

Location	5 Lancaster Road, N4 4PJ, London
Proposal	Rear extension, attic conversion and replacement windows to front and rear elevation.
Application Reference	PP-13193394 / HGY/2024/2121
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DESIGN AND ACCESS STATEMENT

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Project 327: Design & Access Statement

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1.0 Introduction

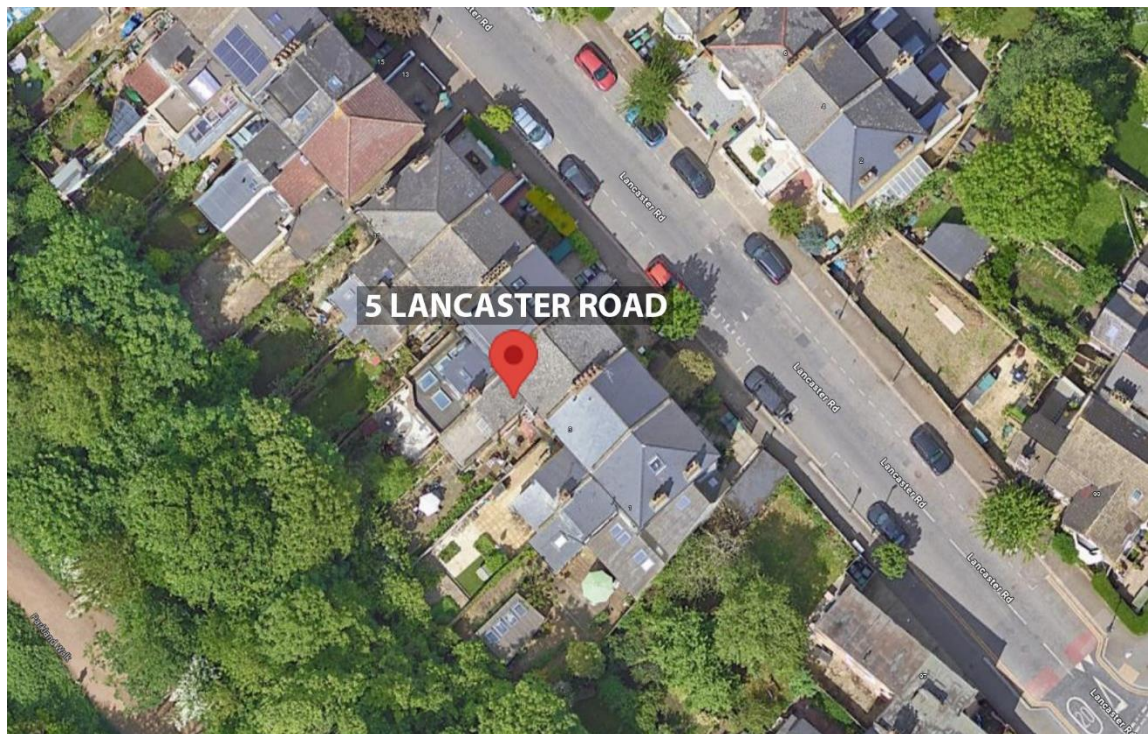
- 1.1 This application seeks full planning permission to convert and extend the single residential dwelling at 5 Lancaster Road into two self-contained dwellings. This proposed application includes a rear extension to the ground floor, an attic extension, and replacement windows to front and rear elevations.
- 1.2 This Design & Access Statement is prepared to fulfil the statutory requirement for a planning application of this type and scale. This statement provides written information to support the drawings and reports submitted as part of this application for converting a 5-bedroom terrace house into two 2-bedroom self-contained flats.
- 1.3 This statement draws together and presents the information prepared by the applicant's design consultant team. It sets out the rationale for converting the existing dwelling on the site, following the relevant national and local policies applicable to such a development.
- 1.4 Drawings and Documents Provided:
- 327_03_100_Rev A – Existing Block Plans and Exterior Views
 - 327_03_100-1_Rev A – Existing Context and Exterior Views
 - 327_03_100-2_Rev A – Existing Exterior Window Views
 - 327_03_100-3_Rev 0 – Existing & Proposed Window Schedule
 - 327_03_101_Rev A – Existing & Proposed Plan Ground Floor
 - 327_03_102_Rev A – Existing & Proposed Plan First & Half Level
 - 327_03_103_Rev A – Existing & Proposed Plan Second, Attic Floor & Roof
 - 327_03_104_Rev A – Existing & Proposed Section AA
 - 327_03_105_Rev A – Existing & Proposed Section BB
 - 327_03_106_Rev A – Existing & Proposed Section CC, DD, EE, FF
 - 327 Design and Access Statement Rev0
- 1.5 Supporting Report & Documents Provided:
- CIL Form
 - Urban Greening Factor Calculations
 - Flood Zone Map
 - Air Source Heat Pump Technical Details
 - Replacement Windows Technical Details

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2.0 Site Description & Existing Use, & Context

2.1 Site Location and Description

5 Lancaster Road is located within the London Borough of Haringey in the Stroud Green Conservation Area, west of Finsbury Park. In terms of context, 5 Lancaster Road is a terrace townhouse, which is typical of the houses on this street.



Aerial view of 5 Lancaster Road.

Please refer to drawings 327_03_100_RevA and 327_03_100-1_RevA for the location plan and site photographs.

The existing property is a traditional masonry terrace with a slate-tiled roof. The property includes a large private rear garden with hardstanding, raised planter beds and single-story garden storage along the eastern boundary wall.

The site is located in Flood Zone 1, an area with a low probability of flooding. The highest risk of flooding at this location is from surface water. Refer to the Flood Risk Information Document for further details.

