning application for a single-storey rear extension measuring 1m in depth and 4.6m in width at 5 The Gardens, London N8 7PL. The property is an early 20th-century end-of-terrace dwelling located within a residential area of the London Borough of Haringey.

The proposal provides modest additional ground-floor accommodation while respecting the character of the host property and ensuring no adverse impact on neighbouring amenity. The design has been developed in accordance with the London Plan (2021), Haringey Local Plan, Development Management DPD, and the Haringey Householder Design Guide SPD.

2. Site and Surrounding Context

5 The Gardens occupies the end position of a short terrace of early 20th-century houses featuring:

- Traditional brick and render/pebble-dash façades
- Pitched roofs with clay tiles
- Consistent ridge and eaves lines

The property sits at the corner of The Gardens and Rectory Gardens, with the main entrance located on the Rectory Gardens elevation. St Mary’s CE Primary School lies opposite along Rectory Gardens. The surrounding area is predominantly residential, with a coherent but varied architectural character. Numerous properties in the wider area have undertaken modest rear extensions.

The property is not listed, and the street is not within a conservation area.

Photographs below illustrate the existing appearance of the property and its immediate context prior to the proposed works.



3. Planning Policy Context

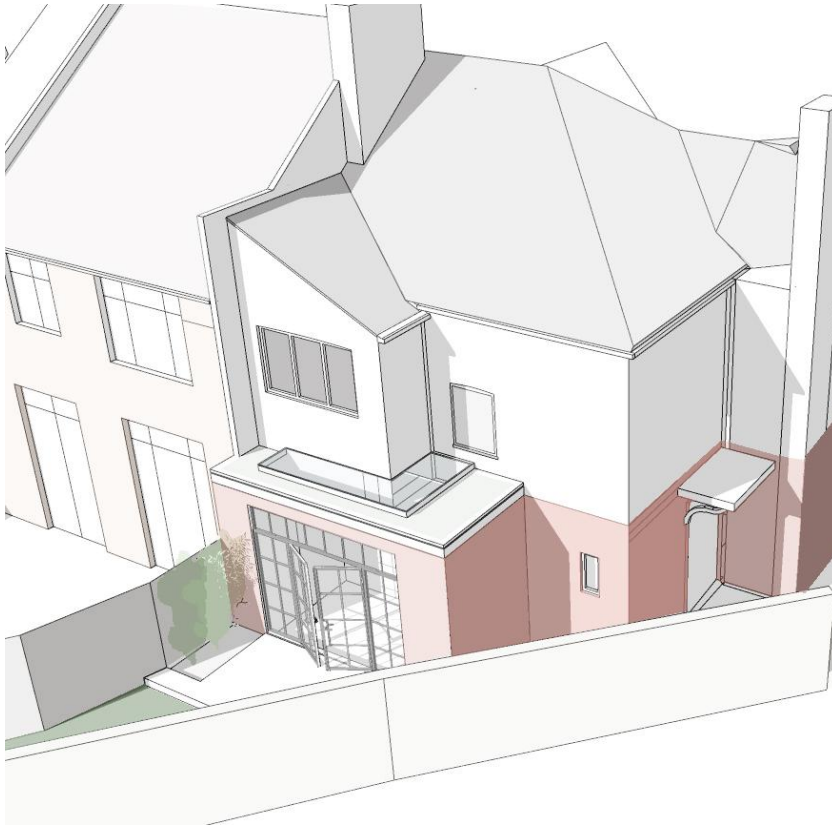
The proposals have been assessed against:

- London Plan (2021) – Policies D3, D4, SI 2, SI 4, SI 7
- Haringey Local Plan (2017) – SP11
- Development Management DPD (2017) – DM1, DM12
- Haringey Householder Design Guide SPD

4. Design Proposal

4.1 Single-Storey Rear Extension

The proposal comprises a modest single-storey rear extension, projecting 1m from the existing rear elevation and spanning 4.6m in width across the rear of the property.



Birdseye view of proposal from North West

Key design features:

- Matching materials, including brickwork and render to complement the existing rear façade
- A flat roof with high-quality waterproofing and integrated rainwater goods
- A modest scale that sits comfortably below first-floor windows
- A contemporary but sympathetic appearance, consistent with similar extensions in the area
- Full-height rear glazing to improve natural light to the ground-floor living space

The extension has been designed to appear subordinate to the host dwelling and to preserve the architectural rhythm of the terrace.

4.2 Internal Layout

The extension provides a small increase in internal floor area to the rear ground-floor kitchen, improving usability and natural light. The layout remains functional and efficient, with no changes to the main circulation routes through the property.



Internal view of proposed kitchen looking towards the garden.

5. Impact on Character and Appearance

The proposed extension is modest in scale and located entirely at the rear of the property. It will not be visible from The Gardens and will have only limited visibility from Rectory Gardens due to the property's corner position.

The use of matching materials ensures the extension integrates seamlessly with the existing building. Its scale, form and detailing are consistent with typical rear extensions found throughout the borough and will not harm the character or appearance of the host dwelling or the wider streetscape.

6. Impact on Neighbouring Amenity

The proposal has been carefully designed to avoid adverse impacts on neighbouring properties:

- The 1m projection (0.45m beyond the rear wall of No. 4) is minimal and will not result in overshadowing or loss of light.
- The extension sits below first-floor level, avoiding any sense of overbearing massing.
- No side-facing windows are proposed, preventing overlooking.
- Rear-facing glazing reflects the typical pattern of mutual overlooking found in terraced housing. Whilst the tapering angle of the gardens protects the privacy of neighbouring properties further.

The proposals therefore comply with Haringey's amenity standards and the Householder Design Guide SPD.

7. Access Considerations

The proposals do not alter the existing access arrangements. The property will continue to be accessed via the main front entrance on Rectory Gardens. Internal circulation remains safe and functional, with level access maintained throughout the ground floor.

8. Sustainability and Materials

Although modest in scale, the extension incorporates a range of measures that improve the building's long-term environmental performance.

8.1 Energy Efficiency and Carbon Reduction

- High-performance insulation to new walls and roof
- Low-U-value glazing
- Airtight construction detailing
- LED lighting and low-energy fittings

8.2 Sustainable Materials and Construction

- Brickwork and render to match existing materials
- FSC-certified timber for internal works
- Construction waste minimisation and recycling

8.3 Water Efficiency

- Low-flow taps and fittings
- Dual-flush WC systems

8.4 Overheating and Thermal Comfort

- High-performance glazing
- Opportunities for natural ventilation through rear openings

8.5 Biodiversity and Urban Greening

- Existing garden retained
- Potential for future green roof installation on the flat roof

8.6 Long-Term Sustainability Benefits

- Improved thermal performance
- Reduced heating demand
- Enhanced longevity and adaptability of the dwelling

9. Conclusion

The proposed single-storey rear extension represents a modest, well-considered and policy-compliant enhancement to an early 20th-century end-of-terrace house.

The design respects the character of the terrace, preserves neighbouring amenity, and provides valuable additional living space. The application accords with the London Plan, Haringey Local Plan and Householder Design Guide SPD, and therefore merits approval.