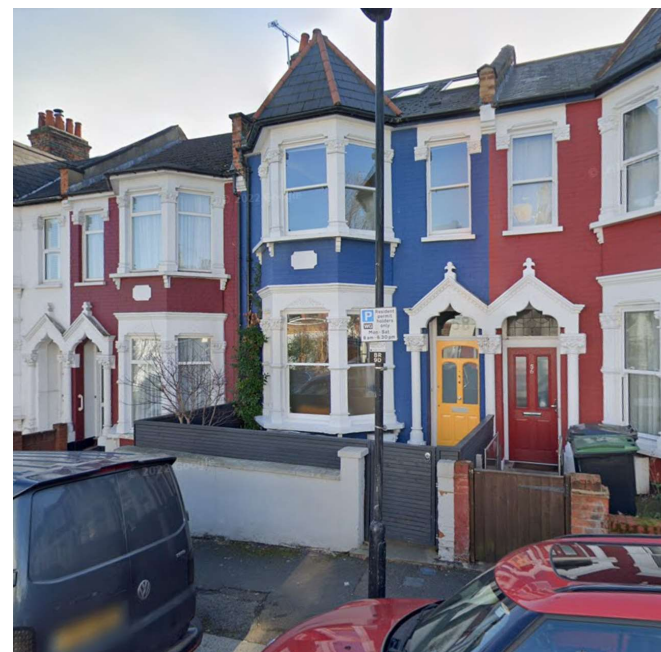


**DESIGN AND ACCESS STATEMENT
074/DA/102
FOR**



**58 BERESFORD ROAD
HARINGEY
LONDON N8 0AJ
January 2024**

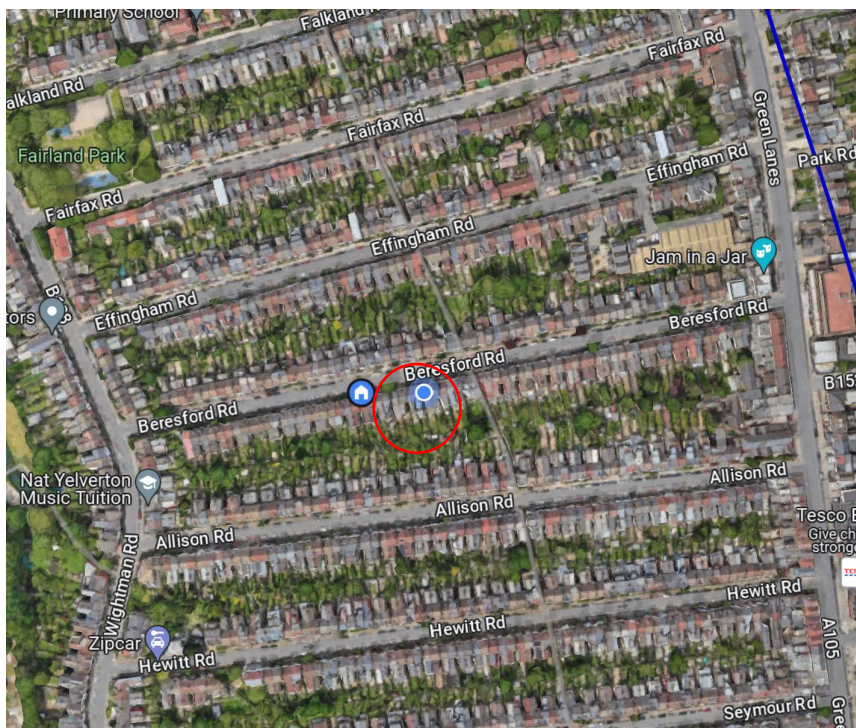


Figure 1a. 58 Beresford Road in red circle

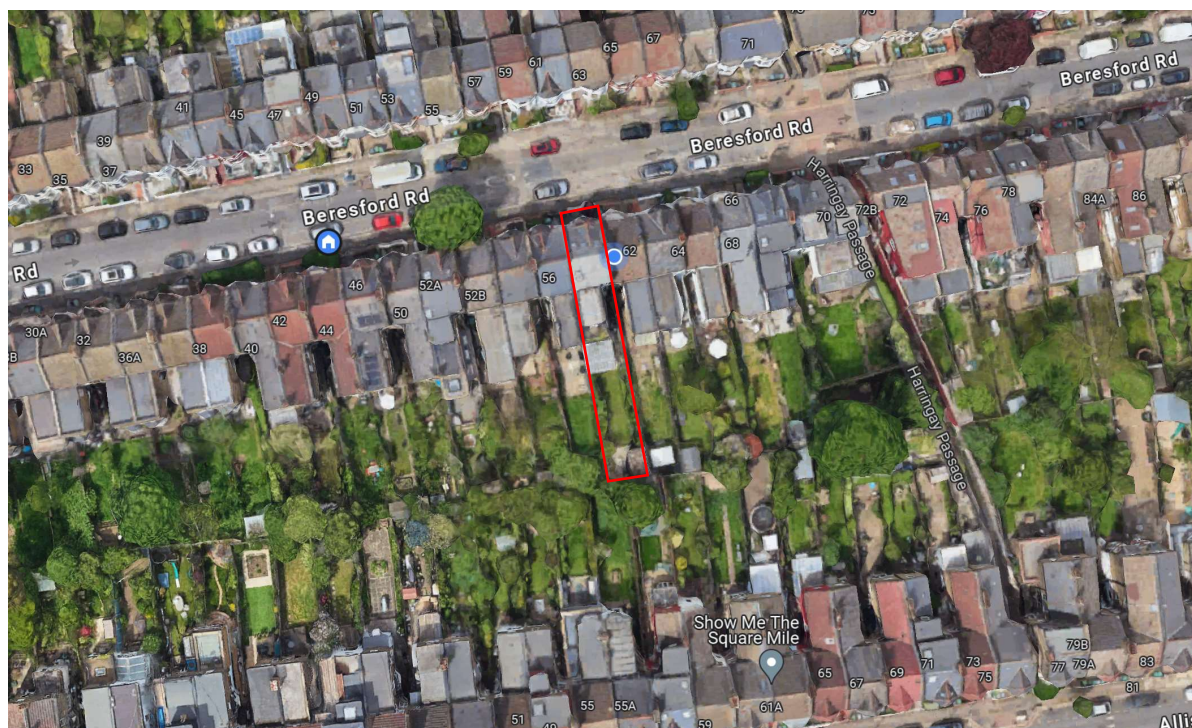


Figure 1b. 58 Beresford Road outlined in red

