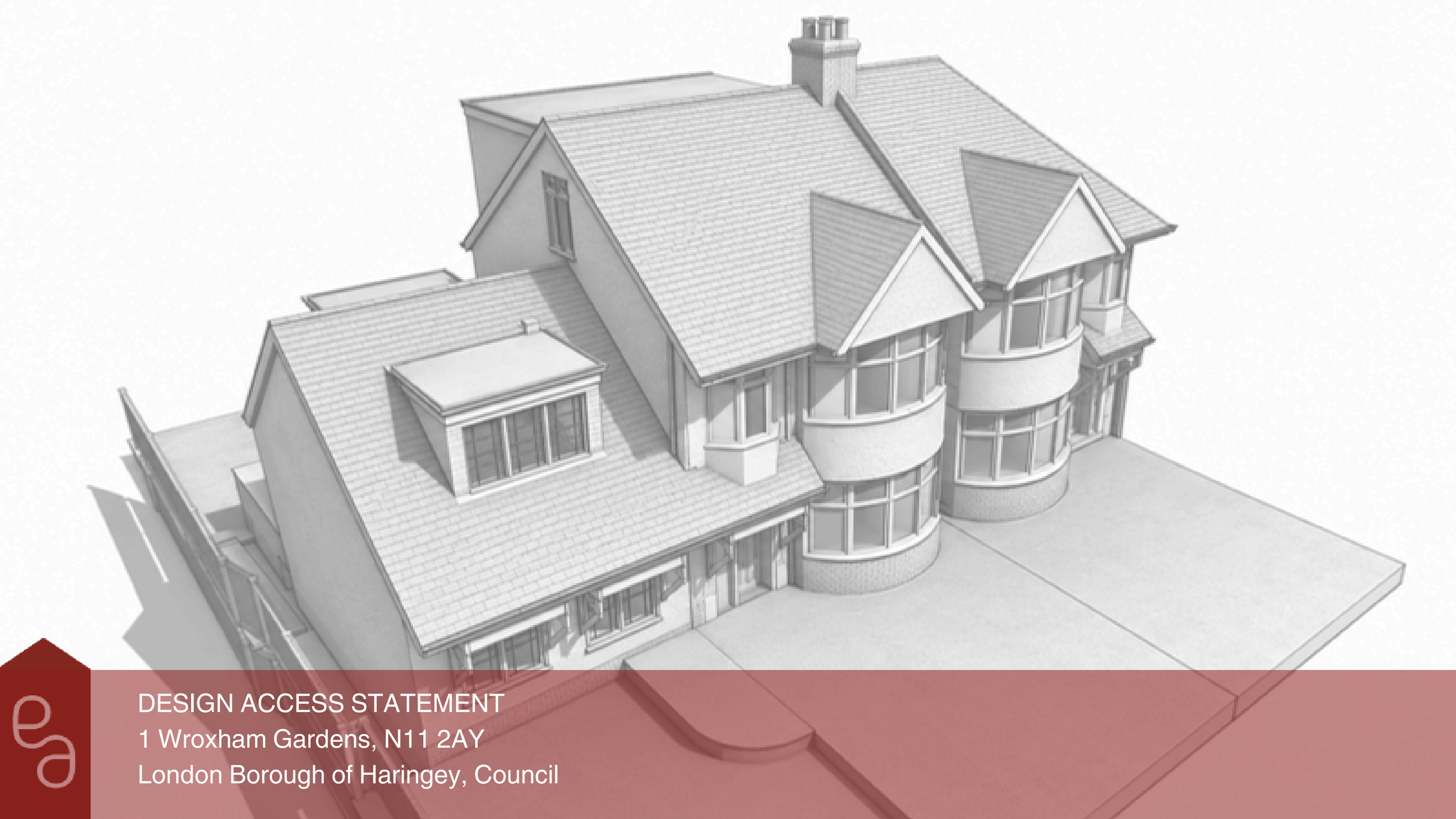


DESIGN ACCESS STATEMENT

1 Wroxham Gardens, N11 2AY

London Borough of Haringey, Council

Table of Content

1. **Introduction**
2. **Planning history & Precedents**
3. **Design Development**
4. **Development Plan & Policies**
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1.0 Introduction

1.1 The Site

Introduction

- This statement supports a Householder Planning Application for the proposed side extension and associated alterations at 1 Wroxham Gardens, N11 2AY.
- The proposal includes the replacement and enlargement of the existing side garage with additional ground-floor accommodation, incorporating a bedroom, en-suite and laundry room, together with alterations to the side roof and a front dormer.
- The application seeks planning permission for works intended to improve the accommodation and functionality of the existing dwelling, with consideration given to scale, massing, design and the relationship with neighbouring properties.
- Supporting documents include:
  - Site Location and Block Plan
  - Existing and Proposed Floor Plans
  - Existing and Proposed Elevations and Sections
  - Householder Application Forms

Report Structure

- Site and Surroundings
- Existing Site Characteristics
- Planning History
- Proposed Development
- Design Principles
- Planning Policy Context
- Residential Quality
- Access and Amenity
- Impact Assessment



Image 1: Existing aerial view
where the red line denotes the site location

Conclusion

The site is located on Wroxham Gardens within an established residential area. The proposal seeks to improve the existing dwelling through a side extension, roof alterations and internal reconfiguration, providing additional residential accommodation and supporting facilities.

The proposed design responds to the existing dwelling through a subordinate roof form and materials to match the existing building. The extension is intended to integrate with the character of the property and surrounding area, with consideration given to its appearance, scale and relationship with neighbouring dwellings.

