

DESIGN & ACCESS STATEMENT

40 Hornsey Park Road
February 2024

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Planning Authority
London Borough of Haringey

01.00 | Introduction & Planning Statement

This Design and Access Statement has been prepared to support a planning application for the proposed rear ground floor extension to the existing house-flat of the semi-detached dwelling at 40 Hornsey Park Road, situated in the Wood Green area.

The proposed alterations seek to rationalise and refresh both the existing interior and exterior spaces. Simultaneously, additional internal floor area will be introduced to the current flat through a sympathetic extension to the rear, utilising traditional external finishes and components. This approach is intended to preserve and enhance the prevailing architectural character of the area.

The external modifications have been carefully developed through a thorough examination of the predominant architectural styles along Hornsey Park Road and its immediate vicinity.

The proposed rear additions have been strategically positioned to avoid overlooking by neighbouring properties. They are designed to a high standard, incorporating a blend of well-detailed traditional and contemporary materials that are sympathetic to the existing building. This design aims to preserve and enhance the distinctive character of the Wood Green area and the overarching council of Haringey.

The design and access statement elucidates how the external and internal proposals will rationalise the outdated flat layouts. This involves replacing the current extension with a better-suited structure that complements the existing building, providing homes better suited to 21st-century lifestyles. Meanwhile, it ensures the retention of the existing amenity and outlook enjoyed by occupants of neighbouring properties.

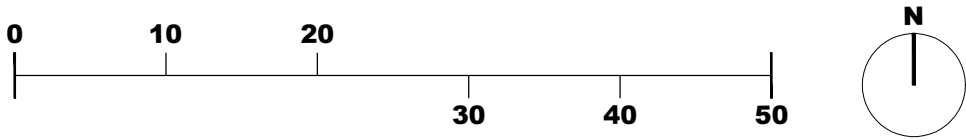


02.00 | Site and Context

The site is situated in the Wood Green area along Hornsey Park Road and does not fall within a conservation area.

All residences along Hornsey Park Road, between Ravenstone Road and Malvern Road, are semi-detached. The applicant’s site benefits from a comfortable distance to the adjacent property (42 Hornsey Park Road) due to the property’s diagonal orientation. This can be observed in the proposed site plan and aerial photographs that will follow. The property at number 38 includes a rear ground floor extension, approximately 4.1 metres deep.

Furthermore, the applicant’s site features a secondary entrance on the side of the property, with a minimum width of 1 metre. This entrance is retained as part of the proposal. In contrast, other properties such as numbers 36, 34, and 32 have ground floor rear extensions that extend further from the building line, flanking their side boundaries.



03.00 | Existing Plot





05.00 | Relevant Planning Policy

As part of the development of this application the relevant National Policy has been considered as well as the London Plan and Haringeys DPD as adopted in 2017.

Policy DM 1: Delivering High Quality Design
Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a** Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b** Make a positive contribution to a place, improving the character and quality of an area;
- c** Confidently address feedback from local consultation;
- d** Demonstrate how the quality of the development will be secured when it is built; and
- e** Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

B Development proposals should relate positively to their locality, having regard to:

- a** Building heights;
- b** Form, scale & massing prevailing around the site;
- c** Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d** Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e** Rhythm of any neighbouring or local regular plot and building widths;
- f** Active, lively frontages to the public realm; and
- g** Distinctive local

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a** Landform;
- b** Levels, slopes and the fall of the ground;

- c** Trees on and close to the site;
- d** Landscaped boundary and treatments; and
- e** Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours. The Council will support proposals that:

- a** Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- b** Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- c** Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from arise from the use and activities of the development.

Policy DM12: Housing Design and Quality

A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space

standards of the London Plan and the Mayor’s Housing SPG.

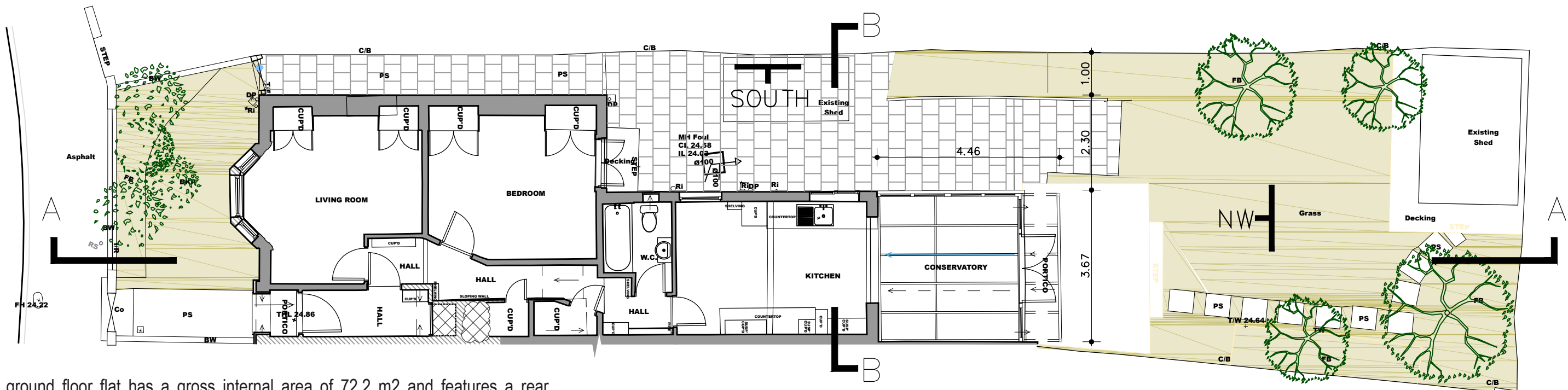
B Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children’s play space.

Residential Extensions

E 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.

F New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor’s Housing SPG.

