

DESIGN & ACCESS STATEMENT

22A
Abbotsford Avenue
N15 3BS

January 2024

CONTENTS

1. INTRODUCTION 3

2. SITE ANALYSIS..... 3

3. PROPERTY 4

4. PLANNING HISTORY 5

5. PROPOSAL 6

6. MATERIALS 9

7. DESIGN IMPACT 10

8. ACCESS 10

9. FLOOD ASSESSMENT 11

10. SUMMARY 11

1. INTRODUCTION

This design and access statement has been prepared in support of a Full Planning Permission application for proposed work to the ground floor flat of a mid-terraced house at 22a Abbotsford Avenue, London N15 3BS ("the property"). The proposed development seeks to:

- Erect a rear non partial-width ground floor extension
- Lower the floor of the existing cellar

2. SITE ANALYSIS

The property is located on a residential road in the London Borough of Haringey which is lined with houses of a similar period and style.

The property is not located within or adjacent to any conservation areas, and nor is it a listed building. The property on the left-hand side, when viewed from the street, has remained unextended, retaining its original configuration. In contrast, the property on the right has been extending across all three floors.



Location Plan (red: application site)

The following aerial photograph shows a variety of extensions and building forms along Abbotsford Avenue in the vicinity of the subject property.

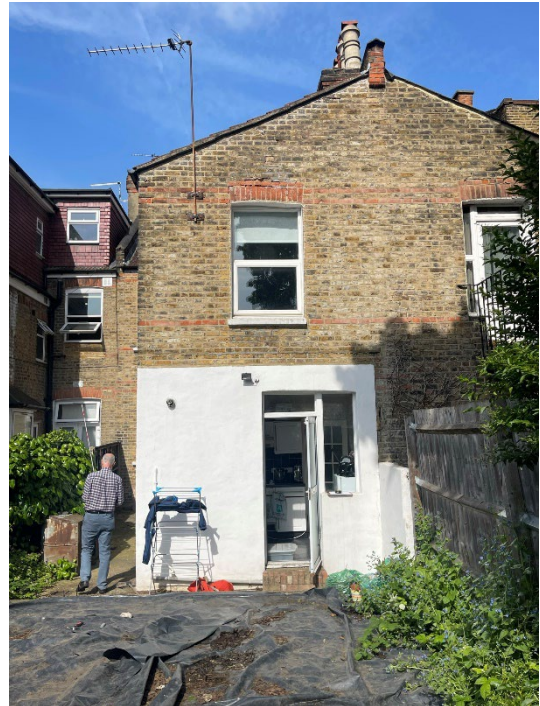


Aerial Image of Abbotsford Avenue numbers 22-30

(blue: neighbouring extension; red: application site)

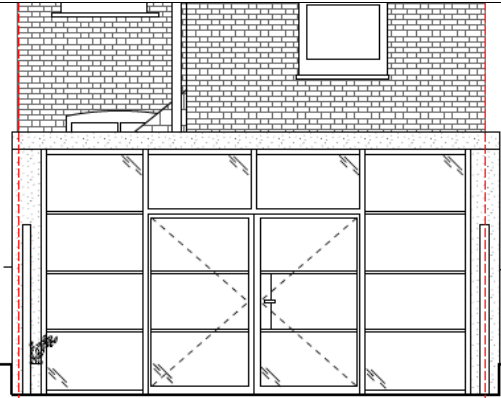
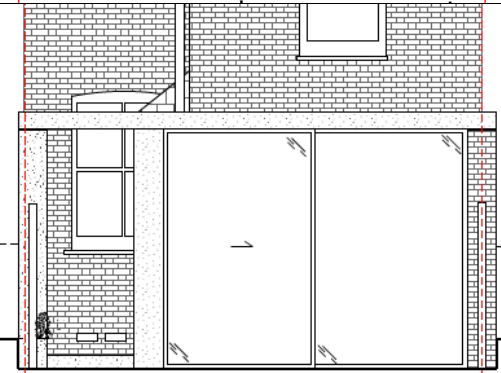
3. PROPERTY

The application property is situated on the ground floor of a two-storey terraced house that has undergone conversion into two lateral flats. The roofs are tiled, and walls are a combination of yellow-stock facing brick and white painted render.



Rear façade

4. PLANNING HISTORY

Case number	Date	Proposal	
Pre-Application Advice PRE/2023/0174	Sept 2023	Proposed full width single storey ground floor rear extension.	
Pre-Application Advice PRE1003700	Sept 2023	Proposed non full width rear extension	

Two pre-planning advice applications were submitted in September of 2023, followed by a virtual meeting with the planning officer on the 05/10/2023. Both schemes were discussed at the meeting.