1.2 Site analysis

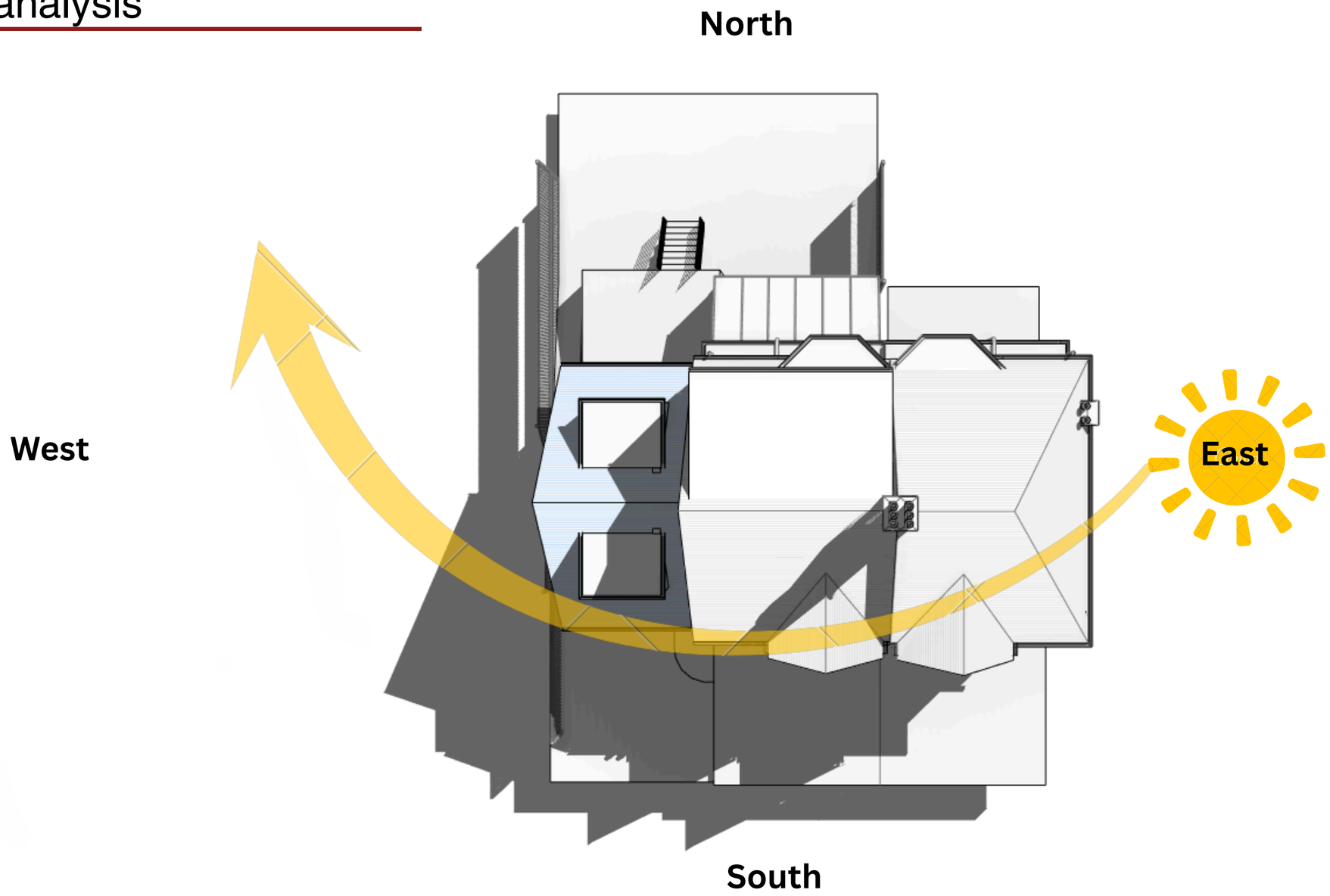


Diagram 1: Site Plan

1.3 Site Characteristics

Existing Characteristics

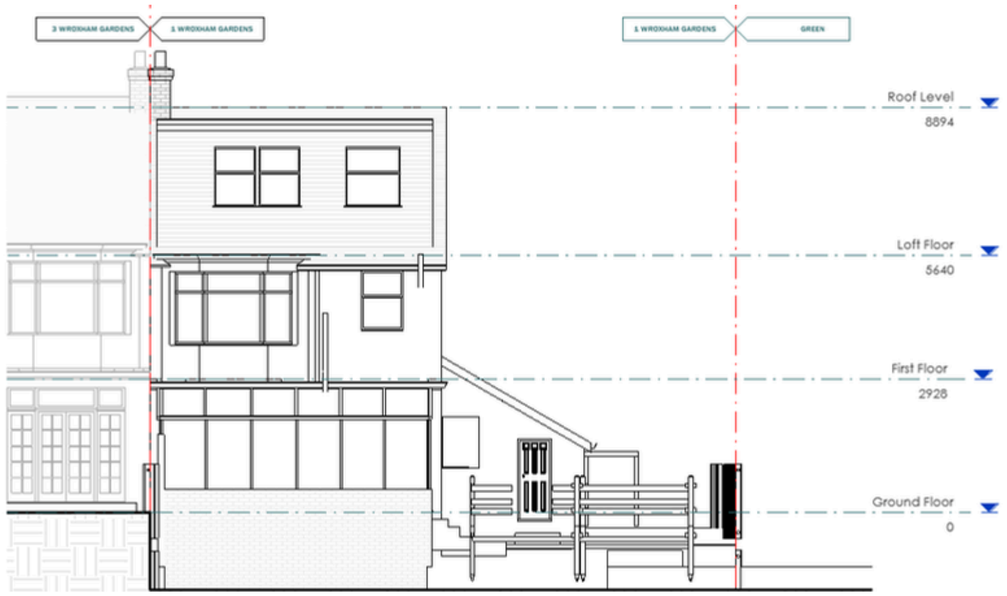
- The property is located at 1 Wroxham Gardens, N11 2AY, within an established residential area.
- The existing two-storey house adjoins 3 Wroxham Gardens and has an attached garage to the side.
- The ground floor comprises a living room, kitchen/dining room, conservatory, WC and entrance lobby.
- The first floor contains three bedrooms and a shower room, accessed from a central landing.
- An internal staircase connects the ground and first floors.
- The house has a pitched roof and a front-facing gable above the bay window.
- A driveway provides access to the garage, with a garden situated to the rear.



