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DESIGN & ACCESS STATEMENT

Increase in height of previously approved outbuilding to facilitate additional headroom and use of standard-height doors



1. Introduction:

- 1.1. This Design & Access statement sets out the design considerations behind the proposed minor increase in the height of the previously approved outbuilding (Lawful Development Certificate reference: HGY/2025/2973). The proposal has been carefully considered in relation to the existing property, the approved outbuilding and the surrounding context, with the aim of providing improved internal headroom and accommodating standard-height doors while maintaining an appropriate scale and appearance. This statement should be read alongside the accompanying application drawings, plans and supporting documents.

2. Site Context:

- 2.1. The application site is located at 94 Barrenger Road, London, N10 1JA, within the London Borough of Haringey. The property is a residential dwelling situated within an established residential area, with Barrenger Road forming the immediate street context.
- 2.2. The immediate surroundings are predominantly residential in character, comprising a mix of established properties of varying scales and architectural styles. The area is characterised by residential development fronting Barrenger Road and the surrounding streets, with established gardens and ancillary outbuildings forming part of the prevailing residential context.
- 2.3. The property benefits from a rear garden, within which an outbuilding has previously been approved under permitted development provisions. The current application relates solely to an amendment to the approved height of this outbuilding.

3. Lawful Development Certificate HGY/2025/2973

Application Reference	HGY/2025/2973	Proposal	Lawful development: Proposed use for erection of a garden room in the rear garden
Application Status	Decision Made	Site Address	94 Barrenger Road Hornsey London N10 1JA
Date Valid	30/10/2025	Decision	Permitted Development
Decision Notice Sent Date	15/12/2025		

4. The Proposal:

- 4.1. The proposal seeks a 400mm increase in the height of the previously approved outbuilding, which was confirmed as lawful under permitted development provisions through a Lawful Development Certificate. The increase in height is proposed to provide improved internal headroom and facilitate the use of standard-height doors, while maintaining the overall scale and appearance of the approved outbuilding.

4.2. The proposed amendment has been considered in the context of the existing dwelling, rear garden and surrounding residential properties. The outbuilding will remain associated with the residential use of the property and will reflect the scale and character of a typical residential garden building, positioned at the rear of the garden. The proposed changes are limited to the height of the approved design and do not alter the proposed footprint, siting or general form of the outbuilding.

5. Scale & Massing:

The proposed development represents a modest amendment to the previously approved outbuilding, increasing its overall height from 2.500m to 2.900m. The footprint, siting and general form of the approved outbuilding will remain unchanged. The outbuilding will be positioned at the rear of the garden, away from the main dwelling, and will remain appropriate in scale and form for its garden setting. The additional height will result in a proportionate increase to the overall massing of the outbuilding, without altering its footprint or general form. Given its location at the rear of the garden and the limited nature of the proposed amendment, the increase in height is considered to have a limited effect on the overall character and appearance of the development.

6. Appearance & Materials:

The proposed outbuilding will be finished in white render, with black PVC windows and doors to match the existing garden door. The use of complementary and matching materials will help the outbuilding integrate appropriately with the existing property and its surrounding garden setting.

7. Conclusion:

This Design & Access Statement demonstrates that the proposed amendment to the previously approved outbuilding has been carefully considered in terms of its scale, massing, appearance, materials and relationship with the surrounding residential context.

The proposal seeks a modest 400mm increase in the overall height of the approved outbuilding, from 2.500m to 2.900m. The footprint, siting and general form of the approved outbuilding will remain unchanged, with the outbuilding positioned at the rear of the garden, away from the main dwelling.

The additional height is proposed to provide improved internal headroom and facilitate the use of standard-height doors, allowing for a more practical and functional internal arrangement. The proposed increase is modest in scale and does not result in any change to the proposed footprint or general configuration of the outbuilding.

The proposed materials, comprising brickwork and black PVC windows and doors, will match the existing main dwellinghouse. This will provide a consistent and cohesive appearance

between the outbuilding and the existing property and ensure that it integrates appropriately within the rear garden setting.

Overall, the proposal represents a minor and proportionate amendment to the previously approved outbuilding. The revised height remains appropriate to its rear garden location, while the use of matching materials and retention of the approved footprint, siting and general form will ensure that the development continues to respect the character and appearance of the surrounding residential area.