Summary of Advice:

- The revised partial width design is considered likely to be acceptable.
- The proposal for a single-storey ground floor extension is considered to be acceptable in principle.
- Increasing the floor-to-ceiling height in the cellar is not considered as a significant structural stability hazard.

Case officer's feedback

Cellar: It is noted that the property currently has a part cellar space with the works here increasing the floor to ceiling height of such a space by 0.6m. The proposal would involve deepening the existing foundations downwards along the boundary with adjoining properties. The works here are not considered to represent a significant structural stability hazard, on the grounds of using industry standard underpinning in advance of the excavation works.

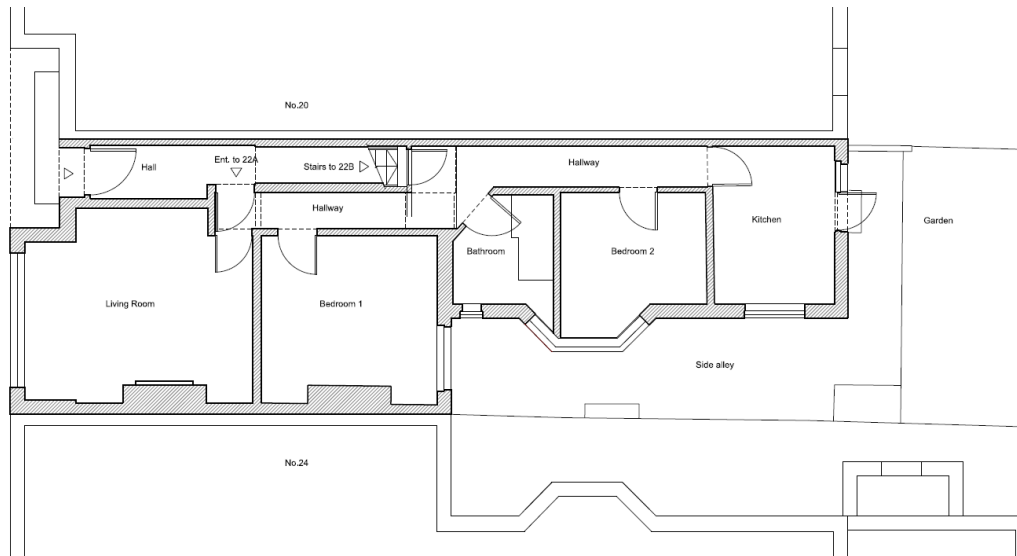
Rear Extension: The revised partial width design, with a height of approximately 2.5m and projection of 3.6m is considered likely to be acceptable.

5. PROPOSAL

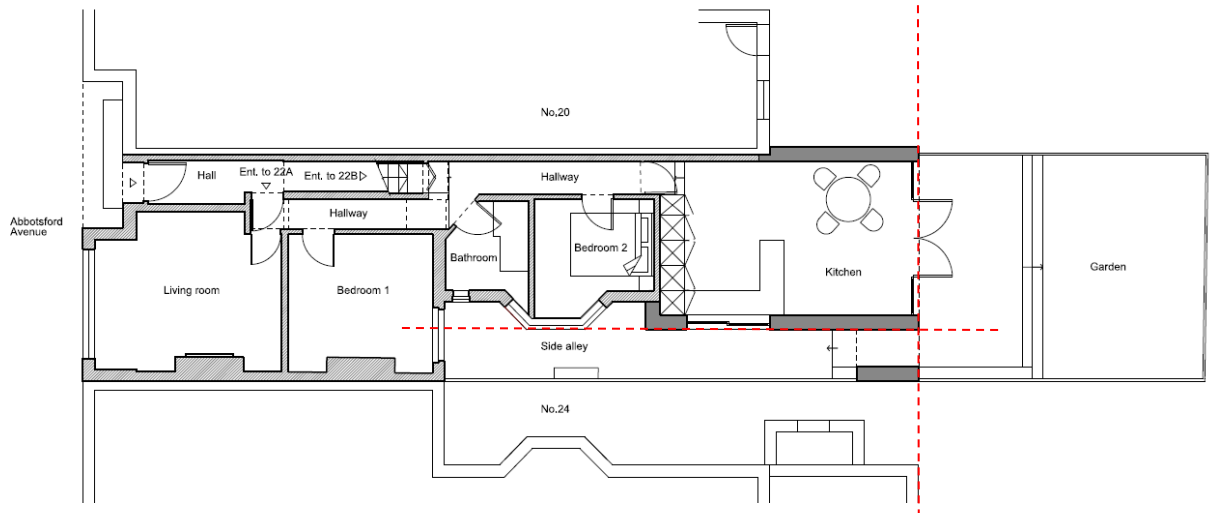
The proposal seeks (1) to lower the floor of the currently unused cellar to create sufficient headroom height, transforming it into a functional storage area and (2) to erect a partial-width ground floor extension to improve the connection between indoor and outdoor spaces while maximizing the kitchen's functionality.