Existing Front View

Proposed Opportunities

- Replace and enlarge the side garage to accommodate a ground-floor bedroom, en-suite shower room and laundry room.
- Alter the entrance lobby to connect the new accommodation with the existing house.
- Form a pitched roof over the side extension with a front dormer window.
- Provide internal stair access to the space within the new roof.
- Retain the existing living room, kitchen/dining room and conservatory.
- Retain the three first-floor bedrooms and shower room, with minor alterations around the landing.
- Provide doors from the new bedroom onto a rear terrace, with steps down to the garden.
- Match the new external finishes to the existing wall and roof materials.
- Retain the property as a single family dwelling.



Existing Rear View

1.4 Site Constraints

Location & Setting

- Located within an established residential area.
- Two-storey semi-detached house adjoining 3 Wroxham Gardens.
- Front driveway, attached side garage and rear garden.

Site Characteristics

- Pitched roof with a front-facing gable above the bay window.
- Ground-floor living room, kitchen/dining room, conservatory and WC.
- Three bedrooms and a shower room at first-floor level.
- Internal staircase connecting both floors.
- Existing garage occupies part of the side of the plot.

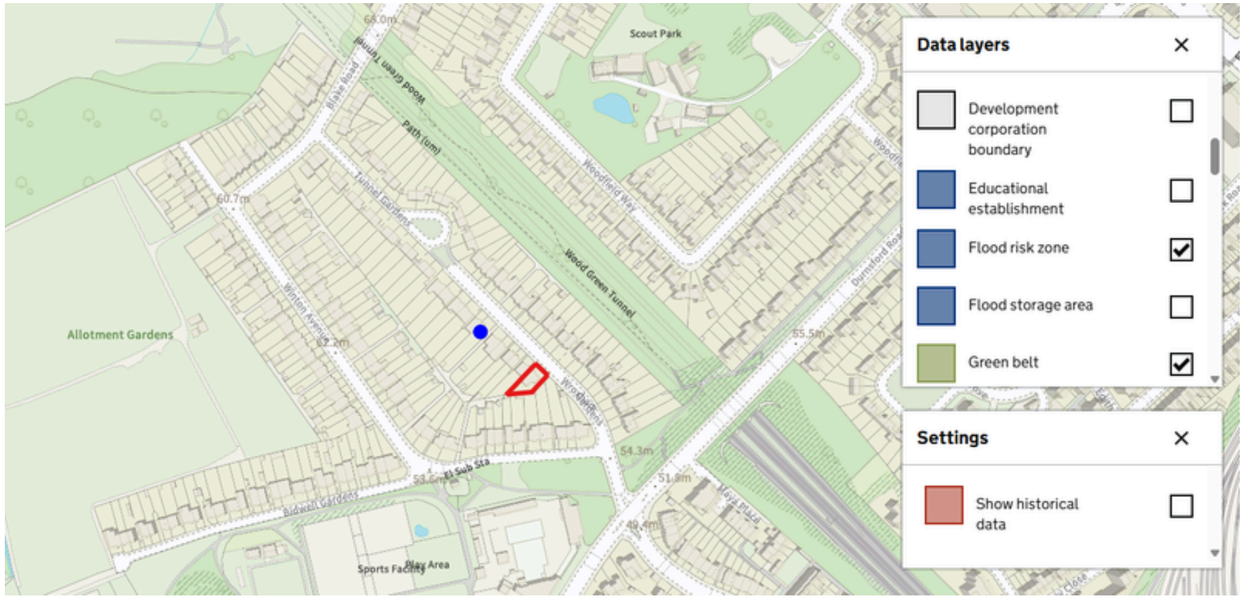
Site Constraints

- Outside a Conservation Area.
- No Article 4 Direction identified.
- Flood Zone 1, based on supplied mapping.
- Outside the Green Belt.
- Respect the existing house and streetscape.
- Protect neighbouring privacy and amenity.