G Proposals for residential extensions should have regard to the Council’s relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

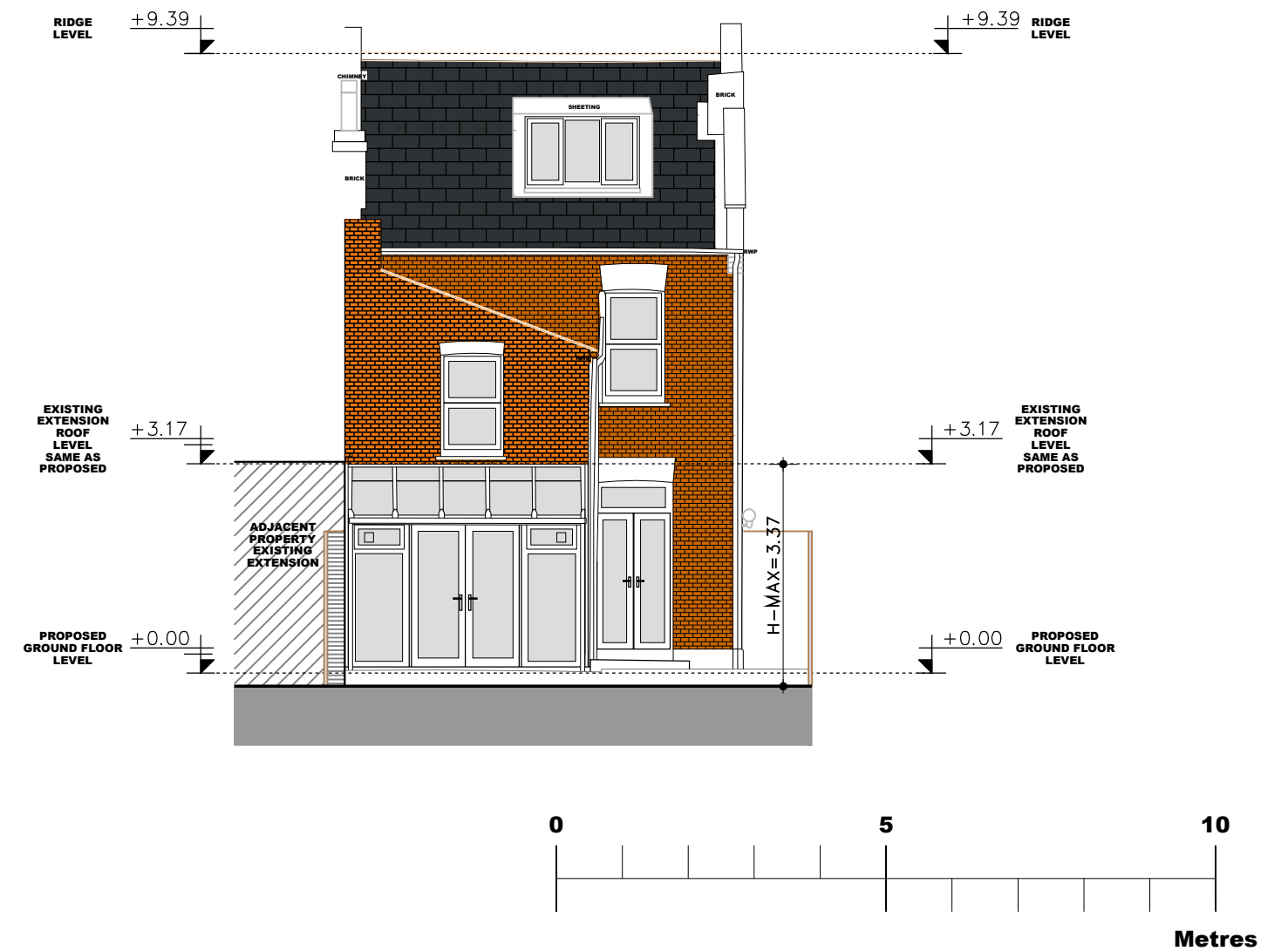


The existing ground floor flat has a gross internal area of 72.2 m2 and features a rear glass conservatory that preserves the width of the original rear outrigger of the house. This configuration creates a space with a dysfunctional layout and limited width. Furthermore, the all-glass structure of the conservatory leads to notable thermal inefficiencies, with significant heat loss in the winter and heat gain in the summer.

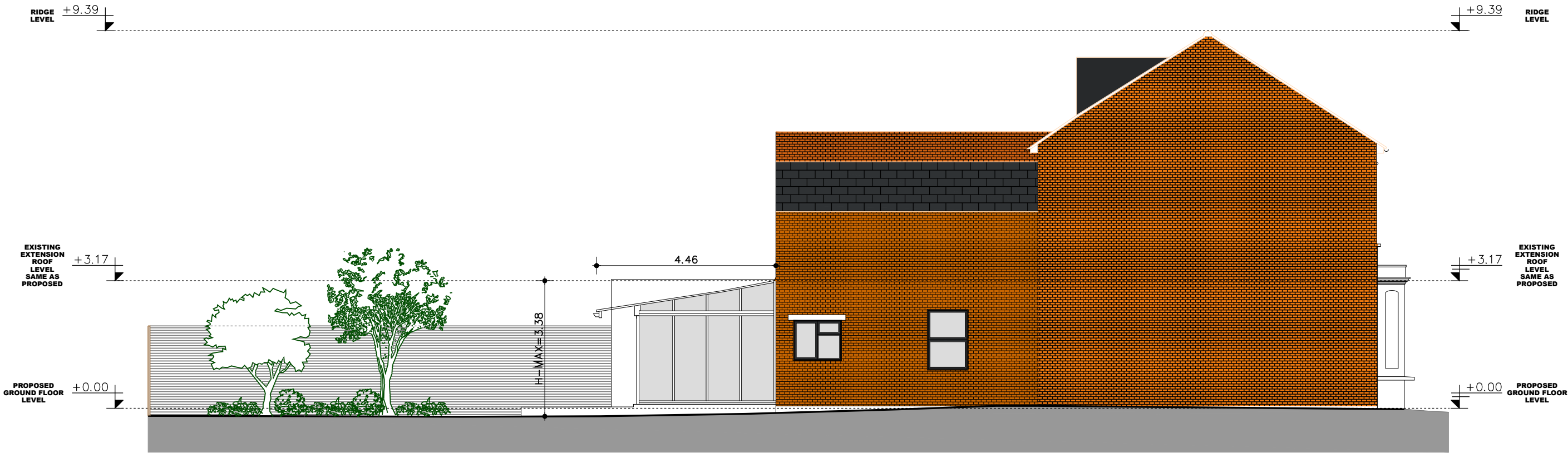
The applicant seeks to rationalize the ground floor by introducing a slightly larger rear extension. This extension will adhere to contemporary energy standards, thereby addressing the thermal issues of the existing glass conservatory whilst concurrently elevating the overall aesthetic of the semi-detached dwelling.