The proposed design is formed by following three design principles:

- (1) The flank elevation wall is aligned with the wall of the side bay window.
- (2) The rear extension has the same projection length (3,6m) as the neighbouring extension of 24 Abbotsford Avenue.
- (3) The height of the proposed scheme followed the height of the neighbouring extension of 24 Abbotsford Avenue. Moreover, the BRE 45° Guidance was taken into consideration, in order the proposed scheme to not affect the visual outlook of the neighbouring properties.



Existing Ground Floor

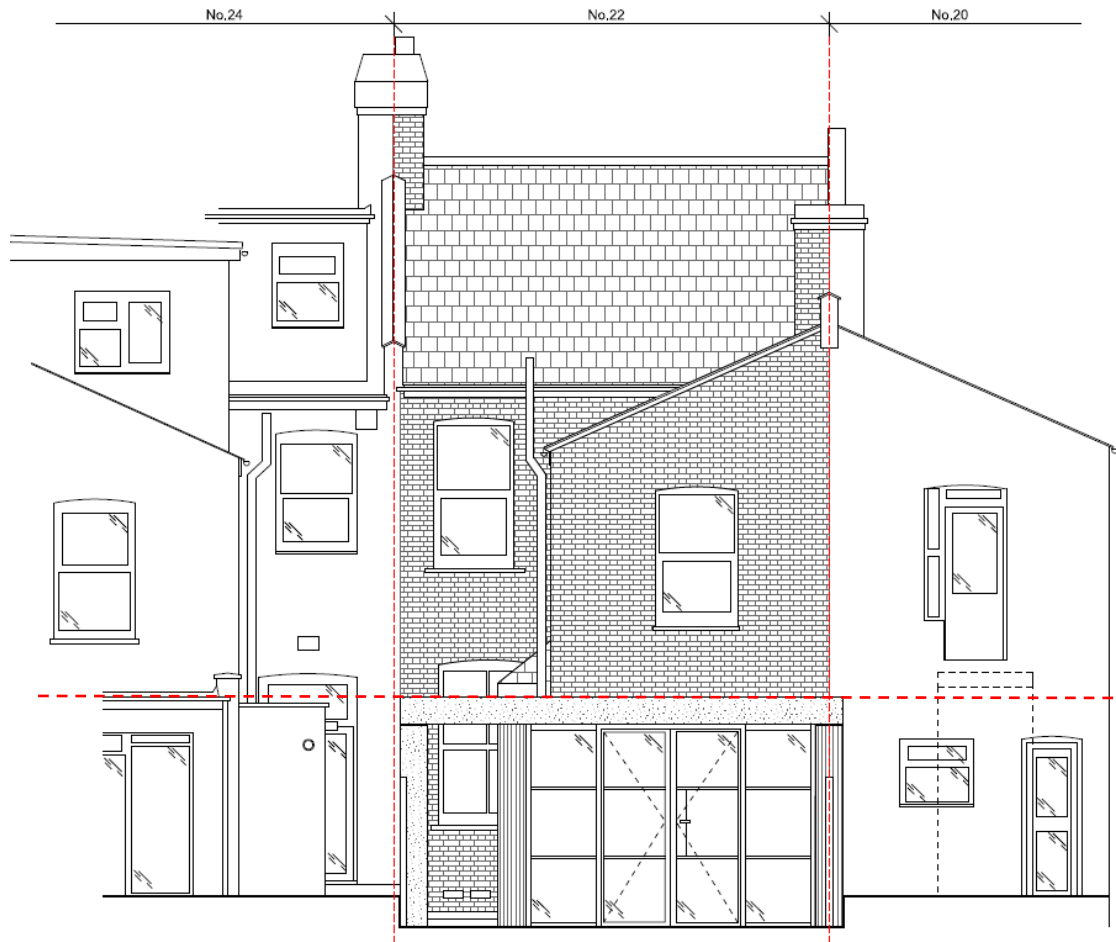


Proposed Ground Floor

In order to visually separate the new from the old, the proposed extension will be clad with high quality charred timber boards (board-on-board) which have been sustainably sourced.