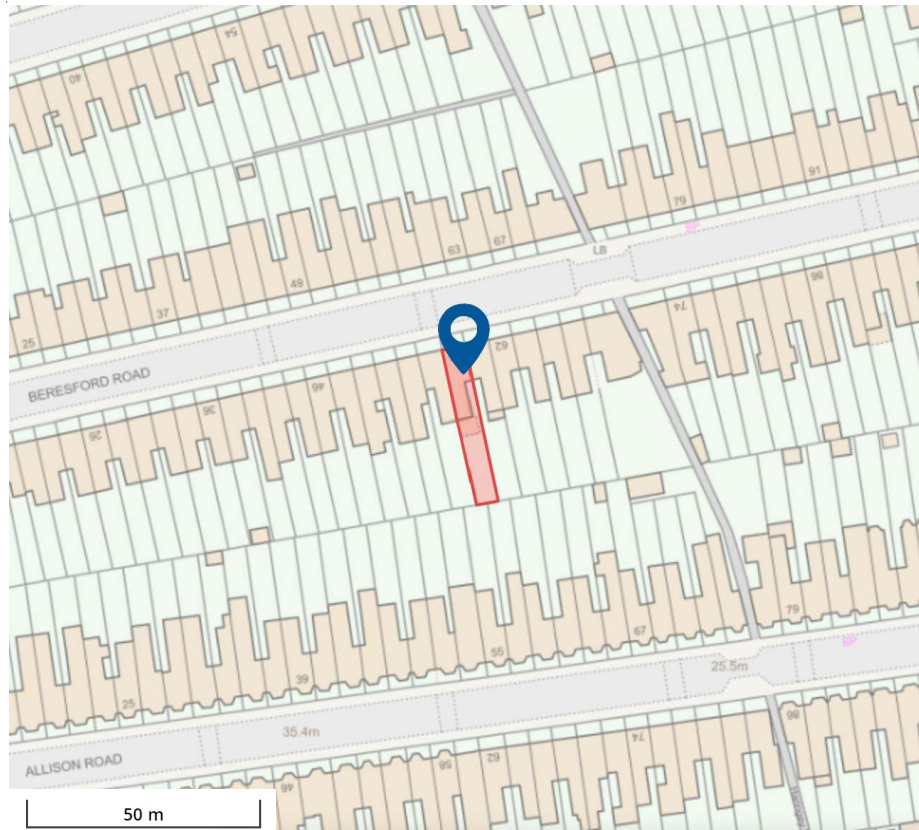


Figure 2. Site Location Map. Site outlined in red.

1. Introduction

This document accompanies a planning application for a single storey side extension to the rear of a three storey terrace house at 58 Beresford Road, Haringey, N8 0AJ within the London Borough of Haringey.