Existing North West Elevation

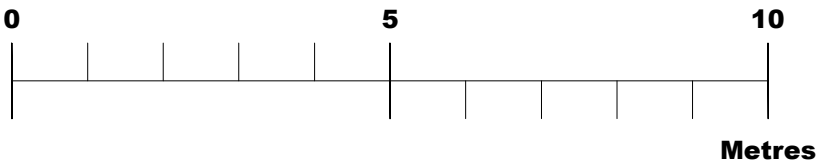
The North West Elevation illustrates the current building structure, featuring the existing rear conservatory, which shares the same height as the rear ground floor extension of the adjacent property at number 38. Regrettably, the rear conservatory neither complements the existing house nor enhances it. Simultaneously, it restricts internal layout configurations and contributes to energy inefficiencies.



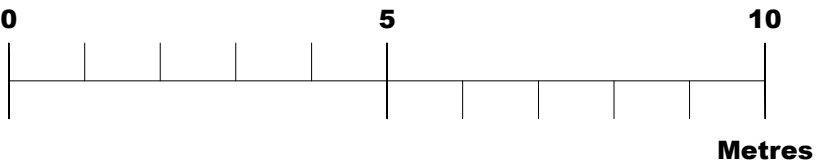
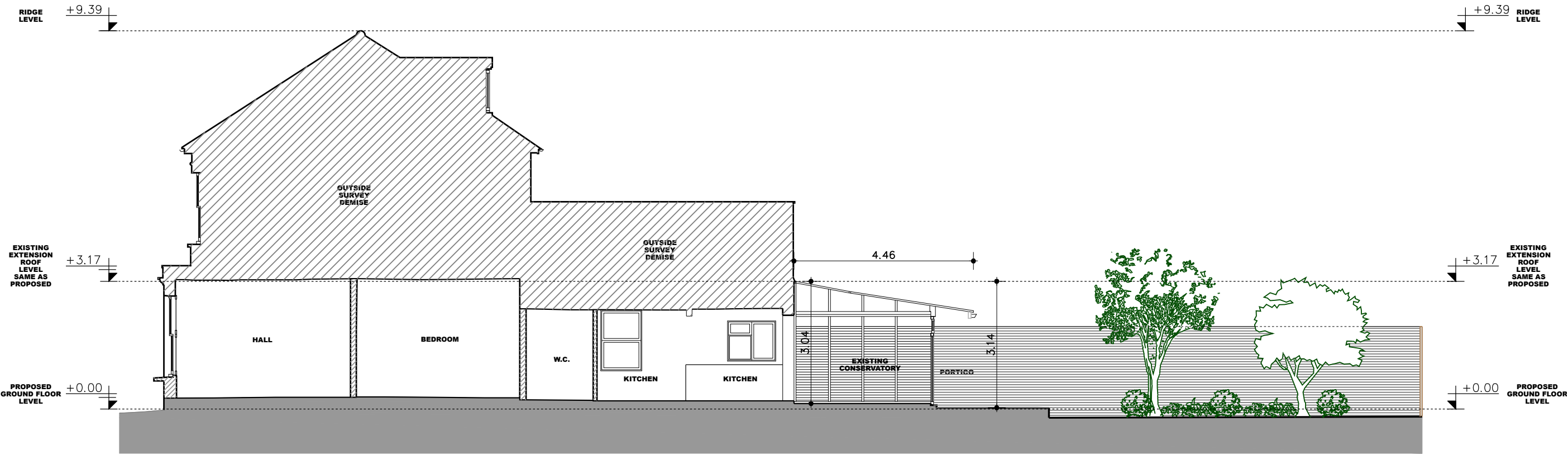
Existing South Elevation



The current South Elevation reveals the length of the existing conservatory in comparison to the rear ground floor extension of the adjacent property at number 38.