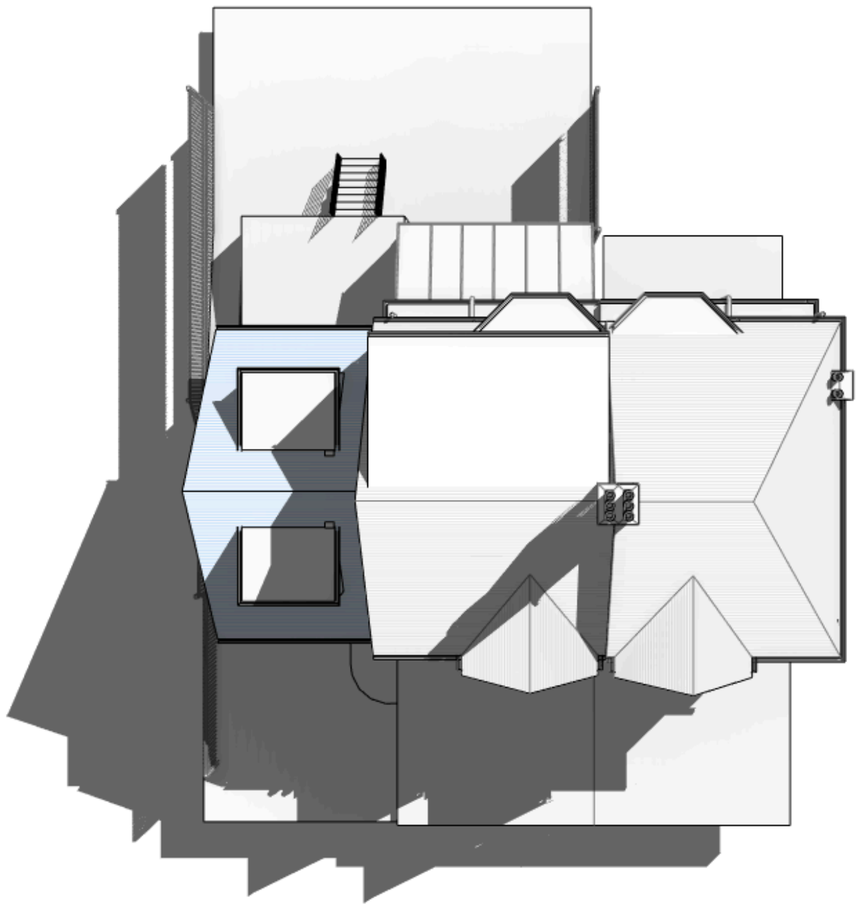
Development Opportunity

- Development Opportunity
- Replace and enlarge the side garage.
- Add a bedroom, en-suite and laundry room.
- Reconfigure the entrance lobby.
- Form a pitched roof with a front dormer.
- Provide stair access to the new roof space.
- Add a rear terrace with garden steps.
- Retain existing living spaces and first-floor bedrooms.
- Match existing wall and roof finishes.





1.5 Site Photographs



Site Plan



Existing Photos



Existing Photos



Existing Photos



Existing Photos

2.0 Planning History & Precedents

2.1 Planning History

- Planning History — 1 Wroxham Gardens
- Application Ref.: HGY/2025/2634
- Validation Date: 29 September 2025
- Decision Notice Sent: 3 December 2025
- Decision: Approved
- Proposal: Hip-to-gable roof enlargement, rear dormer, two front rooflights and one obscure-glazed side window.
- Application Type: Certificate of Lawfulness — Proposed Development
-

Relevance

- Confirms that the specified roof alterations to the existing house were certified as lawful.
- The certificate does not cover the proposed side extension.
- The record does not confirm whether the certified works have been completed.
- The current proposal requires assessment of its design, scale and impact on neighbouring amenity.

Relevant Adjoining-Site History

- Application Ref.: HGY/2024/0455
- Site: Separate land adjoining 1 Wroxham Gardens, to the rear of 10–12 Bidwell Gardens.
- Proposal: Construction of a three/four-bedroom dwelling with two bathrooms.
- Validation Date: 15 March 2024
- Decision: Approved with conditions.
- Decision Notice Sent: 18 September 2024.
- This approval relates to a separate adjoining plot, rather than the existing house. It does not establish a direct precedent for the proposed side extension.

2.2 Planning Precedents



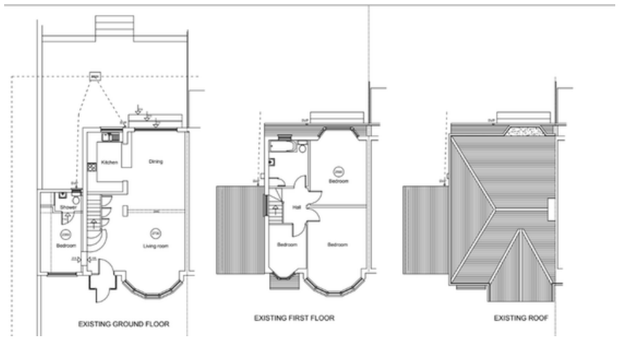
Image showing 13 Wroxham Gardens

13 Wroxham Gardens, London N11 2AY

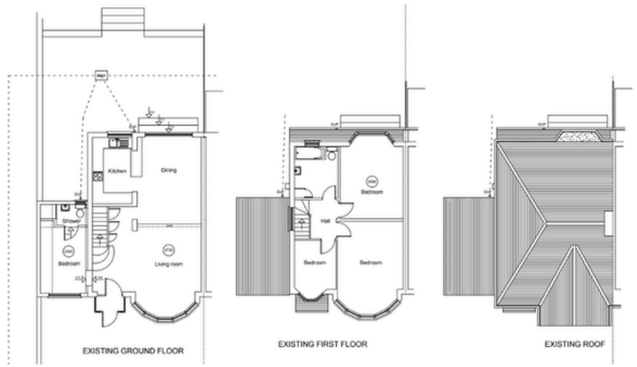
Application No.: HGY/2018/0340

Decision Notice Sent: 22 March 2018
Decision: Planning Permission – Approved with Conditions

Proposal: Erection of a single-storey side extension and a single-storey rear ground-floor extension.



Existing Floor Plans



Proposed Floor Plans



Existing Front & Proposed Rear Elevation



Proposed Side Elevation

Approved Proposal

- Single-storey side extension.
- Single-storey rear ground-floor extension.
- Approved with conditions.
- Decision notice sent on 22 March 2018.
-

Relevance to 1 Wroxham Gardens

- Located on the same street and within Haringey.
- Provides a nearby example of approved side and rear extensions.
- Relevant to the proposed ground-floor enlargement.
- Does not include first-floor accommodation or dormers.
- Comparison should consider scale, design and neighbouring amenity.

2.2 Planning Precedents

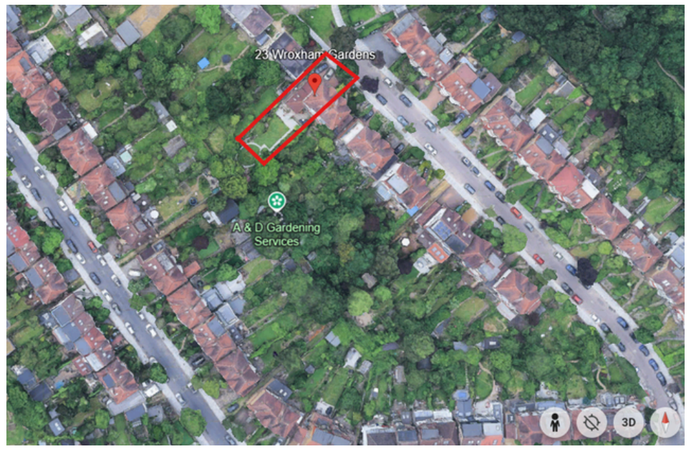


Image showing 23 Wroxham Gardens

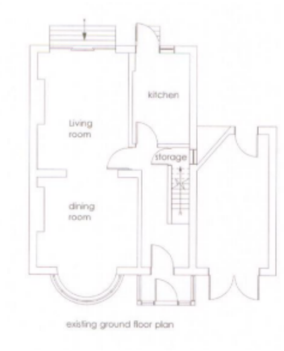
23 Wroxham Gardens, Wood Green,
London N11 2AY

Application No.: HGY/2008/2154

Decision Notice Sent: 23 December 2008

Decision: Planning Permission – Approved with Conditions

Proposal: Erection of a single-storey side and rear extension.