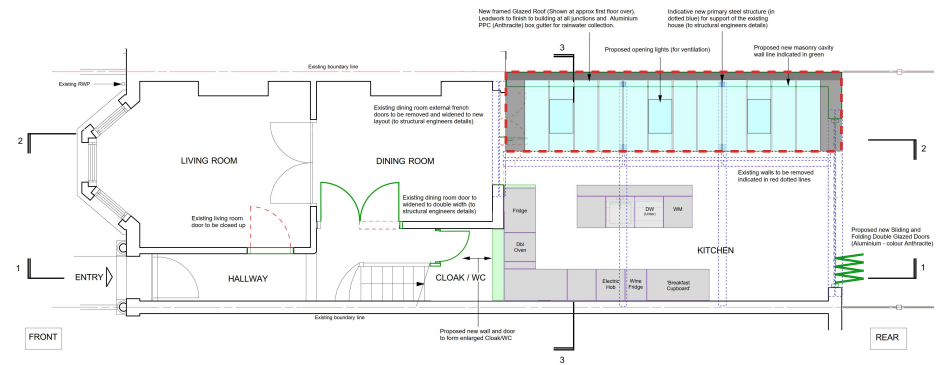


Figure 3. Ground floor proposed plan showing a single storey side extension to the rear of the property.

The proposed extension is indicated in a red dotted box in figure 3 above.

The extension infill's the side of the properties outrigger and does not extend beyond the existing rear wall of the property.