Existing Section A-A



07.00 | Relevant Planning History

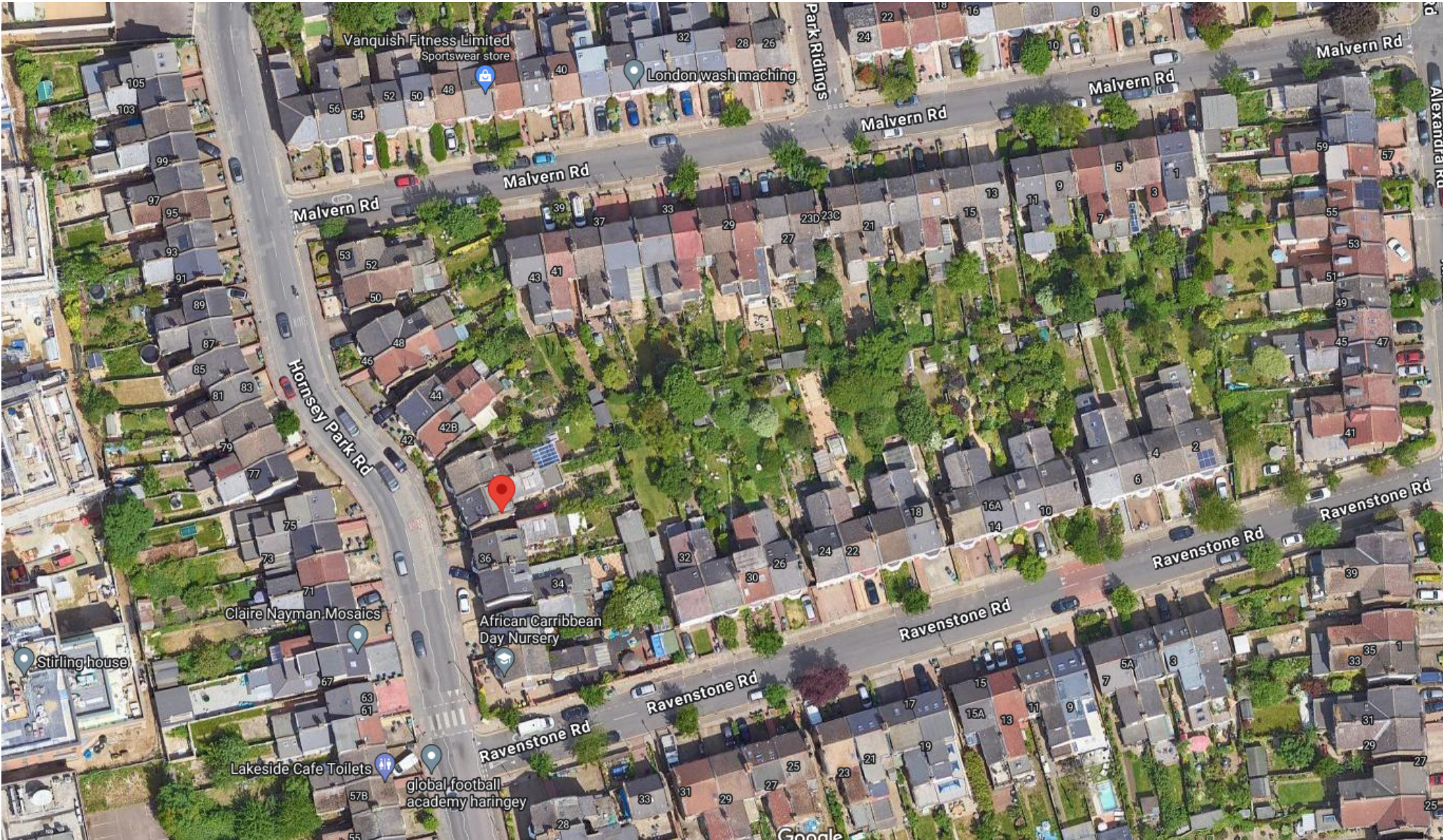
As part of this submission, the applicant proposes comparable alterations concerning massing and internal layout changes to those in other granted planning applications in the near vicinity, with the aim of aligning the turn-of-the-century dwelling with contemporary living standards.

Furthermore, the applicant’s site benefits from a comfortable distance from the property at number 42. This ensures that the proposed extension will not exert an overbearing effect and compromise the amenity space of the neighboring property.

Additionally, the adjacent property at number 38 already has an existing extension extending approximately 4.1 metres from the rear elevation of the semi-detached building. This feature will complement volumetrically the proposed extension of the applicant.

Bellow are similar granted planning applications in near vicinity to the applicant’s site. It should be noted that these applications do not benefit from the distance that the applicant’s site has to the neighbouring property at number 42 Hornsey Park Road.

11 MALVERN ROAD	HGY/2016/0730
29 MALVERN ROAD	HGY/2020/1927
34 HORNSEY PARK RD	HGY/2011/0915
75 HORNSEY PARK RD	HGY/2021/0438
17 RAVENSTONE ROAD	HGY/2018/3642



08.00 | Studies for proposed materials and design details

As part of this submission, a meticulous examination of the proposed materials has taken place to craft a contemporary structure, drawing inspiration from traditional yet diachronic elements. This includes the use of Lime Plaster externally and Crittall Style doors, blending modern aesthetics with timeless architectural features. This thoughtful selection aims to create a harmonious and enduring design that seamlessly integrates into its surroundings.



09.00 | Design Proposal

The proposed design aims to rationalise the existing house by sensitively extending it towards the rear and side, maintaining a comfortable distance from the rear boundary of the site and the adjacent property at number 42 Hornsey Park Road.

Considerable attention has been devoted to the detailing of the proposed extension, incorporating traditional materials such as brick, Lime Render, and Crittall Doors with aluminum shadow gaps.

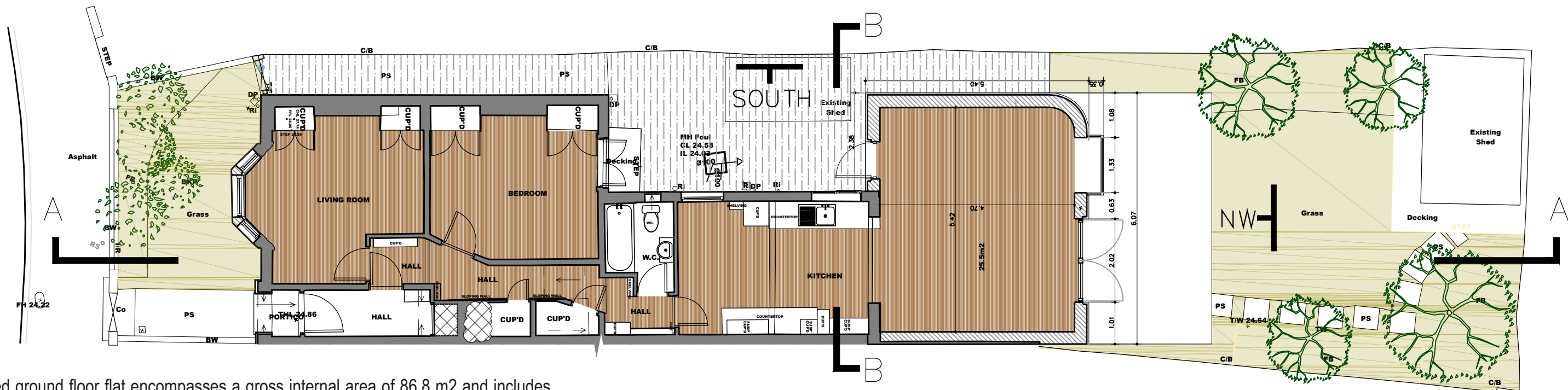
A side path with a minimum width of 1 metre has been incorporated, and an increase in the existing Urban Green Factor is proposed through the implementation of a sedum green roof, additional tree planting, and the use of porous materials in the landscape.

