

DESIGN AND ACCESS STATEMENT

Including Heritage Statement

Flat A and Flat B, 7 Addington Road, London, N4 4RP
To Accompany Full Planning Application



Photo taken on the 08.09.2023

This document is intended to explain the works proposed to Flat A and Flat B, 7 Addington Road, London, N4 4RP.

This Design and Access Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Proposal

We are proposing a new rear extension, a garden room and new conservation style timber double glazed windows and doors to match existing.

The extension will have natural light through Velux windows, new doors into the garden and new windows. The extension will be built in London Stock brick and have a zinc roof. The extension will have a patio to bring in natural light and ventilation.

Problems with the existing condition:

- The front and rear of the property looks tired due to damage in the existing windows and doors.
- There is an existing Ground Floor Rear extension. It is in a bad condition, of unpleasant appearance, not sympathetic to the existing building or the conservation area.

- On the First Floor there is a small double door in a bad state of repair that leads into the Ground Floor Extension roof. This is not ideal as it is a hazard as it leads into an open roof. When this space is unofficially used as a terrace it overlooks the garden of the ground floor flat and 9 Addington Road.
- The geometry of the existing flat roof extension at 7A Addington Road and the sloped roof Extension at 5 Addington road looks odd.
- 7A Addington road has a large garden, however it has a very small, dark internal social area, below what is recommended by the London Plan for a two bedroom property.
- At the back, next to the rear wall, there is an existing small garden room in need of repair and part of the rear walls and fence are damaged and need repair.

Benefits of our proposal:

- The front and rear of the property will have new double glazed timber windows and doors to match existing. This will refresh the façade while keeping its character and original features. It will also improve the energy efficiency of the property.
- The new extension will be a modern addition sympathetic to the existing building. It will be clad in London stock brick.
- The new extension will have a sloped roof that mirrors the one in 5 Addington road and slopes down to the boundary with 9 Addington Road. This will make the extension roof heights fit better with the neighbouring properties. It will also create a more pleasant geometry when seen together with 5 Addington Road.
- The new extension will increase the social area space and it will add natural light and ventilation.
- The rear of the garden will look better with new timber fences, a repaired rear wall and a nice garden room.

The application should be considered against matters relating to the visual appearance, impact on the character of the area and neighbour impact.

The strategic design principals behind the design process are as follows:

- Use of appropriate materials, making good what is already there
- To increase the amount of natural daylight and ventilation in the property.
- To improve the energy efficiency of the building.

The energy efficiency of the building will be increased by the works through the use of double glazing. Waste disposal, composting and recycling facilities are not affected by the proposal. The new roof lights, doors and windows will be done to high quality of finishes appropriate for conservation areas. The windows will be double glazed timber frame to match the design and style of the existing ones. The changes will not affect the character of the building, and will match other similar buildings in the street. The changes will have a big impact in reducing energy consumption in the building by making it more thermally efficient and better ventilated.

The proposed extension, by reason of it filling in the void space adjoining the existing rear extension, will be full width at the back. However, given its dimensions compared with the original dwelling footprint, it is considered that the resulting footprint of the extension will be subordinate to the host building. The extension will be in line with the building line established by the existing rear extension. The extension will not be visible from the highway. And it will be of low height in the boundary with 9 Addington Road and be set back from the windows closest to the boundary.

Planning History

We couldn't find any recent planning history for 7 Addington Road.
OLD/1983/0003 10/8/83 - Conversion into one 2 bedroom flat and one 3 bedroom maisonette.

There have been several successful planning applications for extensions in Addington road and within the Stroud Green Conservation Area which serve as precedents to this proposal. They are listed below:

HGY/2016/1189 at 1, Addington Road – Rear Extension
HGY/2011/0942 at 5, Addington Road – Rear Extension
HGY/2009/1979 at 9, Addington Road – Rear Extension
HGY/2016/2888 at 18A, Addington Road – Rear Extension
HGY/2001/1218 at 6, Addington Road – Rear Extension
HGY/2018/3202 at 31, Quernmore Road – Rear Extension
HGY/2021/0470 at Flat A, 28 Quernmore Road – Rear Extension
HGY/2022/2477 at Flat A, 17 Dagmar Road – Side Extension
HGY/2023/2027 at Flat A, 29 Marquis Road – Rear Extension

The Site, Listing and Conservation

7A Addington Road is a ground floor flat. It forms part of a row of terraced houses in a predominately residential area. The property is in the Stroud Green Conservation Area and does not fall within the curtilage of a listed building.

The Use

Flat A, 7 Addington Road is a flat occupied by a single family and falls under class C3.

Character, Landscape and Appearance

Properties in this residential street are set back from the road and there are private gardens at the front and rear. No trees or hedges will be affected or removed as part of this application.

Layout, Amount, Scale and Access

The internal layout of the property will be modified as part of this extension to create better access to the garden and a larger living space. Access to the property from the road will not be altered. The scale of the building and its roof line has not been affected by the proposals. Nor has the unity character.

Heritage Statement

Based on the Local Authority's website, the fundamental consideration that should not be altered within Conservation Areas without specific permission covers the frontages, side facing roads, porches, front gardens, gates and painting the fronts. All other considerations, which cover the request for planning now before the Local Authority, should be allowable if sufficiently well designed or of a stature so as not to affect the amenity enjoyed by the neighbourhood. The proposal itself is considered not to cause harm to the amenity of surrounding land or buildings and it is considered to have little impact on the character of the heritage asset within the Stroud Green Conservation Area.

Policy

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: **NPPF** (in particular Chapter 12: Achieving well-designed places), **London Plan 2021**: Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design. **Haringey Local Plan**: SP11 Design; **DMP 2017** DM1: Delivering High Quality Design and Policy DM12: Housing Design and Quality. The Stroud Green Conservation Area does not have a current adopted appraisal.

We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents as the existing degree of overlooking would be reduced.

Site photos:



Photo taken on the 08.09.2023



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