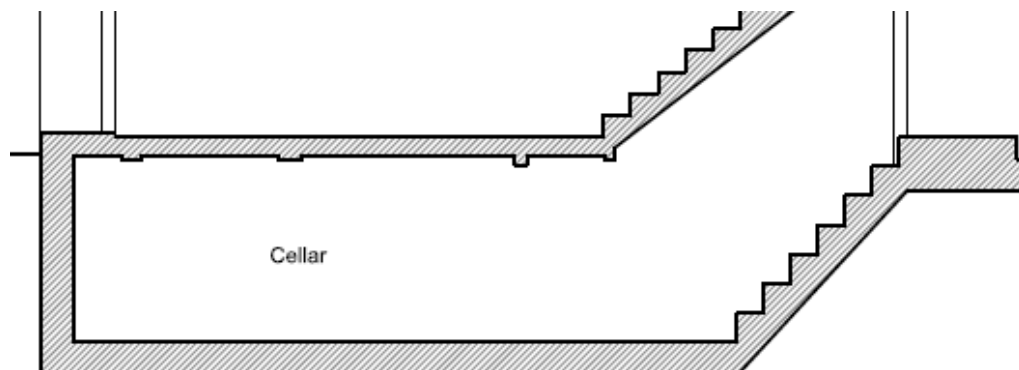
While a contemporary design is proposed, it does not detract from or harm the special character and appearance of the host building. A high-quality contemporary design has been conceived over a pastiche design which we feel is more appropriate in this context.

The proposed scheme has been carefully considered in relation to the proportions and materials of the existing house.

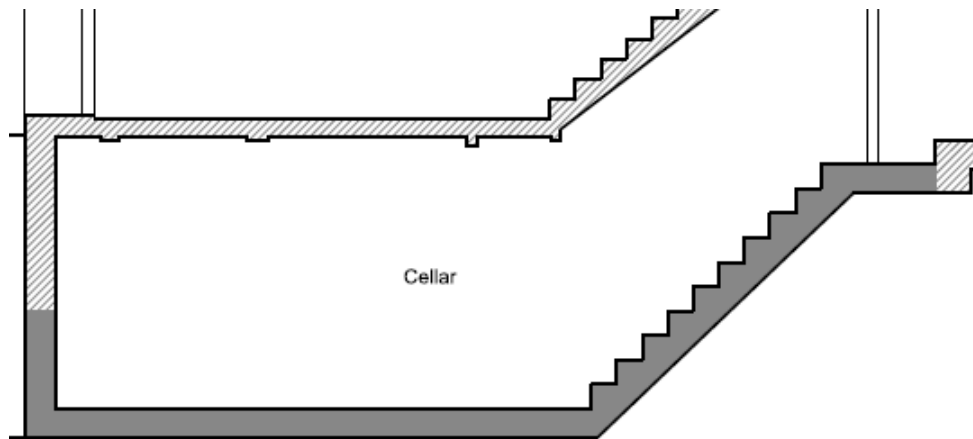


Proposed rear elevation

The cellar is situated in the property's basement and currently has a floor-to-ceiling height of 1500mm, rendering it difficult to use. To address this limitation and maximize the storage potential, the ceiling height of the cellar could be increased to 2.3m, offering improved functionality and usability.



Existing cellar section



Proposed cellar section

6. MATERIALS

The proposed extension will consist of high-quality materials: high quality sustainably sourced timber cladding, black powder coated aluminium frames, reveals, concrete and rainwater goods.



Timber cladding (left), Concrete finish wall (right)



Artist's impression rear elevation

7. DESIGN IMPACT

The proposed extension has been considered against all relevant national, regional and local planning policies, as well as any relevant guidance.

It is a carefully considered and contained extension which is sympathetic to its context.

The proposal will not appear overbearing or create any undue sense of enclosure for the occupiers of any neighbouring properties.

By designing the new extension according to the BRE 45° approach and not extending further ensures that the new massing will not be harmful to the outlook or visual amenity enjoyed by the neighbours.