The objective of this proposal is to create a rear extension that harmonises with both the existing dwelling and the overall aesthetic of the area. Simultaneously, to provide its occupants with additional accommodation space for their family, whilst adhering to current energy and environmental standards and utilising sustainable and eco-friendly materials.



A protected patio will be created at the rear of the house, serving as a private outdoor space and offering a secondary entrance to the occupants. The design language seamlessly extends to this elevation of the proposed extension, showcasing a Crittall Style door, external Lime Render, Aluminum shadow gaps, and a stone parapet capping. The flooring will be crafted from pebbles, facilitating natural rainwater drainage. This thoughtful approach not only enhances the aesthetic continuity but also contributes to the functional and sustainable aspects of the design.





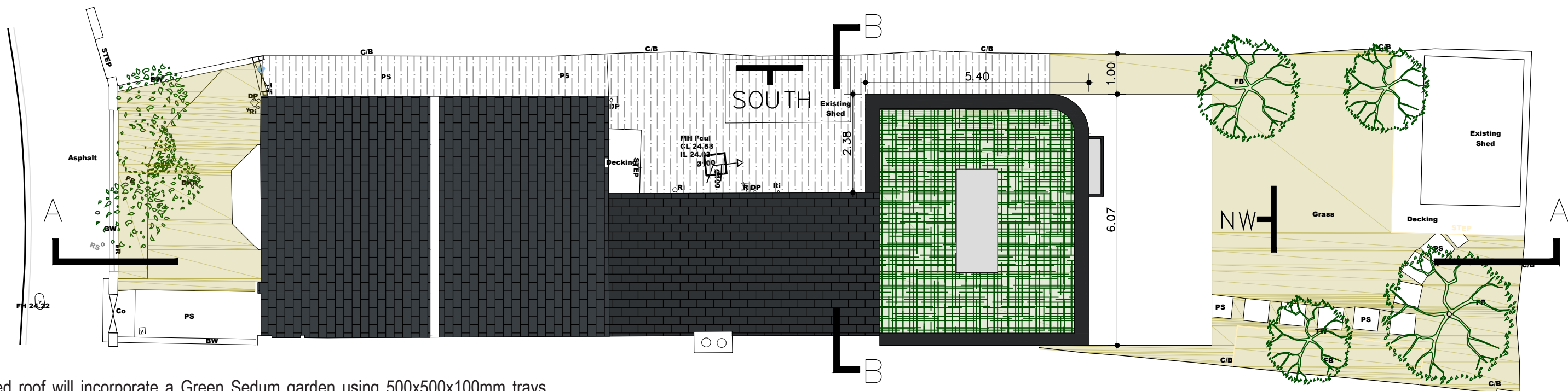
The proposed ground floor flat encompasses a gross internal area of 86.8 m2 and includes a rear extension measuring 5.4 meters deep and 6 meters wide, intended to align with the existing side building line whilst allowing for a minimum 1-meter-wide side path. A secondary entrance has been allocated in order to provide private access points for the occupants.

This extension aims to optimise and rationalise the current narrow and confined space of the house by establishing a square footprint that will accommodate the living and dining areas.

Additionally, an oriel bench window has been incorporated to introduce sunlight into the house and create a relaxation point in close proximity to the rear garden.



Existing Roof Plan



The proposed roof will incorporate a Green Sedum garden using 500x500x100mm trays, along with a skylight measuring 2.5x1 meters, intended to illuminate the living area of the house with natural sunlight.

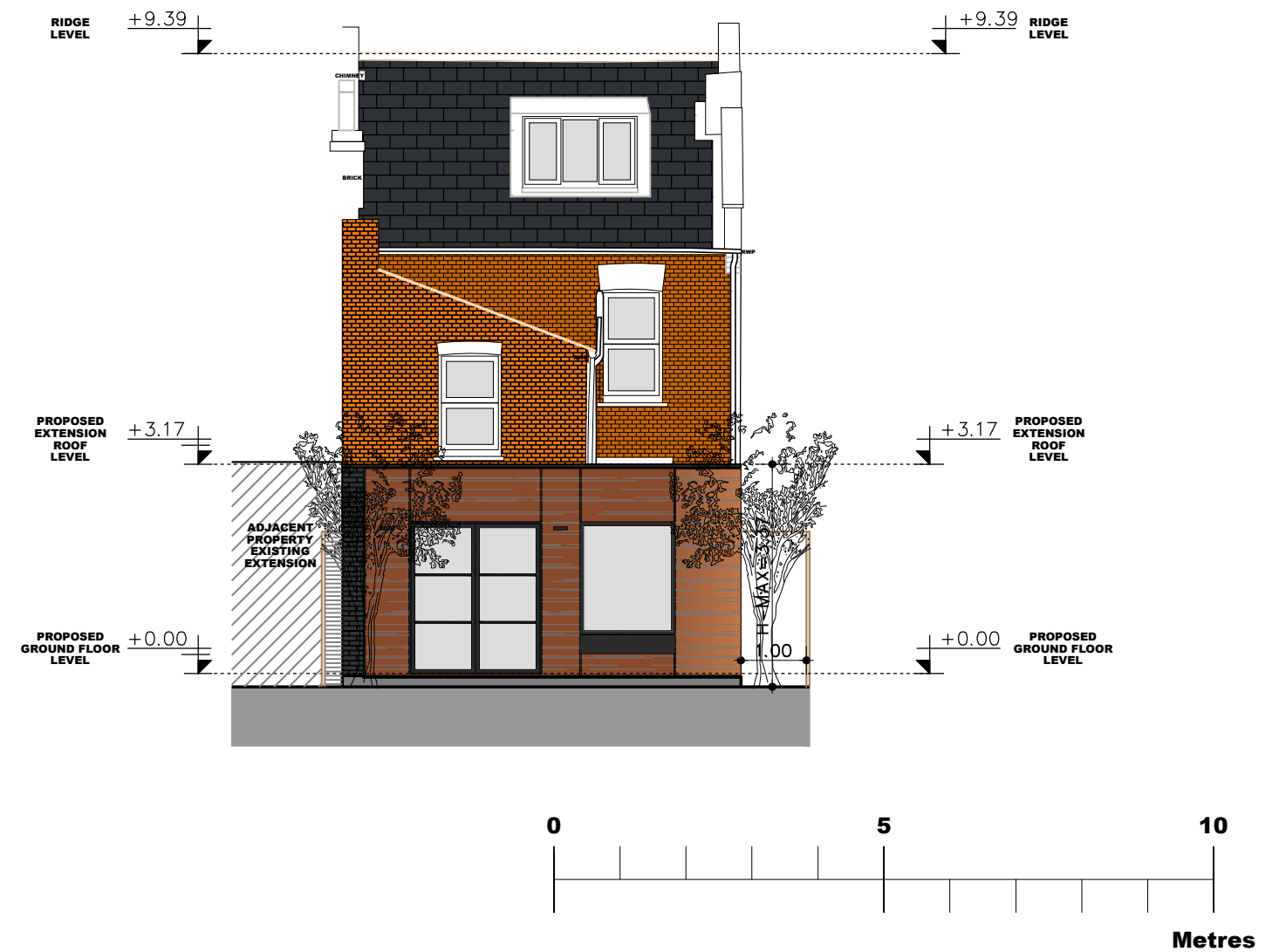
To maintain consistency with the developed design language, the parapet will be finished using a charcoal stone capping.