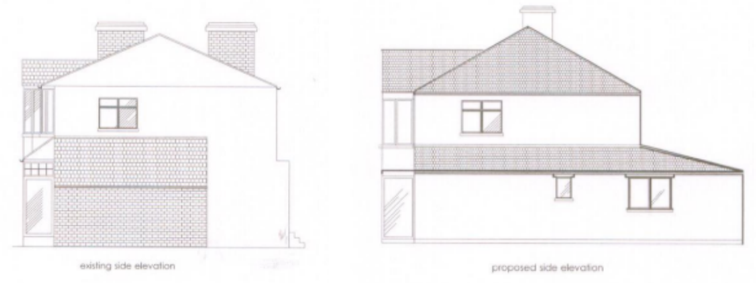
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing & Proposed Rear Elevation



Existing & Proposed Side Elevation

Approved Proposal

- Single-storey side extension.
- Single-storey rear extension.
- Approved with conditions in December 2008.

Relevance to 1 Wroxham Gardens

- Located on the same street and within Haringey.
- Provides a nearby example of approved side and rear enlargement.
- Relevant to the proposed ground-floor side extension.
- Does not establish a precedent for first-floor accommodation or dormers.

2.2 Planning Precedents

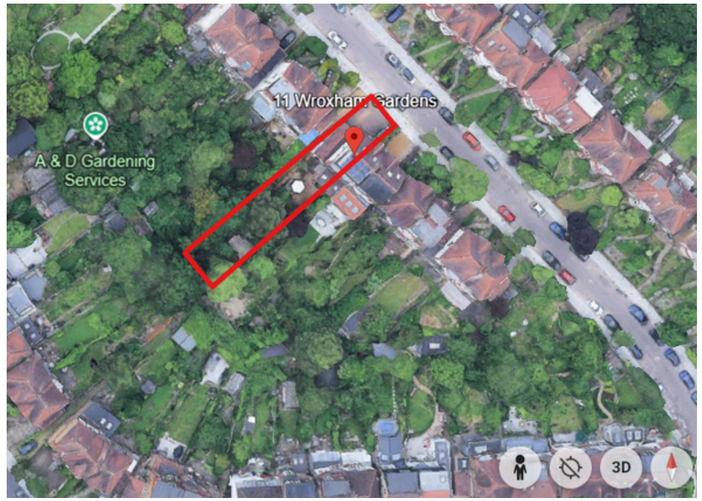


Image showing 11 Wroxham Gardens

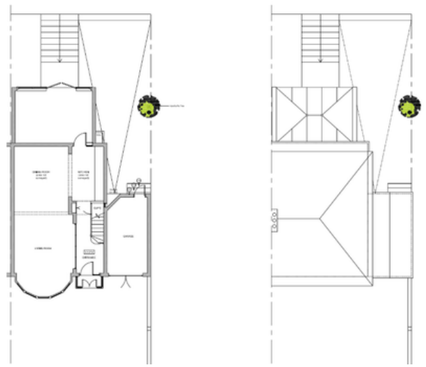
11 Wroxham Gardens, London N11 2AY

Application No.: HGY/2013/0147

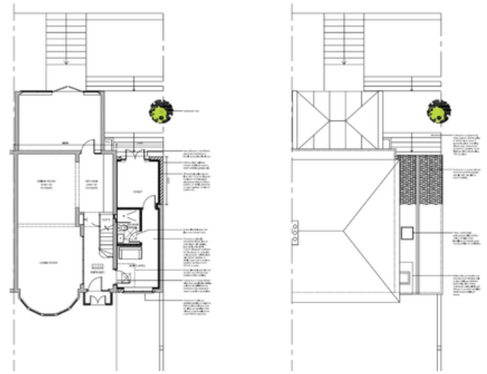
Decision Notice Sent: 22 March 2013

Decision: Permitted Development – Certificate of Lawfulness

Proposal: Extension of the existing garage and conversion into habitable space.



Existing Floor Plans



Proposed Floor Plans



Existing Front & Proposed Rear Elevation



Existing & Proposed Side Elevation

Certified Proposal

- Enlargement of the existing garage.
- Conversion to habitable accommodation.
- Certified as Permitted Development in March 2013.

Relevance to 1 Wroxham Gardens

- Located on the same street.
- Relevant to enlarging the garage area for residential accommodation.
- Provides local context for the proposed ground-floor works.
- Does not establish a precedent for first-floor accommodation or dormers.
- The certificate confirms lawfulness rather than approval on design merits.

