

Design and Access Statement

4 Albany Road
London
N4 4RJ

Proposal to replace a rear ground floor extension to this family home. Also to replace the existing outbuilding. Also to replace the roof tiles.

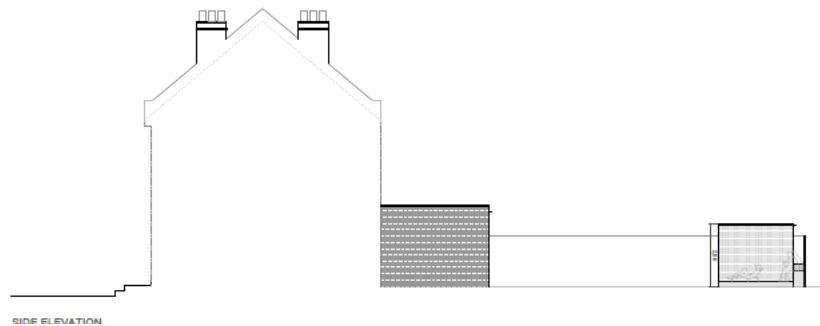
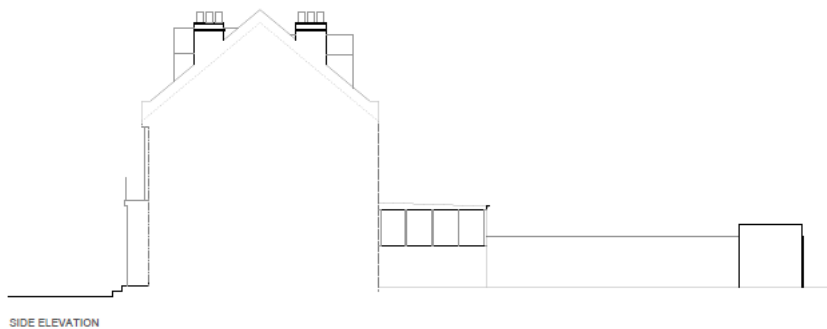


This Design and Access Statement has been prepared in support of a full planning application submitted to the London Borough of Haringey by Ms Maggie Toy – agent on behalf of Rachel Davison and Hannah Du Perez . This document should be read in conjunction with the Drawings 4:001- 4:012; and Heritage Report submitted with the application.

We are applying to replace a rear extension to this property. We are also applying to replace the existing outbuilding on the property. In addition we would like to replace the roof tiles and install solar panels on the flat roofs so that they will not be visible.

Design

The design of the proposed rear extension respects the host property as well as the planning guidelines for the area. The proposals take up similar spaces to the existing structures



Planning Policies used to influence the design of this extension

Planning Policy

The proposals are consistent with:

Haringey Local Plan: Strategic Policies (SP12) – conserving the historic character of heritage assets.

Development Management DPD – requiring subordinate extensions that respect neighbours' amenity and streetscape.

Stroud Green Conservation Area Appraisal – emphasizing retention of terrace form, traditional materials, and garden space.

Local precedents at 2, Albany Road, 1, 2, 4, and 7 Addington Road demonstrate that well-designed rear extensions and garden buildings have been supported by the Council.

National Planning Policy and the London Plan 1.1.22

The Council's Local Plan documents must be consistent with national policy prepared by the government as set out in the National Planning Policy Framework (NPPF), unless there is strong evidence that an alternative approach is more appropriate in Haringey.

The Council's planning documents must also be in general conformity with the Mayor of London's London Plan (2011).

The London Plan sets a social, economic and environmental framework for the future development of the capital, providing the London-wide context for borough planning policies.

Haringey's Local Plan Strategic Policies 2013 – 2026

High quality design 1.4.28

High quality design is a key element in achieving sustainable development as it can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.

1.4.29 There are currently 16 listed buildings and two conservation areas currently identified as being at risk within the borough on English Heritage's register of Heritage at Risk. In addition, the borough faces the challenge of accommodating growth within its historic environment without harm to its historic significance.

1.4.30 The Council will use its available powers to ensure Haringey's section of the English Heritage 'Heritage at Risk' register is reduced, with the ultimate aim of having no heritage assets such as listed buildings or conservation areas on the register.

Key principles

1.5.5 This spatial vision is underpinned by a number of key principles which guide and steer the Local Plan and its long term implementation: ▪ Making the best use of Haringey's land creating sustainable communities particularly at Tottenham Hale and Haringey Heartlands; ▪

Reinforce a sense of place - building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live; ▪

Integrate transport and land use - creating a comprehensive public transport network that is accessible and safe for all and encourages residents to choose more sustainable modes of transport including public transport, walking and cycling; ▪

Work in partnership; ▪

Conserve and reuse resources - lessening our impact on the environment and preparing for climate change, developing the Council's sustainable design and construction policies, planning with other north London boroughs to provide sufficient land in the sub region to deal with waste;

3.2.2 The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford and in a community where they want to live. The Council will therefore seek to establish a plentiful supply and a broad range of homes to meet the needs of particular groups of people over the life of the Local Plan. As the objective in Section 1 sets out, the Council aims to allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026. In doing so, the Council also wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities..

Family Housing

3.2.14 In order to encourage mixed and balanced communities, the Council will aim to ensure that an adequate mix of dwelling sizes is delivered within new developments, while protecting existing family housing. The lack of family housing in Haringey has resulted in significant overcrowding. Low to median income households with large families are likely to be more affected by overcrowding due to lack of choice of available affordable family homes. Responding to these issues is a priority for the Council. Along with the provision of new and affordable housing, the Council will aim to meet the need for family housing and alleviate the problem of overcrowding through a number of other approaches such as: assisting smaller households living in overcrowded properties to find their own home; and assisting residents living in under occupied properties to find more suitable accommodation.

National Policy and Guidance.

At the national level the following guidance is relevant to the development of the site:

- ☐ By Design: Urban Design in the Planning System, May 2000
 - ☐ By Design: Better Places to live: A Companion Guide to PPG 3, September 2001
 - ☐ The Urban Design Compendium: English Partnerships/The Housing Corporation
- There are a number of common themes within the relevant national and local policies and guidance that are relevant to the proposed development including:
- ☐ Developing urban land in the most effective manner;
 - ☐ Maximising the re-use of previously developed land through increased densities;

Access

The site is a terrace plot of 7.5 m across by 40m long and is orientated approx west to East with the front facing West.

General Accessibility

The site is particularly well located for access to road, bus, tube and rail networks. The existing system of roads, footpaths and cycle ways provides excellent access to local facilities and is capable of sustaining the development. The local road network gives convenient road access to the entire western part of London and all major routes in, around and out of London.

Public Transport

The site is very well located for access to the public transport network.

Walkable Amenities

Community and commercial amenities are available locally
There are at least three local schools in walking distance;

Pedestrian Access

The pedestrian route to the house will remain in its current position.

Photographs:-



