



DONALD SHEARER CHARTERED ARCHITECTS

4 Scholars House, Shottery Brook Office Park, Timothys Bridge Road, Stratford upon Avon CV37 9NR Tel 01789 294560

Our Ref: 1795BA001

Date: 2nd July 2026

DESIGN AND ACCESS STATEMENT

for

Extension to Outrigger To Flat 2 78 Raleigh Road London NW6 4PP

a. Design Process

Character of Existing Terrace

The property lies on the south side of Raleigh Road and is one half of a pair of semi-detached houses built @ 1870.

Raleigh Road has repetitive bay fronted two storey dwellings arranged mainly in terraces but with a few semi-detached properties in blocks of three or four pairs.

The fronts of all terraced and semidetached houses remain largely unaltered apart from the front roofs featuring velux rooflights where these properties have converted attics.

Several properties at the rear feature more visible alterations in the form of mansards at 76 & 70 Raleigh Road which are neighbouring this application site.

76 Raleigh Road (the adjoining half of the semi-detached demise) had a further rear outrigger part extension approved (HGY/2022/1173) and now built. 78 Raleigh Road has now had a similar extension approved (HGY/2024/3418) and now built.

This application seeks to add a small further extension to this outrigger part extension to increase the internal room size but still keep the extension 1M back from the gable of the outrigger so that the original outrigger form can still be read and the extension remain subordinate to the host dwellings form.

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Design objective

To design additional accommodation, which would not break the continuity of the front elevation and further extending over the outrigger, to ensure this latest applications extension extension is visually harmonious to the host terrace.

To design additional accommodation, which would not extend the rear outrigger higher than the penultimate storey.

To redesign the mansard so that when viewed from the rear amenity space it does not materially adversely affect the sense of enclosure and daylighting to the main buildings habitable accommodation.

Principal: Donald M. Shearer, BSc(Arch), RIBA, ARB (Registered Architect)

The design objective was therefore to enhance the existing accommodation (by introducing additional internal floor area), without causing harm to the existing amenity or character of the building or its context breaking the existing eaves line of the original rear outrigger façade.

In developing the design we had to ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area, whilst providing as much new accommodation as possible within a site that is within easy walking distance of the urban centre of Hornsey thus decreasing the dependency on car use that development elsewhere would retain.

Design Solution

Having considered all material factors we evaluated that the mansard on the adjoining outrigger (76 Raleigh Road), the 3D visual diversity of the proposal now adds additional identity that enriches the monotony of the existing outrigger extension's design. The benefits were appraised and considered to outweigh any initial reservations. The main roof mansard by sitting above the outrigger extension does however return the visual balance to the host pair of dwellings when viewed from the rear and is similar to neighbouring properties that have been similarly extended.

b. Use

The property was constructed originally as a single-family house on 2 floors, but has been subdivided for many years into separate flats. The proposal is to extend the existing accommodation on the attic level to supplement the 1st floor main accommodation. This will create additional valuable functional space to this flat without the need for extensive internal alterations, whilst retaining the essential subservience to the main frontage.

c. Layout

The accommodation has no additional revisions as part of this application to ensure efficient circulation to access the additional accommodation created by the extension. The proposal is to improve both the existing accommodation space standards to support Government Policy for high PTAL rated areas which are recognized as the best locations for sustainable development.

d. Scale

The proposals have been designed to ensure that they are sympathetic and subservient to the existing building mass. At the front of the building there will be no material change to the building's appearance.

e. Appearance

The extension is designed in accordance with the Council's design guidance for rear roof extensions.

f. Landscaping

The proposed extensions being at roof level will not have any effect on landscaping.

The building is very well served by public transport on High Street, with bus rail and Tube facilities within just a few minutes walk.

In addition to the accessibility of public transport all the commercial facilities of Hornsey are within a short level walk of the property.

h. Policy

This half mansard extension has adequate separation from the neighbouring property at 80 Raleigh Road to ensure it would have no adverse material impact on any of the neighbouring properties.

The officer report for approval (HGY/2022/1173) noted that, the officer considered that it was proportionate and subordinate to the host property and was in keeping with the pattern of development in the area, concluding that the local character and visual amenity of the area would remain protected.

This officer report also noted that the height and depth would not result in a material loss of sunlight or daylight, or have an overbearing appearance or loss of privacy to the neighbouring properties, concluding that these factors cumulatively rendered the proposal acceptable in amenity terms.

The application proposals accord with the latest policy documents in the form of the 2023 NPPF & the Haringey Core strategy and design guidance for extensions to dwellings.

In particular, the additional accommodation created by the proposal accords with:

NPPF

Para 8 definition of sustainable development

Para 10 Presumption in favour of sustainable development

Para 85 Support residential development on appropriate sites

Para 117 To maximise use of previously developed land.

Para 118 To promote upwards extension providing it is not greater than that of neighbouring properties.

Para 123 To avoid homes being built to low densities where land is in short supply and ensure optimal density is achieved.

Para 131 Designs that are innovative and promote sustainability given great weight.

Haringey's Local Plan Strategic Policies 2017

DM1, DM9, DM12 together with SP11 & SP12 were considered compatible with (HGY/2022/1173) which is an identical proposal

Donald Shearer