

Design & Access Statement

97 Higham Road,
London,
N17 6NL

London Borough of Haringey

14 February 2024

Creation of ground floor rear extension with stepped terrace to garden; loft addition to rear of roof; reinstatement of previously removed first floor bay window to front of property; new window to rear first floor bathroom; x3 roof lights to front roof face; new brick wall to front garden

This document has been produced in support of the planning application for the above stated property.

The document is designed to describe the site, its built and policy context together with details of the proposed development, and how these have been aligned with local area and national Planning.

We trust that you will find this document useful, however, if any further information or clarification is required please do not hesitate to contact Studio Varey Architects on the details provided below.

Property

The property in question is a mid-terrace family home, located within the London Borough of Haringey.

The property is not listed, and is not located within a conservation area.

The property sits within a run of 9 terraced properties of similar design and appearance. The semi-detached end of terrace properties exhibit gable dormers above first floor bays. All of the other properties within the run (excluding No.97) have the same bays, but with a flat roof arrangement.

We have been unable to find any record within the planning system for the removal of the front facade bay window to No.97, but given their presence on all other properties, it would seem logical that this property would have had a matching bay when originally built. A Google Maps Street View dating back to August 2011 shows the bay absent, so any removal would have been before this date.

Site Description & Context

97 Higham Road is located within a largely residential area.

The local typology predominantly consists of other residential properties, with 2 storey+roof family homes being the preeminent property type.

The property sits on a North / South axis, with the Lordship Recreation Ground directly behind the rear garden to the north. Slightly to the North-North-East of the rear garden of the property sits the Higham Road Allotments.



The Proposed Development

The proposal as defined by this application is to undertake a series of alterations to allow the owners to improve their use of the property. The works will assist in ensuring the property is better suited to the requirements of modern life.

Every effort has been made to ensure the proposal is respectful to surrounding properties, and has little impact on neighbours amenity and use of their properties.

The key aspects of this proposal are as follows:

- Ground floor rear extension in a light toned brick, combined with timber and stone elements
- Loft conversion to the rear section of roof to create additional bedrooms, finish in tiles
- Reinstatement of previously removed first floor bay window
- Replacement of x2 windows to (currently) separate bathroom/WC at first floor with x1 new larger window in new combined bathroom
- x3 skylights to front roof face
- Stepped terrace to rear of proposed ground floor rear extension to assist in steep garden level change
- New wall and gate to front garden

Policy Considerations

In preparing this application, the proposal has been assessed against relevant local and national policies.

Of particular note is Haringey Development Management DPD (July 2017).

Policy DM12: Housing Design & Quality

Section E of the above policy states:

“Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The following policy sub-sections apply to this project:

3.13

The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

No.95 Higham Road has an existing rear extension (HGY/1990/1277), which has formed the volumetric basis for the proposed extension. The height of the new extension matches the existing extension to No. 95, with its depth also being a point of alignment for the proposed extension.

The design approach was to create something that would improve the level and quality within the home, whilst enabling the applicants to maximise views across Lordship Recreation Grounds. An existing drainage run to the rear garden has created a step in the design, allowing for proper drainage management with a new manhole allowing for servicing and access. This step in the design sits adjacent to the boundary with No. 99, reducing any over-bearing impact from the proposal.

Presently, x5 of the 9 properties within this run have some a full width rear, x2 (including No.97) have a small rear addition, whilst the remaining x2 properties have what appear to be small (possibly original) lean-tos to the rear.

There are currently x4 roof additions of varying sizes in the run.

3.14 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.

Every consideration has been taken to ensure that the new addition sits comfortably on the existing property, subservient in scale to the host dwelling. The glazing to the proposed loft addition is aligned with the existing and proposed first floor rear glazing, to create uniformity in appearance.

To the front, it is hoped that reinstatement of the missing bay window will allow for the property to better sit within its context, and appear more in keeping with its immediate neighbours.

3.15 Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.
As described above, the form and volume of the proposed rear extension takes note of existing proposals within this run of properties, in particular the immediate neighbour to No. 95. The existence of multiple full width rear extensions should serve as suitable precedent examples of what has been deemed acceptable historically.

3.16 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.
The loft extension is to the rear only.

Relevant Local Planning Approvals / Works

85 Higham Road
HGY/2017/3201
Single storey extension

95 Higham Road
HGY/1990/1277
Erection of single storey rear extension

101 Higham Road
HGY/2018/3015
Proposed loft conversion with rear dormer (and hip to gable)

101 Higham Road
HGY/2007/1816
Erection of ground floor rear extension, two storey side extension and conversion of garage into habitable room

Appearance & Materials

Ground Floor Extension
The extension will seek to have a softening effect on the main building, through the use of a complimentary light toned brick (the house is a white painted brick), natural oak doors and windows, with concrete window sills and heads. The roof will be finished in a suitable material, with a green roof to sit around the skylight.

Roof Addition
The roof addition will be finished in tiles to match the roof, with glazing to match the house. The Juliet balconies will be glazed.

Front Garden Wall
Brick to match the house.

Access

On a micro level, the property is accessed via the original front door from the property.

On a macro level, the property is well served by local roads and transport links, The W4 bus route passes directly outside the property, with the 230 and 341 routes a short walk away. Seven Sisters is the closest tube station.

Conclusion

These proposed works have been designed to meet the needs of the applicant through a considered and studied assessment of core local and national policies relevant to this application. We believe this proposal will assist in the continued positive development of the Borough's built environment.

We trust that the supplied information sufficiently details the proposed development though we would welcome the opportunity to provide any additional information which will assist officers in their response to this application.

We look forward to working with the authority in a positive and proactive manner.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nick Varey', with a stylized flourish at the end.

Nick Varey

For and on behalf of Studio Varey Architects