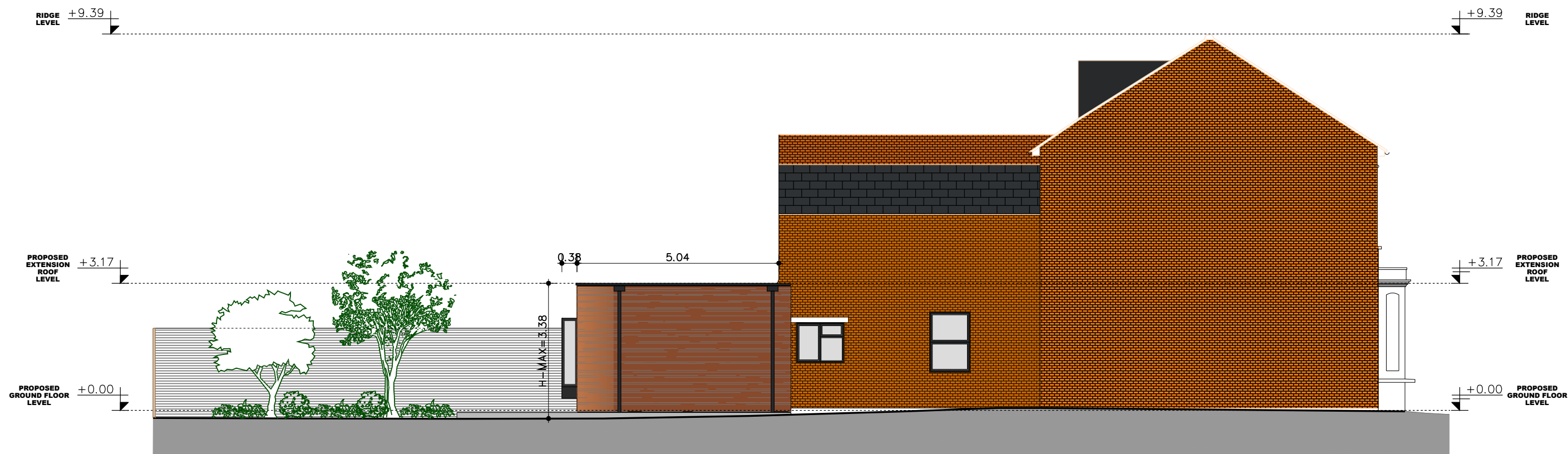
Proposed North West Elevation

The North West Elevation depicts the proposed massing of the rear extension and its relationship with the existing house, as well as the rear extension of adjacent property. The floor level of the proposed extension has been slightly lowered compared to the existing structure to achieve a clear interior height of 2.5 meters whilst ensuring it does not exceed the height of the existing conservatory structure or the adjacent properties' rear extensions.

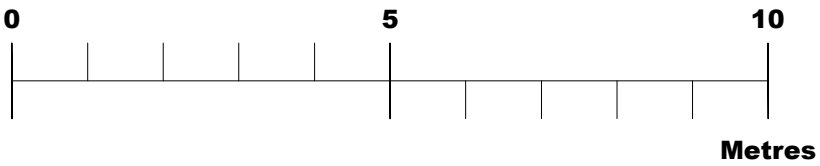
The choice of materials will be sympathetic, aiming to blend with the existing brick of the house, creating a harmonious transition. The Crittall-style doors will contribute to a modern-classic appearance, complementing the varying brown lime render used externally. Additionally, the extension will feature aluminium shadow gaps in charcoal color, along with a stone parapet capping in charcoal.