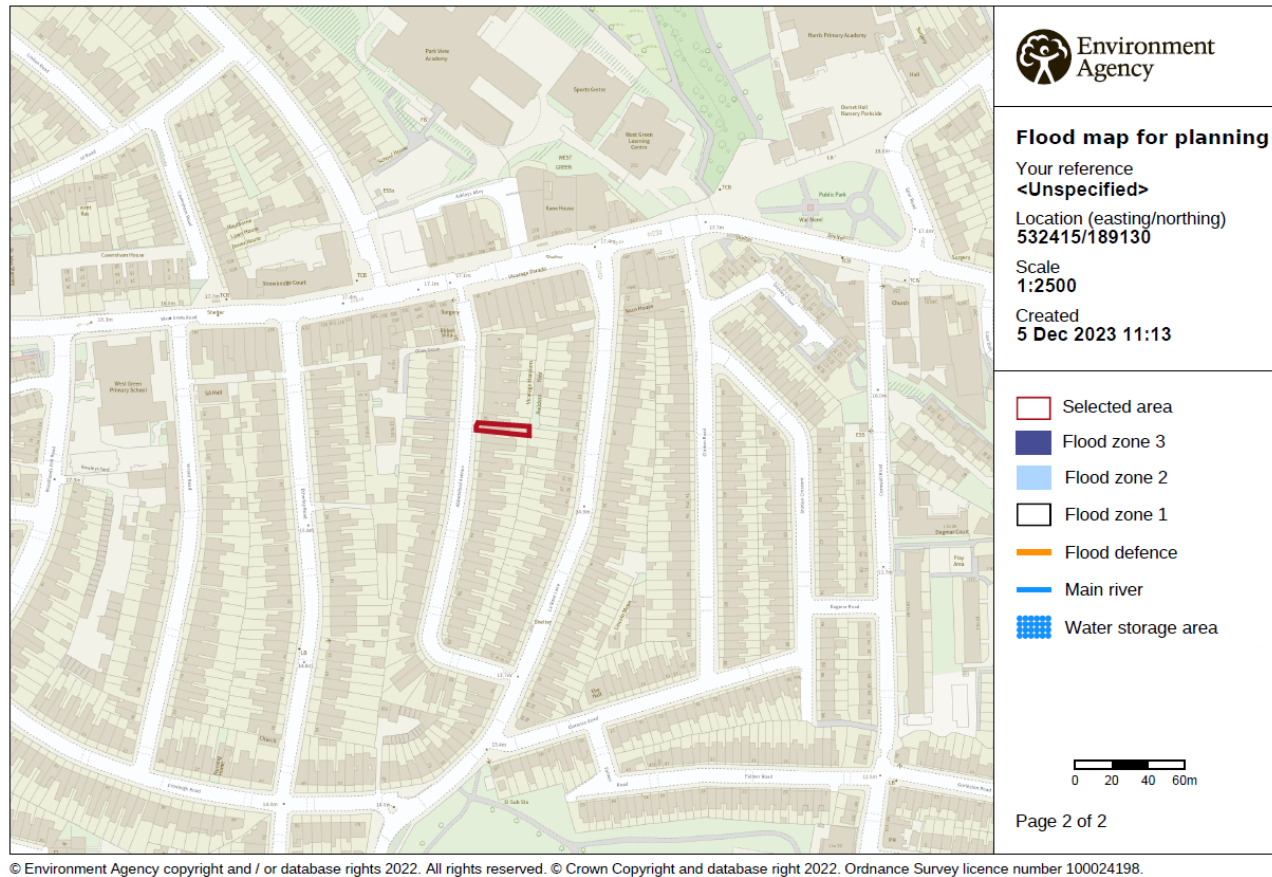
The high-quality finishes and detailing will create an extension that is in keeping with the terrace which has been added to and changed over the decades.

Abbotsford Avenue is layered with different kinds of roofs and extensions which vary in size and shape. The property is one of the few remaining buildings that has not extend neither vertically and nor horizontally.

8. ACCESS

No proposed changes.

9. FLOOD RISK ASSESSMENT



The site is located in Flood zone 1, an area with a low probability of flooding. The application site is not near any river or water storage. The map was produced through the GOV.UK website.

Developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.01 ha.

10. SUMMARY

- The proposal, when viewed from the neighbouring properties/streets, would not appear overbearing or dominant, thus supported by Haringey's Local Plan.
- The proposed style and use of materials are complementing the property's elevations and materials, thus supported by the Local Plan
- The proposed development is a well-considered scheme respecting the identified value of the main building.

- The design will comprise of the highest quality materials and whilst being appropriate to its context.
- Information submitted in support of the application demonstrates that the proposal has been carefully considered against, and conforms with, relevant policies and guidance.

A handwritten signature in blue ink, appearing to read 'Byron Bassington', with a stylized, cursive script.

Byron Bassington ARB RIBA MRICS MPTS

On behalf of BAS Architects Ltd.