3.0 Design Development

3.1 Proposed development

Floor Area Summary

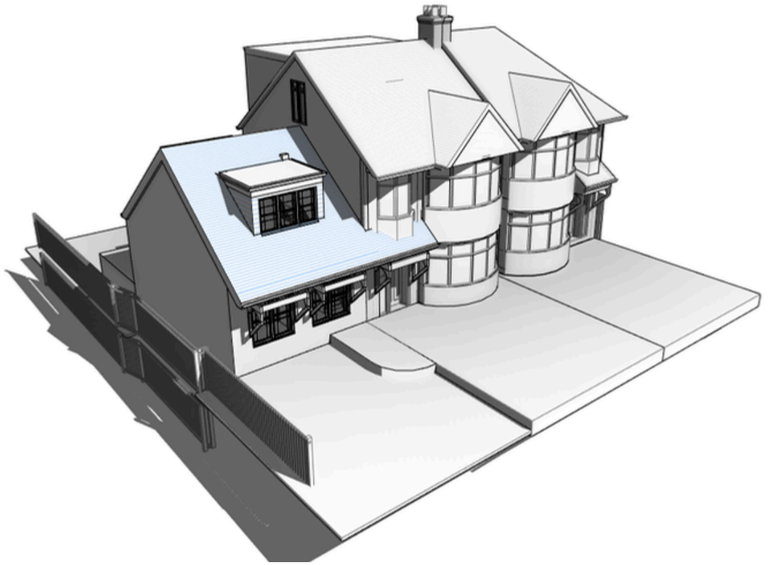
- Proposed bedroom: 19.46 sq.m.
- Proposed en-suite: 2.38 sq.m.
- Proposed laundry room: 4.80 sq.m.
- Bedrooms increased from three to four.
- Existing single dwelling retained.

Proposed Accommodation

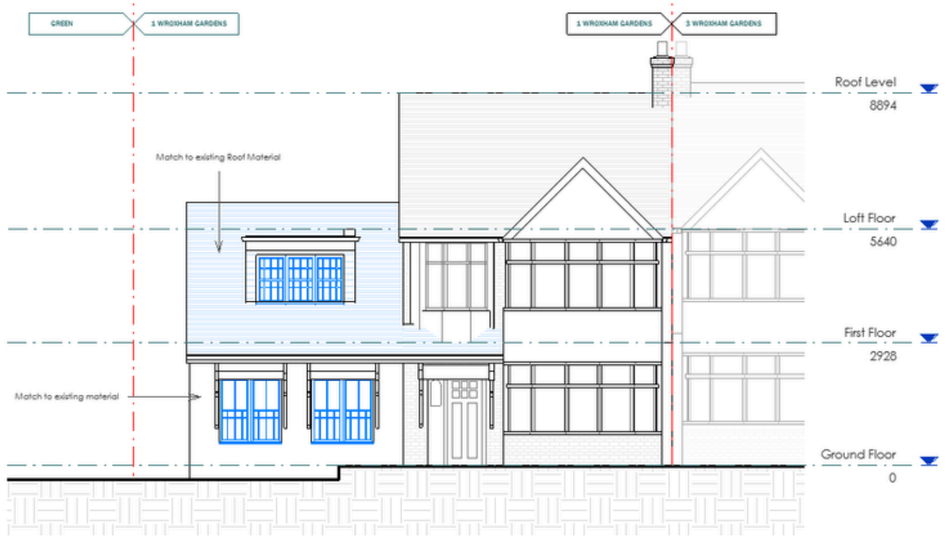
- Ground-floor bedroom with en-suite.
- Separate laundry room.
- Enlarged entrance lobby: 13.85 sq.m.
- Stair access to the new side roof space.
- Rear terrace with steps to the garden.

Proposed Opportunities

- Replace and enlarge the side garage.
- Provide an additional bedroom and supporting facilities.
- Form a pitched roof with a front dormer.
- Retain existing living spaces and first-floor bedrooms.
- Improve access to the rear garden.
- Maintain the property as a single-family dwelling.



Proposed Front View



Proposed Front Elevation

3.1 Proposed development

- The proposed development retains the property as a single dwelling, with accommodation across the ground and first floors and within the roof space above the side extension.
- The side extension provides one additional bedroom and an en-suite shower room, increasing the dwelling from three to four bedrooms.

- The proposed accommodation consists of:

Room	Level	Proposed Use	Proposed Area
Bedroom	Ground Floor	Double Bedroom	**19.46 m²**
En-suite	Ground Floor	Shower Room	**2.38 m²**
Laundry	Ground Floor	Laundry Room	**4.80 m²**
Lobby	Ground Floor	Entrance and Circulation	**13.85 m²**

- Existing dwelling retained as a single residential unit.
- One additional bedroom provided at ground-floor level.
- Total accommodation increased from three to four bedrooms.
- Existing garage area: approximately 14.70 m².
- Overall proposed GIA: approximately 178 m².

3.1 Proposed development

Side Extension — Existing to Proposed

Existing

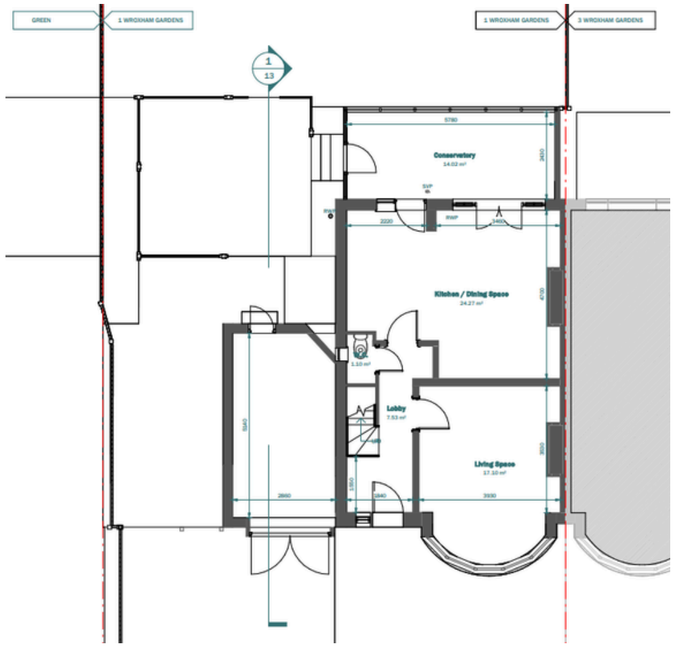
- Attached garage occupies the side of the dwelling.
- Garage access is provided from the front driveway.
- Main living accommodation is arranged within the existing house.