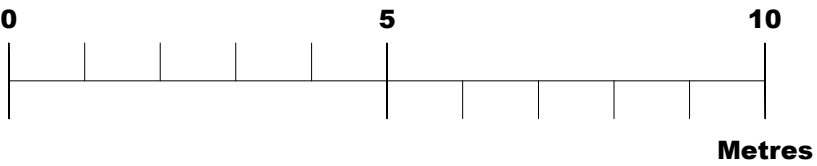
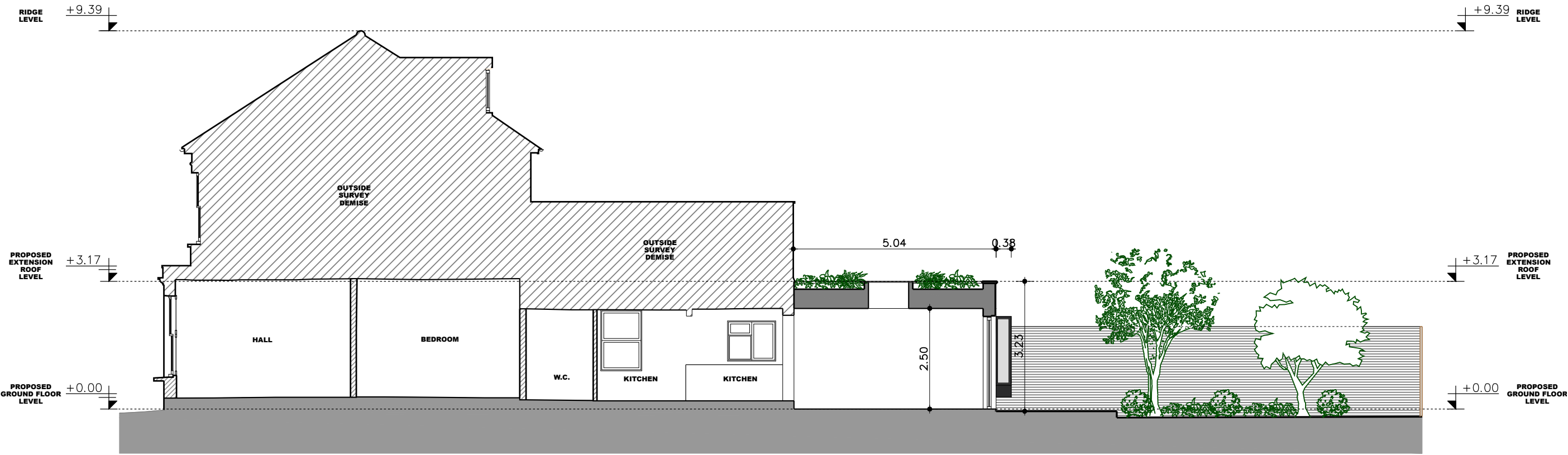
Proposed South Elevation



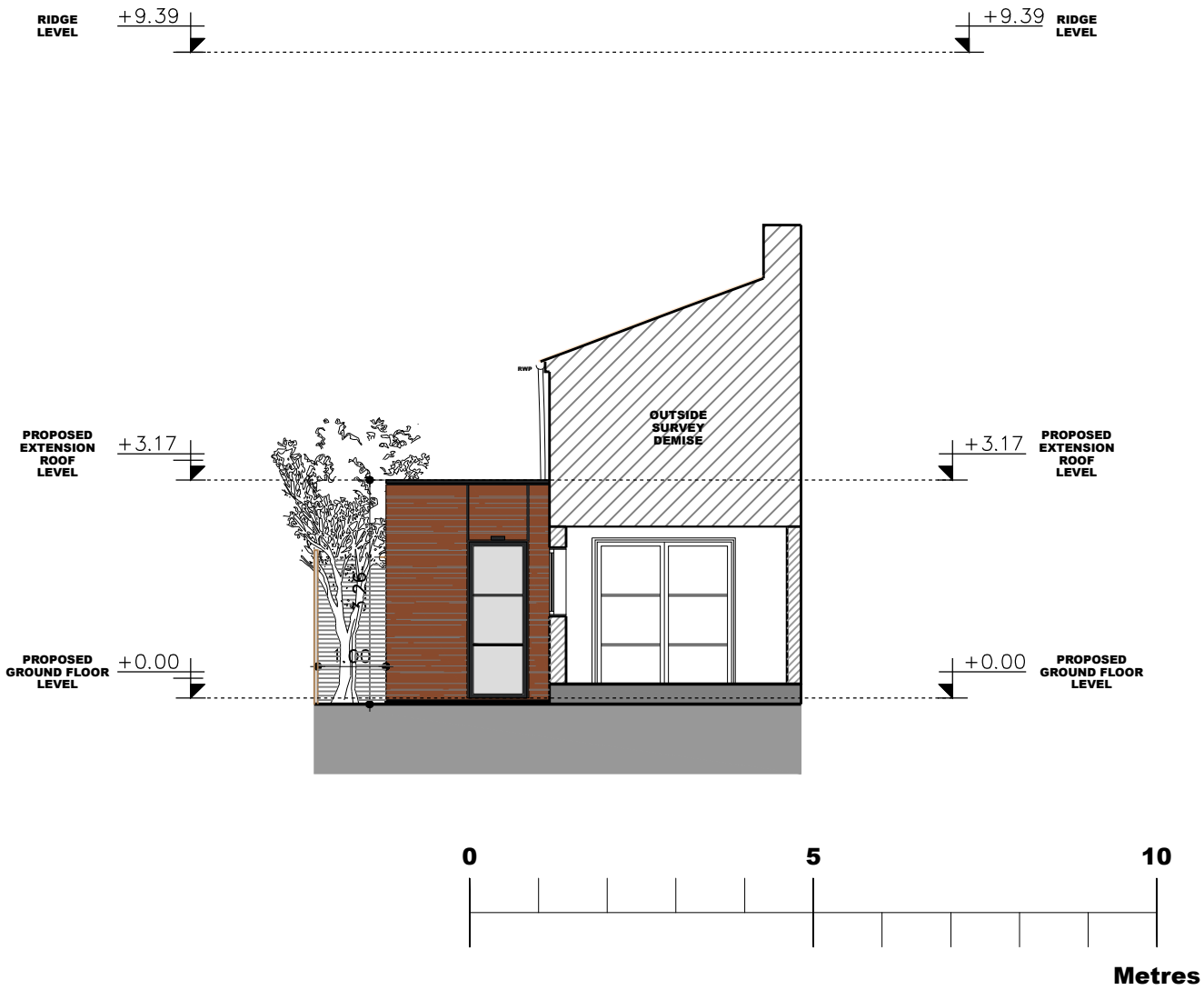
The proposed South elevation illustrates the relationship between the rear extension and the existing house, and the carefully analysed massing designed to a high standard and intended to be non-intrusive whilst providing the occupants with the Nationally described space standards.



