

DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

**196 High Road / 196 Page Green Terrace
London N15 4NP**

Revised front garden, lightwell and basement access arrangement



Prepared by SAM Planning | September 2026

1. Introduction

This Design & Access Statement and Planning Statement has been prepared in support of the revised proposals at 196 High Road / 196 Page Green Terrace, London N15 4NP. The site benefits from planning permission HGY/2026/0549, granted on 27 May 2026, for works including excavation of front and rear lightwells, installation of stairs in the front garden to basement level, a basement extension, rear extensions, front garden waste and cycle storage, and the reconfiguration and enlargement of the existing three flats.

The present submission concerns the front of the property. It refines the approved front garden and basement access arrangement while retaining the essential form and purpose of the approved scheme. The revised design provides a carefully detailed lightwell and access stair, low brickwork and metal railings, retained boundary features and planting, together with discreet cycle and refuse storage.

The central planning consideration is the effect of the revised front arrangement on the character and appearance of the host building and the wider streetscene. As demonstrated by the submitted drawings and the photographs included in this statement, front basement access and stair arrangements are already an established feature at the immediately adjoining properties. The proposal therefore responds directly to the existing local context rather than introducing an unfamiliar form of development.

2. Site and Streetscene Context

The property is a traditional multi-storey terraced dwelling situated at the junction of High Road and Page Green Terrace. The front garden is enclosed by historic boundary treatment and established planting. The street has a varied lower-ground relationship, with adjoining properties incorporating external steps, basement-level entrances, lightwells, brick retaining walls and metal railings.

This immediate context is particularly important. The proposed works would not read as an isolated or anomalous intervention. Similar access arrangements can be seen directly next to the application site and form part of the existing visual character of this short section of the terrace.



Photograph 1 – neighbouring lower-ground access and lightwell arrangement



Photograph 2 – adjoining external stair and basement entrance

3. The Proposed Front Alterations

The revised drawings retain the principle of front basement access already accepted by the Council. The proposed works comprise a front lightwell with timber-framed sliding sash windows at basement level, an external stair designed to relate to the existing front entrance stair, and a low brick wall with metal railings. The railings are specifically intended to reflect the neighbouring treatment at No. 192, while proposed materials are shown to match the existing building.

The historic front boundary wall and the existing front hedge are to be retained. The landscaping strategy includes grass and small shrubs, while the proposed timber cycle and refuse stores incorporate green roofs and creeper planting. These elements are deliberately modest and are intended to soften the appearance of the front garden and reduce visibility from the public realm.

The front steps and lightwell sit behind the retained boundary treatment and planting. In normal views along Page Green Terrace and High Road, the works will therefore be substantially screened by the hedge and existing vegetation. Their visual impact will be further reduced by the sloping nature of the access, the low-level position of the basement opening and the use of traditional brickwork and metal railings.

4. Design and Character

The design has been developed to respect the host building and the established character of the terrace. The intervention is concentrated at lower-ground level and does not affect the principal architectural

composition of the upper storeys. No increase in the height or bulk of the building arises from the front garden works.

The proposed low brick wall and metal railings are appropriate traditional materials for the setting and are directly informed by nearby examples. Timber-framed sliding sash windows at basement level maintain the architectural language of the property. The external stair is similarly designed as a simple and subordinate feature, rather than as a visually dominant structure.

The existence of comparable stairs at both neighbouring properties is a strong contextual consideration. The submitted photographs demonstrate that lower-ground accesses are already visible immediately to either side of the site. Against that background, the proposal would sit comfortably within the established pattern of development and would not harm the rhythm or character of the streetscene.

5. Landscaping, Screening and Visibility

A key benefit of the revised arrangement is that the access will remain visually recessive. The existing front hedge is specifically retained and new soft landscaping is proposed within the front garden. The basement stair and lightwell are positioned behind this planting and boundary treatment, meaning that they will be largely screened in oblique and longer-distance views.

The cycle and refuse storage has also been designed to minimise its visual presence. Lightweight timber enclosures are proposed with green roofs and creeper planting, and the rear faces are intended to be concealed by the retained boundary wall and hedge. The overall front garden will therefore retain a planted and domestic appearance rather than becoming dominated by hardstanding or service infrastructure.

6. Residential Amenity

The proposal does not materially alter the scale of the building or introduce any elevated platform, balcony or other feature capable of creating additional overlooking. The works are at lower-ground and garden level and will not give rise to harmful loss of daylight, sunlight, outlook or privacy to neighbouring occupiers. The stair and lightwell arrangement is comparable with existing neighbouring features and is characteristic of basement access in this immediate context.

7. Planning Policy Considerations

The proposal should be assessed against the development plan as a whole, with particular regard to policies seeking high-quality, context-sensitive design and protection of residential amenity. The London Plan design policies D3 and D4 promote a design-led approach and good design, while Haringey policies SP11, DM1 and DM12 seek development that responds positively to local character and provides high-quality residential environments. Haringey's Residential Extensions and Alterations guidance similarly supports alterations where their scale, design and relationship with neighbouring properties are acceptable.

The revised front works meet these objectives. They are modest in scale, materially sympathetic to the host building, screened by retained and proposed planting, and closely reflect established features at adjoining properties. The proposal therefore represents a contextual and proportionate response to the site.

8. Access

The proposal improves practical access to the lower-ground accommodation while retaining the existing principal entrance arrangement to the building. The external stair provides a clear and legible route to

basement level and is integrated into the front garden without obstructing the public pavement. Matters of detailed construction, guarding and safety will be addressed through the Building Regulations process.

9. Conclusion

The revised front garden and basement access arrangement is a modest and well-considered alteration to a scheme whose principle of a front lightwell and stair access has already been accepted. The design is strongly supported by the immediate physical context, where both neighbouring properties display comparable stairs and lower-ground access arrangements.

The proposal uses sympathetic materials, retains the historic front boundary wall and existing hedge, introduces additional soft landscaping and incorporates discreet green-roofed cycle and refuse storage. Because the stairs and lightwell are positioned behind retained planting, they will be substantially screened from public views and will not appear visually dominant in the streetscene.

There would be no harmful impact on neighbouring amenity and no adverse effect on the overall character or appearance of the terrace. The revised scheme therefore accords with the relevant design and amenity objectives of the development plan, and planning permission is respectfully requested.

Submitted Drawing Context

The September 2026 drawing set identifies the proposed front lightwell windows as timber-framed sliding sash windows, a low brick wall and metal railing to match the neighbouring front elevation at No. 192, retention of the historic front boundary wall and front hedge, soft landscaping, and timber cycle/refuse storage with green roofs and creeper planting. The proposal should be read together with the full submitted drawing package.