

DESIGN & ACCESS STATEMENT

25 BARRINGTON ROAD, N8 8QT

1. Introduction

1.1 This Design and Access Statement forms part of the application seeking planning consent for the refurbishment and side infill extension, loft extension and garden studio at 25 Barrington Road.

2. Site & Surrounding Area

2.1 The site is situated on 25 Barrington Road, Hornsey, N8 8QT which is a quiet residential street of mainly victorian era properties. Many of which have been altered over time.

2.2 There are many facilities in the surrounding area, including schools, shops, health care and public parks.

2.3 The building is a 1900s mid terrace house and not within a conservation area.

3. Proposed Design

3.1 The submission involves; the construction of a single story side infill extension, over cladding of the rear ground floor walls, a black timber clad loft dormer and garden studio

3.2 The ground floor rear extension extends the existing ground floor with a new kitchen, dining and seating space. The garden studio houses a home gym and home office while the new loft dormer provides a new bedroom and ensuite.

3.3 The proposed extension and garden studio is clad in black timber with a tiled datum with Aluminium clad timber windows and doors, providing an open and light filled space. While the loft dormer is clad in black timber with Aluminium clad timber windows.

3.4 The roof of the new extension is pitched to match that of the adjoining neighbours

3.5 It is the applicants aspiration to develop a home which is as energy efficient as possible.

4. Density of Development

4.1 The current layout includes 150 sqm of habitable space across 2 floors

4.2 The proposed layout includes 190 sqm of habitable space across 3 floors a net increase of 40 sqm. The garden studio provides and additional 12 sqm of amenity space for the property

5. Planning Guidance

5.1 The submitted application has taken into consideration both national planning policy and the Haringey Local Plan, specifically;

5.2 Extensions and alterations (which include front, rear, side extensions, loft conversions and roof extensions) should be well designed to ensure that the character, context, heritage and quality of the area is maintained and enhanced.

5.3 Extensions or alterations should remain in harmony with the original 'host' building, respect the street scene and character of the area in terms of scale and form, size and shape, roof line and form, windows and doors, materials and spaces between properties.

5.4 Extensions and alterations should respect neighboring properties and wherever possible protect the residential amenity of adjoining occupiers. Extensions and alterations should not result in the excessive loss of residential amenity in terms of loss of privacy, outlook and overshadowing/sunlight. Extensions and alterations should not significantly reduce garden size.

5.5 Ensure the highest quality architecture and urban design, both in terms of providing attractive and functional developments. New development should respond positively to the local context and character, improve the way places function and promote distinctiveness and sense of place.

5.6 Incorporate high quality and inclusive design measures to create an attractive, safe, healthy, accessible and sustainable environment

5.7 Respond to their context in terms of scale, height, and massing.

5.8 Maximise energy efficiency and usage of renewable resources.

5.9 Ensure that daylight/sunlight, outlook and privacy is maintained for existing occupants and their neighbours in their homes and gardens as well as for the intended occupants of new habitable rooms.

6. Access

6.1 The access to the property will be unaffected.

7. Crime Prevention

7.1 The scheme aims to improve and provide a secure space for the applicant to live. The proposal has no negative effect.

8. Consultations

8.1 The scheme has been discussed with immediate neighbours of the property.

8.2 No formal consultation has been carried out.

8.3 There have been two approvals issued recently (2022) for a Certificate of Lawfulness and Prior Approval.

9. Highways

9.1 Works will not impact or alter the existing highway.

10. Planning Statement

10.1 Applications must be determined in accordance with the development plan under s38(6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

10.2 The proposal accords with the National Planning Policy Framework as the proposal accords with the development plan and therefore permission should not be delayed. The application presents a high-quality design to increase housing choice, an optimal use of land and fits the criteria for sustainable development.

10.3 The proposal is clear in the authority's intention to encourage the transformation of the built environment through design intervention. The applicants have gone to great lengths to instruct an architect to design a considered and high quality proposal rather than relying on permitted development rights and a contractor to carry out a bog-standard extension. The proposal raises the standard of design considerably over what has been seen in the vicinity and across the borough. The proposal is attractive and functional and the use of materials responds positively to the local character.

10.4 The new development relates to the original host building respects the street scene and character of the area and protects occupiers of neighbouring properties from suffering any loss of residential amenity.

10.5 The proposal would represent a sympathetic development of the property due to its use of high quality materials. The materials proposed are of the highest quality. The design is sympathetic to the host property from the street and maintains its readability and represents contemporary design which provides direction as to the evolution of the property.

10.6 The proposal would have no impact on the streetscene. Due to the nature of the property, the opportunities for any impact in respect of the rear elevations are very limited.

10.7 The applicant's proposal is not only well designed but will secure high quality materials through the approved drawings (and imposed conditions if the authority feels this is necessary) thereby providing a net benefit to the surrounding area.

10.8 Neighbouring residential amenity remains unaffected due to positioning of the application property.

10.9 The proposal is visually attractive and of contemporary appearance which the authority supports.

10.10 Finally, the Council's SPD on Residential Extensions and Alterations reiterates the policies above in terms of a requirement for high quality design, respect to the original building, high quality materials, and respect for the street scene.

10.11 The proposal fully considers the visual amenity and impact on the streetscape of the original property, maintains the original character of the property and is in keeping in nature and scale.

10.12 In these circumstances, we feel the design should comply with Haringey Council policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency.

11.Planning History

11.1 no. 25 Barrington Road

HGY/2022/4519 - no. 25

Certificate of Lawfulness for proposed rear dormer and outrigger extensions

HGY/2022/4520 - no. 25

Erection of single storey extension which extends beyond therear wall of the original house by 5m, for which the maximum height would be 3.24m and for which the height of the eaves would be 2.45m

11.2 Barrington Road Generally

HGY/2022/2259 - no.38

Rear outrigger roof extension, 5m beyond existing dormer (with existing single storey rear infill and additional full width extension beyond building extents).

HGY/2018/3422 - no.30

Single storey rear infill extension, the full depth of the building (with exiting dormer roof extension).

HGY/2018/0661 - no.36

Single storey rear infill and additional full width extension, 2m beyond the extents of the existing building (without any existing roof extensions).

HGY/2016/3985 - no.24

Single storey rear infill extension, the full depth of the building (with exiting dormer roof extension).

HGY/2016/0993 - no.22

Single storey rear infill extension, the full depth of the building (with exiting mansard roof extension).

HGY/2015/0294 - no.13

Single storey rear infill extension, the full depth of the building (without any existing roof extensions).

HGY/2014/0026 - no.31

Single storey rear infill extension, the full depth of the building (with exiting dormer and outrigger roof extension).