Proposed Section A-A

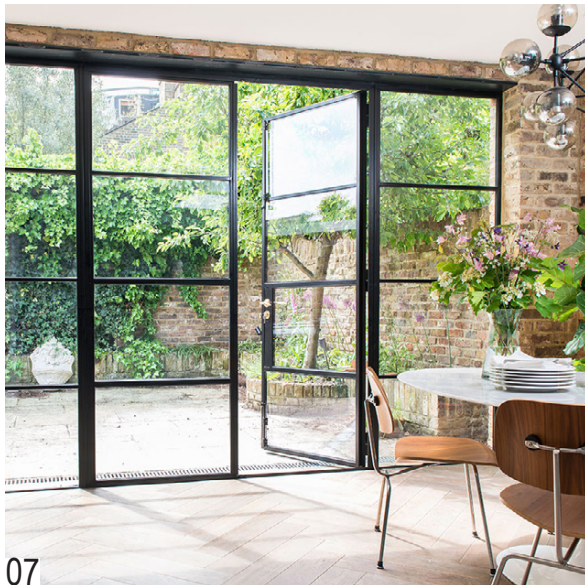
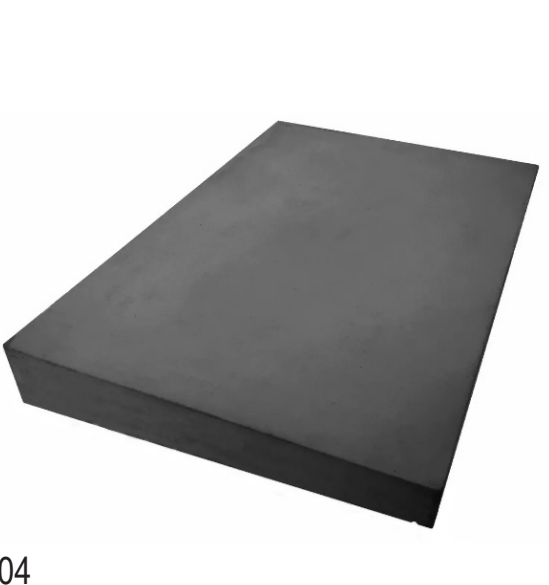


Proposed Section B-B



11.00 | Proposed Materials

- 01. Lime render in varying brown tones.
- 02. Charcoal Crittall doors and shadow gaps.
- 03. Roof skylight and sedum roof trays.
- 04. Charcoal stone parapet capping.
- 05. Anthracite grey patio tiles.
- 06. Charcoal brick lights.
- 07. Crittall-style doors in charcoal.
- 08. Oriel bench window with charcoal frames.



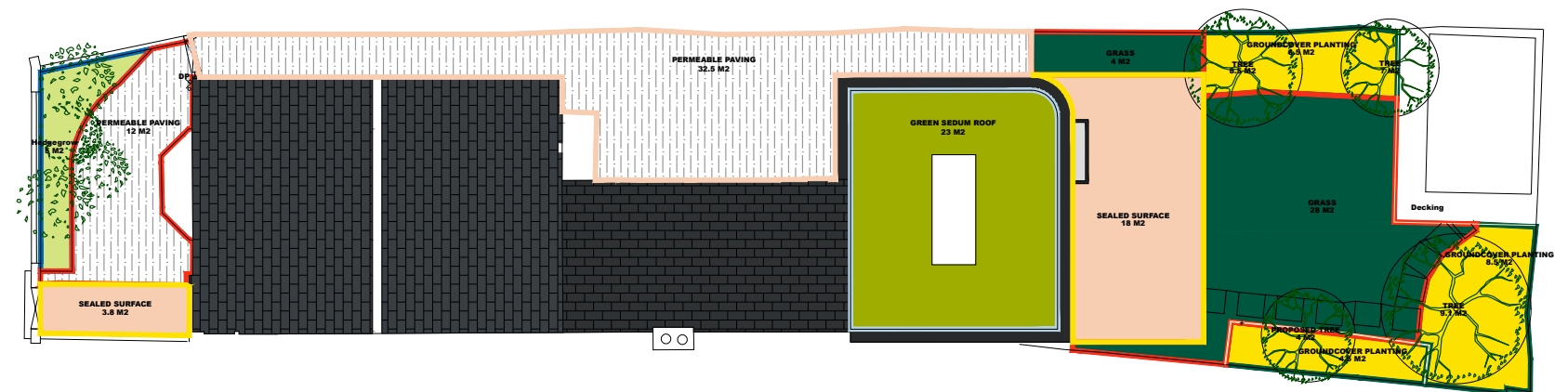
12.00 | Urban Green Factor

Urban Green Factor Calculation

As a component of this planning application, the Urban Green Factor (UGF) has been calculated as presented in the table below. It is noteworthy that the proposed design significantly increases the UGF compared to its current value through the incorporation of features such as a green roof, expanded grassland, and the establishment of new trees along with perennial plantings.

The applicant demonstrates a passion for nature, and the objective of this scheme is to enhance and 'open up' a rich and diverse rear garden for the benefit of the broader Wood Green area.

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	25.6	20.48	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	23	16.1	
Flower-rich perennial planting.	0.7	5	3.5	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	5	3	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5	19.5	9.75	
Amenity grassland (species-poor, regularly mown lawn).	0.4	32	12.8	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	44.5	4.45	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	21.8	0	
Total contribution			70.08	
Total site area (m²)			245	
Urban Greening Factor			0.2860408163	



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