

DESIGN & ACCESS STATEMENT

Site Address: 34 Fairview Road, Haringey, N15 6LL

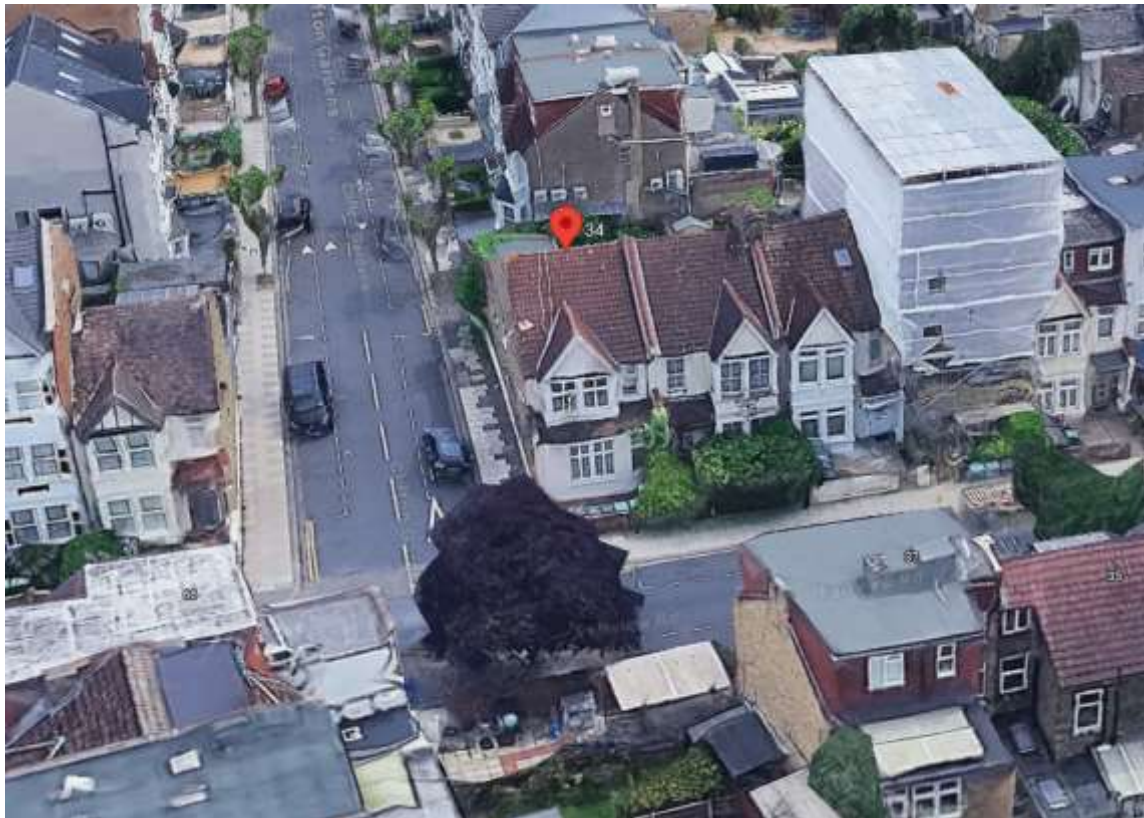
Proposal: Erection of a single-storey ground-floor wraparound rear extension

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the erection of a single-storey ground-floor wraparound rear extension at 34 Fairview Road, Haringey, N15 6LL.

The proposal seeks to provide additional internal accommodation through the enlargement of the existing family kitchen. The extension has been carefully designed to respond to the existing building, neighbouring properties and the character of the surrounding residential area, while minimising any potential impact on neighbouring occupiers.

Existing Site and Surroundings





No. 34 Fairview Road is an existing residential property within an established residential setting. The property forms part of a traditional residential streetscape comprising predominantly family homes.

The application site has an existing rear outrigger and associated rear garden area.

The neighbouring property at No. 32 Fairview Road is located immediately to the side of the application property. The proposal has been designed with particular regard to this relationship. To the opposite side, No. 36 Fairview Road is separated from the application

property by Clifton Gardens, including the intervening public pavement and road, thereby limiting the potential for any direct impact.

Policy Context:

National Policy

The proposal aligns with the National Planning Policy Framework, which supports high-quality design and sustainable development.

Regional Policy

The scheme accords with the London Plan, in particular:

- **Policy D3** (Optimising Site Capacity through the Design-Led Approach)
- **Policy D4** (Delivering Good Design)

The proposal is design-led, proportionate, and responds positively to its context.