Proposed

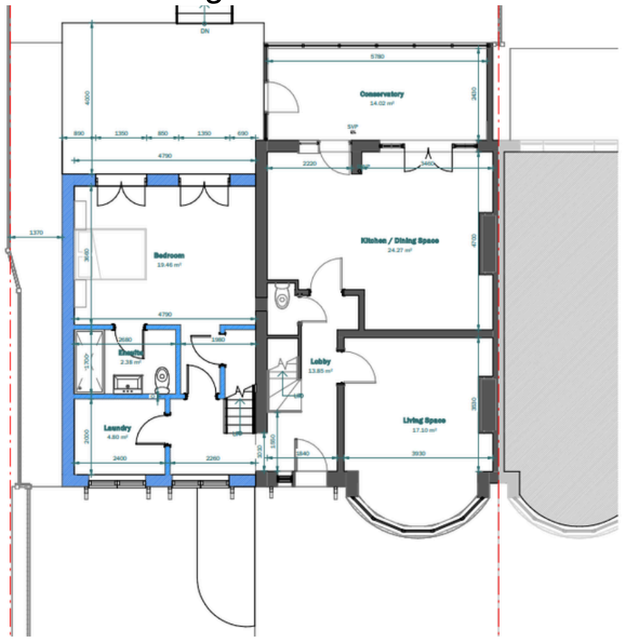
- Garage is replaced by an enlarged side extension.
- A ground-floor bedroom of 19.46 m² is provided.
- An en-suite shower room and separate laundry room are added.
- The entrance lobby is enlarged to connect the new accommodation.
- Rear doors open from the bedroom onto a terrace.

Design Development

- New accommodation connects internally with the existing house.
- Laundry facilities are located towards the front.
- The bedroom faces the rear garden.
- A pitched roof provides additional space above the extension.



Existing First Floor



Proposed First Floor

3.1 Proposed development

First Floor — Existing to Proposed

Existing

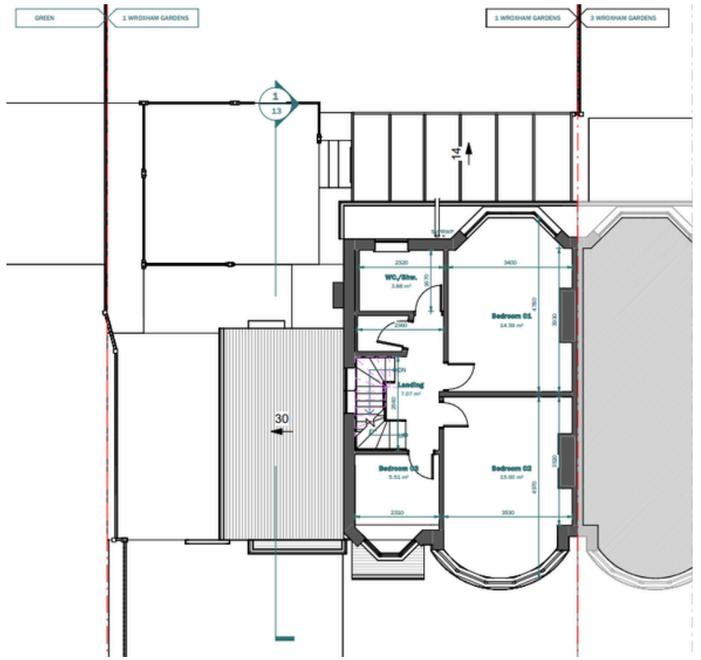
- Three bedrooms and a shower room served by a central landing.
- Main staircase provides access from the ground floor.
- No accommodation is provided above the garage.

Proposed

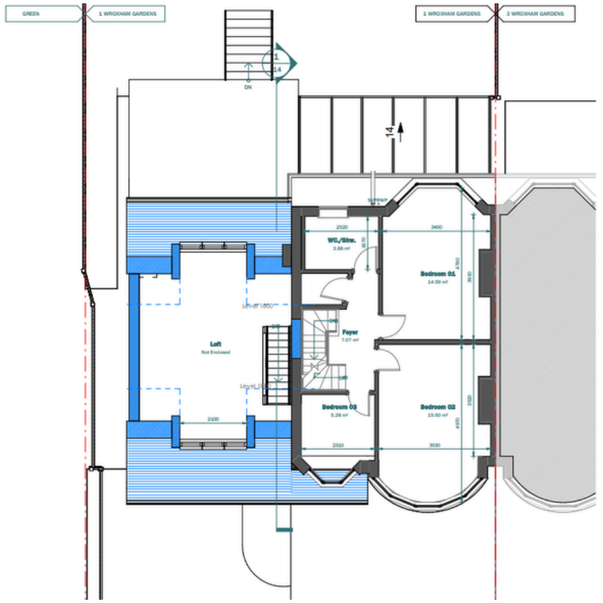
- Additional space is formed within the side extension roof.
- A separate staircase provides access from the ground floor.
- Front and rear dormers provide daylight and headroom.
- Existing bedrooms and the shower room are retained.
- Minor alterations are made to the landing and third bedroom.

Design Development

- New accommodation is formed above the side extension.
- The pitched roof remains below the main ridge.
- Stair access is incorporated within the extension.
- Changes to the existing first-floor rooms are limited.



Existing First Floor



Proposed Loft Floor

3.2 Proposed development

Access

- Existing pedestrian access from Wroxham Gardens is retained.
- Principal entrance is retained, with an enlarged internal lobby.
- A new staircase serves the side roof accommodation.
- Rear terrace steps provide access to the garden.
- Existing garage is replaced by residential accommodation.
- No lift is shown.

Refuse & Recycling

- No changes to domestic refuse and recycling arrangements are shown.
- No new refuse or cycle store is indicated.
- Collection arrangements remain as existing.