The total length of the extension is 6,980mm and its width is 1,660mm

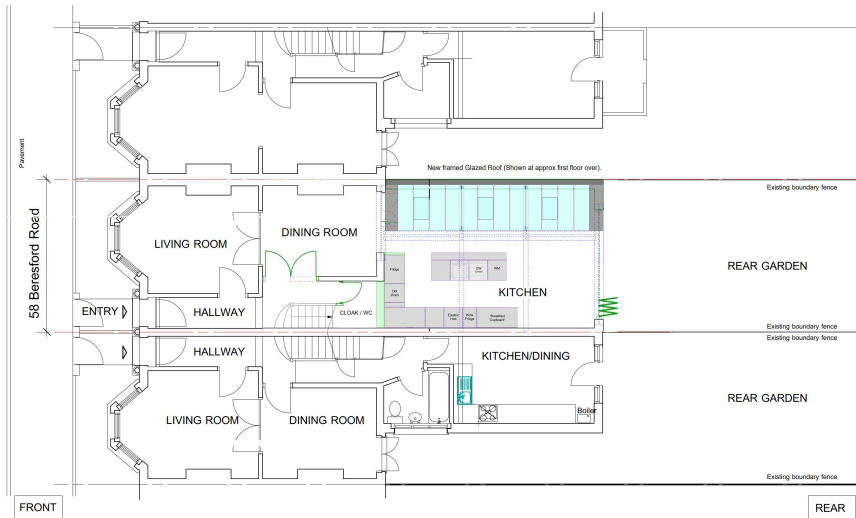


Figure 4. Proposed development in context with the neighbouring properties

2. Design Principles

The existing spaces within the host house were not adequate for the family who are making this house their home. In order to provide space that catered for their changing needs, expansion and upgrading of the facilities and spaces throughout was required.

The approach that was adopted to the design of the rear side extension is founded in the surrounding historical precedent and the actual physical constraints of the site. A number of houses on this side of Beresford Road have extensions of similar size and type.

The buildings surrounding the site all vary in scale and character. However it was important to consider the impact of the proposed development on the adjacent buildings in respect of daylight, sunlight, views, bulk and massing. Within these constraints we were able to provide high quality accommodation with modern space standards and storage, refuse and recycling facilities.

The extension kept as low as possible, and allows the host building to remain dominant. The new spaces provided additional kitchen and dining area.

The kitchen and dining area remain connected to the rear garden space.

dining space for the home and improve circulation from the front to the rear of the dwelling.

The proposed development is in a residential area. Many of the surrounding properties have previously been extended and altered with additions of varying sizes. The use of the proposed extension and alterations to this house will be the improvement of an existing home.

4. Amount

The total area of the proposed extension is 11.5m². Being 6.98m long and 1.66m wide

The existing total curtilage is 71m², and therefore the extension covers only approximately 16% of the existing rear garden. We can therefore confirm the new structure will not reduce the garden space by more than 50%.

The proposals are single story in nature and will not impact on any existing ridge or eaves levels.

The proposed extension does not project beyond any of the existing extents of the original house, it simply infill's and aligns the rear outrigger to the main house.

The proposed extension is a maximum height of 3m from existing property levels and 2.260m from existing levels at it's eaves.

The proposed extension does not project further than the existing boundary wall on the left side of the property as viewed from the garden.

The proposed extension is of single storey and will not impact on the neighbouring properties.

The proposed extension fits within the Ministry of Housing Permitted Development Rights guidance with the exception of the following, which has precipitated this Planning application:

A.1 (J) - Side extension is greater than 6m long (by 980mm)

5. Layout

The proposed extension is at the rear of the property. It is planned at ground floor level and single storey only. The extension is to the right of the existing kitchen as viewed from the properties rear.

The entry to the host house is through the main front door. This is not to be altered in this proposal. The living room will remain at the front of the house with a window facing on to Beresford Road. The hallway leads to the rear dining room and on to the kitchen and dining area at the back of the house. The stairs leads to the existing bedrooms on the upper floors.

The rear garden is accessed through the kitchen and from the dining room of the main house at the side return. This arrangement is preserved in the new proposals.

6. Scale

The scale of the proposed extension were considered in respect of the physical context of the proposed site by taking account of the existing rear streetscape, the size and forms of the immediate surrounding buildings, the locations of their windows and the amount of accommodation required for a successful and functional building.

The height of the extension is kept low as possible at the eaves by providing a sloping roof and rainwater is managed at a box gutter to avoid projecting rainwater goods over the property boundary.

The length of the extension does not project beyond the existing building's extents. The height, length and depth of the proposed rear side extension is of similar form and not any larger than the existing extensions and additions to properties adjacent in Beresford Road and the surrounding area.

7. Landscaping

The existing front and rear gardens are for the sole use of the occupant and owner of the house. The owner of this proposal will maintain the front and rear gardens and side access. There is no alteration to the front of the house.



Figure 5. Existing rear elevation.



Figure 6. Proposed rear elevation.