Local Policy – Haringey

The proposal complies with policies within the Haringey Local Plan, including:

- **SP11 – Design:** Requires high-quality design that respects local character
- **SP13 – Open Space and Biodiversity:** Protects amenity and environmental quality
- **DM1 – Delivering High Quality Design:** Ensures development is sympathetic to its surroundings
- **DM12 – Housing Design and Quality:** Ensures housing design is of high quality and meets the needs of the occupiers.

The scheme also aligns with Haringey's **Residential Extensions and Alterations SPD**, which supports modest rear and side extensions where impacts are acceptable.

Proposed Development

The proposal comprises a single-storey ground-floor wraparound rear extension to enlarge and improve the existing family kitchen.

The extension would project approximately 3.5 metres from the rear building line of the existing outrigger. The majority of the extension would incorporate a flat roof, providing a simple and subordinate form that complements the existing property.

A Sukha rooflight is proposed within the roof to provide additional natural daylight to the enlarged kitchen. Along the boundary with No. 32 Fairview Road, the roof would be pitched towards the boundary, with an eaves height of approximately 2.3 metres. This arrangement assists in keeping the extension appropriately scaled and reduces its visual and physical impact on the adjoining property.

The proposal is intended to provide a practical and proportionate addition to the existing dwelling without altering its fundamental character or appearance.

Design and Appearance

The design has been developed to ensure that the extension remains visually subordinate to the existing dwelling.

The use of a predominantly flat roof creates a low-profile addition and avoids unnecessary visual bulk. The pitched element towards the boundary with No. 32 has been kept low, with an eaves height of approximately 2.3 metres, helping to minimise the sense of enclosure when viewed from the neighbouring property.

The proposed materials would match those of the existing main building. This approach will ensure that the extension integrates successfully with the host property and maintains a cohesive appearance.

The proposed rooflight would introduce natural light into the enlarged kitchen without resulting in a significant increase in the overall scale of the extension.

Impact on Neighbouring Properties

The proposal has been designed to minimise its impact on neighbouring properties.

Particular consideration has been given to No. 32 Fairview Road, which adjoins the application site. The extension would remain single-storey and the roof form has been designed to maintain a low eaves height of approximately 2.3 metres along this boundary. These measures help to limit the potential for overbearing effects and reduce the perceived mass of the addition.

No. 36 Fairview Road is separated from the application property by Clifton Gardens, including a public pavement and road. As a result, the proposal would have only a minimal relationship with this property and is not expected to result in any material impact upon its outlook or residential amenity.

The proposal is not considered likely to result in a significant loss of daylight, sunlight or privacy to neighbouring properties. The single-storey scale and considered roof design ensure that the extension remains proportionate to the site and its surroundings.

Access

The proposal does not seek to alter the existing access arrangements to the property. The existing pedestrian and vehicular access arrangements would remain unchanged.

The development is therefore not expected to have any impact on highway safety, public access or the surrounding road network.

Landscaping and Ecology

The proposal relates primarily to the existing developed area of the residential property. No significant changes to the established character of the surrounding area are proposed.

The development would not require any alteration to the public pavement or highway. Any existing garden areas not required for the footprint of the extension would remain as residential garden space.

Sustainability

The extension would provide an opportunity to incorporate modern construction standards and energy-efficient materials. The proposed rooflight would provide additional natural daylight to the enlarged kitchen, reducing reliance on artificial lighting during daylight hours.

Construction and insulation would be undertaken in accordance with the relevant Building Regulations requirements.

Conclusion

The proposed single-storey wraparound rear extension at 34 Fairview Road, Haringey, N15 6LL represents a modest and proportionate enlargement of the existing dwelling to provide an improved family kitchen.

The extension would project approximately 3.5 metres from the rear building line of the existing outrigger and would incorporate a predominantly flat roof with a Sukha rooflight. Along the boundary with No. 32 Fairview Road, the roof would be pitched towards the boundary and would have an eaves height of approximately 2.3 metres, helping to minimise the impact on the adjoining property.

The proposed materials would match the existing main building, ensuring that the addition integrates appropriately with the host property. The separation from No. 36 Fairview Road by Clifton Gardens, including the intervening public pavement and road, further limits the potential impact on neighbouring amenity.

Overall, the proposal would provide a functional improvement to the existing family home while respecting the character of the property, the surrounding residential environment and the amenity of neighbouring occupiers. The development is therefore considered to represent an appropriate and well-considered form of householder development.