Impact

- The side extension increases the building footprint.
- A pitched roof and front dormer alter the side elevation and roofscape.
- New wall and roof materials match the existing house.
- Rear-facing doors open onto a raised terrace.
- The garage is replaced, with the front driveway retained.
- Neighbouring privacy, outlook and the terrace height require consideration.

3.2 Proposed development

Protection of Architectural Character

- Main house, front bay and principal entrance are retained.
- Works are concentrated along the side of the dwelling.
- Existing garage is replaced by residential accommodation.
- The extension roof sits below the main ridge.
- New windows reflect the proportions of the existing house.

Roof Form & Geometry

- A pitched roof is formed over the side extension.
- Dormer windows face the front and rear.
- Roof space is accessed by a new internal staircase.
- The main roof and chimney are retained.
- The lower ridge keeps the extension subordinate to the house.

Materials & Architectural Treatment

- Roof finishes to match the existing roof.
- External wall materials to match the existing house.
- New windows follow the existing architectural style.
- Glazed rear doors open onto the terrace.
- Window frames, fascias and rainwater goods are to be specified.

3.2 Proposed development

Fenestration & Vertical Rhythm

- Main-house windows are largely retained.
- New front windows replace the garage entrance.
- Front and rear dormers light the side roof accommodation.
- Rear glazed doors connect the bedroom to the terrace.
- New openings reflect the proportions of existing windows.

Contextual Response

- The main house is retained and extended to the side.
- Additional accommodation replaces the existing garage.
- The extension roof remains below the main ridge.
- The design considers adjoining 3 Wroxham Gardens and the open space beside the site.
- Wall and roof finishes match the existing house.

Boundary Treatment

- No changes to boundary enclosures are shown.
- A side passage remains beside the extension.
- The rear garden is retained.
- Terrace steps connect the new accommodation to the garden.
- The raised terrace requires consideration of neighbouring privacy.

3.3 Site Massing Development

Scale, Massing & Roof Form

- The main dwelling is retained, with an enlarged footprint to the side.
- The existing garage is replaced by a wider side extension.
- Ground-floor accommodation includes a bedroom, en-suite and laundry room.
- A pitched roof provides additional space above the extension.
- Front and rear dormers provide light and headroom.
- The extension ridge remains below the main roof.
- The main roof, chimney and rear garden are retained.
- The property remains a single dwelling.



Image 6: Proposed Rear View

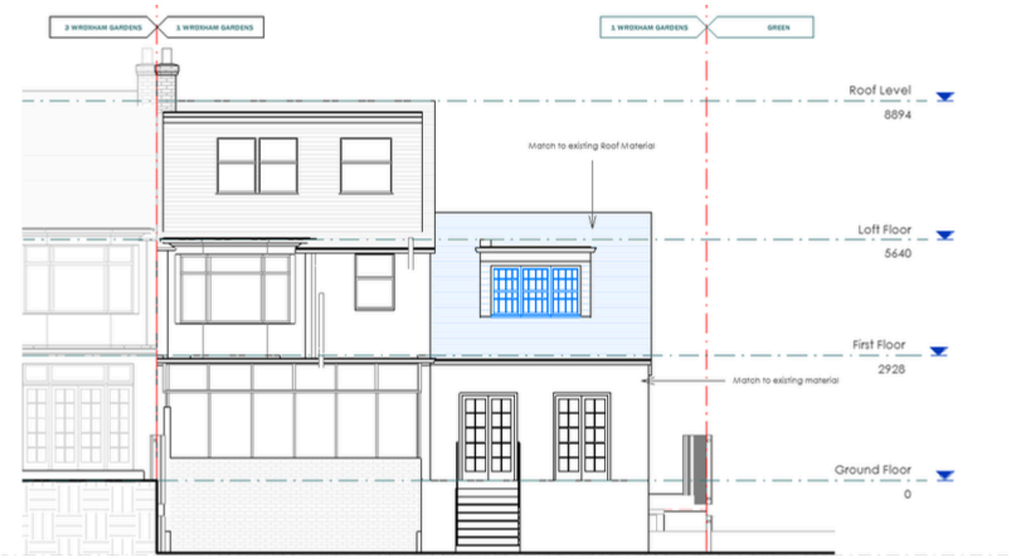


Image 7: Proposed Rear Elevation

4.0 Development plan & Planning Policies

London Borough of Haringey Planning Considerations



- Respect the existing house and streetscape.
- Keep the side extension subordinate.
- Match existing wall and roof finishes.
- Retain the main roof and front bay.
- Site lies outside a Conservation Area.
- No Article 4 Direction identified.



- Provide an additional bedroom and en-suite.
- Add a separate laundry room.
- Ensure adequate daylight and ventilation.
- Provide practical internal circulation.
- Maintain access to the rear garden.



- Retain access from Wroxham Gardens.
- Retain the principal entrance.
- Connect the extension through the enlarged lobby.
- Provide stair access to the new first-floor space.
- Retain domestic refuse arrangements.



- Protect neighbouring privacy and outlook.
- Consider views from new windows.
- Assess overlooking from the raised terrace.
- Avoid excessive enclosure or overshadowing.
- Consider adjoining 3 Wroxham Gardens.



- Keep the extension ridge below the main ridge.
- Integrate front and rear dormers.
- Reflect the proportions of the existing house.
- Limit visual bulk beside the boundary.
- Retain the main roof and chimney.



- Existing garage is replaced.
- Front driveway is retained.
- Confirm usable parking space on the driveway.
- No separate cycle store is shown.
- No additional dwelling is proposed.

5.0 Conclusion

5.0 Conclusion

- Conclusion

- The side extension replaces the garage with a bedroom, en-suite and laundry room.
- A pitched roof provides additional first-floor space.
- The lower ridge and matching materials complement the existing house.
- The main entrance, front bay and rear garden are retained.
- The property remains a single dwelling.

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