8. Appearance

The proposed development in the context of the host house and surrounding properties is small in size and scale, bulk and massing. The new extension will blend in with the surrounding rear streetscape, and will therefore not dominate the existing buildings adjacent and at the same time will mimic the existing urban fabric.

The proposed rear extension can not be seen from Beresford Road.

The proposed side extension will be of 'London Stock' brick exterior matching that of the existing main rear wall of the neighbouring property (60 Beresford Road) where the adjacent context will be most notable.

The sloping roof will be a framed fully glazed system with opening vents for air circulation. Leadwork detailing will be used to finish the sloping roof into the existing rear-side at the headwall and also to cap the parapet which the glazing abuts at the rear extent of the extension.

The existing property has sliding-folding double glazed doors to the kitchen/dining area and facing the rear garden. In the new proposals these doors will become wider to compliment the width of the new extended rear elevation, but will remain of a similar form (sliding and folding) and will be either timber or powder coated metal framed.

The existing fences are to be retained.

9. Context

The host house is a Victorian four bedroom terrace house with a previously formed loft extension.

The vicinity within which the house is located is predominantly a residential area. The majority of the houses on Beresford Road are terraced and of similar sizes and proportions. However a number of the properties on Beresford Road and the adjacent streets have been similarly extended at the rear and similarly altered internally.

The host house sits on the South side of Beresford Road. To the rear of the garden are similar houses on Allison Road. These houses are similar to the houses of Beresford Road in terms of size, style, period and accommodation.

All the properties on Beresford Road have small front gardens with wheeled refuse bins.



Figure 7. Section through proposed extension



Figure 8. Front elevation in context

The host house has blue painted brickwork to the front façade with white detailing around the windows and door. The rear is of London stock brickwork painted white. The adjacent property (No. 60) facing the extension is of unpainted London stock brickwork and this will be considered when selecting the materials for the proposed extension.

The windows at the rear are white UPVC sliding sash windows and frames. The French doors to the upper floors at the rear of the house are Aluminium PPC in dark grey. The roof and the loft are clad in dark coloured Eternit Slates

10. Access

Access to the proposed extension is through the existing front door on Beresford Road. Access to existing buildings, public spaces and public transport has not been altered in this proposal and will remain as at present.

The side extension and its proposed location provide easy access for all emergency services. Access for emergency services will be directly from Beresford Road. The front door is situated on Beresford Road close to the pavement.

The proposed home extension has been carefully developed and thoughtfully designed from its initial idea, through the development of the concept, to a specific consideration of the site and the location. The extension and associated internal alterations will contribute positively to the surrounding built environment and the community of Beresford Road and the London Borough of Haringey.

11. Sustainability

The project will ensure that it will be a sustainable development. The building will meet and where possible exceed part L of the building Regulations.

The new proposal will satisfy London Plan policy on sustainable design and construction and contribute to the mitigation of and adaption to climate change.

Water efficiency: 105 Litres of water per person/day.

Household waste management, recycling and waste storage facilities built into the scheme. At least three internal storage bins located in an adequate storage space within the kitchen of the house with a minimum total capacity of

60 litres.

A high efficiency boiler with NO_x emissions of <40mg/kWh will be specified if it is required to be changed.



Figure 9. Photo of proposed location of extension (left of fence), with context of neighbouring property to the right

12. Ecology

Careful consideration has been given to the proposals to ensure that no existing ecological features or the existing biodiversity will be impaired by the proposed extension.

The proposals will in no way harm or reduce the ecological arrangements of the current property or its neighbours.

The proposed site is currently of hard finishes. No significant plants or habitats currently exist within the area of the proposed extension or its near-curtilage.

The only flora of any kind in the proposed location is a grape vine trained along the wall by the current occupier. The plant is rooted elsewhere and will be pruned, maintained through the works and re-trained to the rear of the extension once complete.

The existing ecology and biodiversity of the property and its neighbours will remain unaffected by the proposals.