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2.3 PTAL & Nearby Stations

The property is in PTAL zone 6a, at the Southeast end of Lancaster Road. PTAL Zone 6a indicates excellent access to public transport.

The walking distance to tube stations are:

Crouch Hill - 12 min.

Harringay Station - 12min.

Manor House - 13min.

Finsbury Park Station - 14min.

The walking distance to bus stop is:

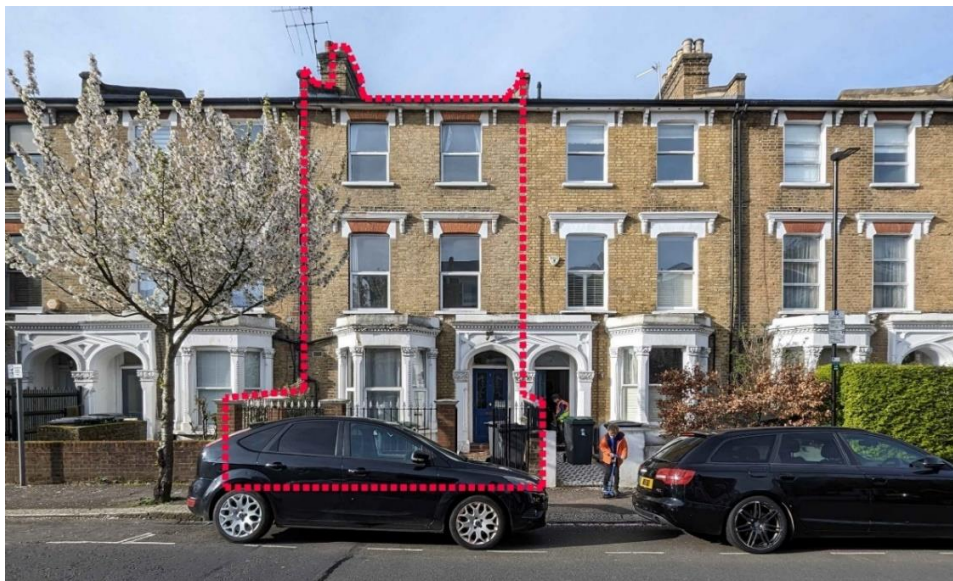
Finsbury Park / Hornsey Gate - 4 min.

Bus route available is: W5

2.4 Context: Character and Appearance of Existing Buildings

The Area is dominated by Victorian 3-storey terrace dwellings – London stock brick facades, sash windows and slate roofs.

The existing property is part of a 3-storey terrace group with an exposed brick masonry façade, with contrast brickwork detailing and precast corbel/cornice detailing above the first and second-floor front elevation windows.



North-east facing front façade.

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South-east facing rear façade.

3.0 Property Planning History

3.1 Past Planning Applications

No past planning applications for the property were found on the local authority planning portal.

4.0 Proposed Development and Use

Proposed Design Development

The three-storey dwelling is Use Class C3 – dwelling house. This application retains the existing C3 Use Class.

The proposal alterations to the property include a new rear extension, in keeping with the mass and intent of the neighbouring property (7 Lancaster Road) - reference planning application - HGY/2015/3176.

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4.1 General Development Design

The proposal envisages the sub-division of the existing accommodation to a ground & first-floor maisonette and a half-level, second floor & attic conversion maisonette. The two units are separated at ground level with a common shared entrance.

The proposal is designed as two 2-bed, 4-person homes, abiding by the Housing Conversion Standards guide, nationally prescribed accommodation/space standards.

The scheme includes:

Flat 1 – GIA of 105.6 m² – shaded Lavender

Flat 2 – GIA of 88.6 m² – shaded Orange

Common area – GIA of 4.4 m²

Refer to drawings 327_03_101-106 for the proposed design's floor and roof plans, elevations, and sections.

4.2 The Design Description

In summary, the proposed application maintains the outward architectural cohesion and appearance of the existing terraced house when viewed from the street. The window arrangement and front façade retain their existing characteristics and will be improved with new double-glazed sash windows, which re-establish historic fenestration.

The rear elevation to the first and second floors is similarly retained and improved with replacement windows.

The proposed attic level extension and rear ground floor extension are straightforward and modest interventions. They are expressed and contemporary additions and follow the example of the approved works at 7 Lancaster Road (HGY/2015/3176).

Detail Design Description

Common Area – (GIA 4.4 m²).

The street entrance door opens to a common lobby area, which connects to the private entrance lobbies of the individual flats.

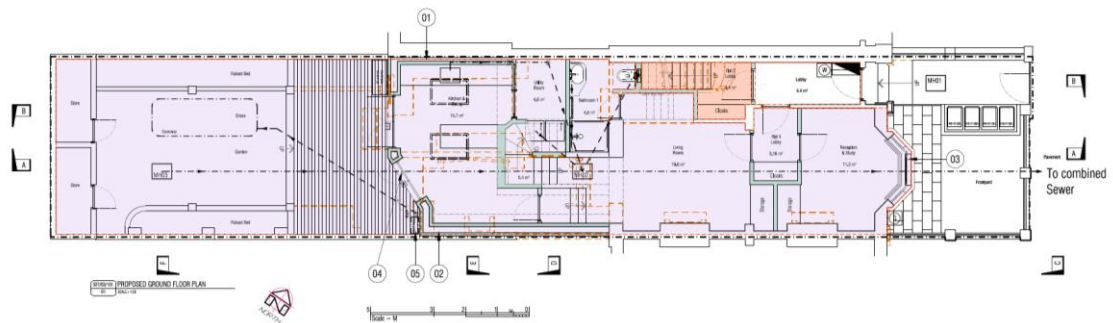
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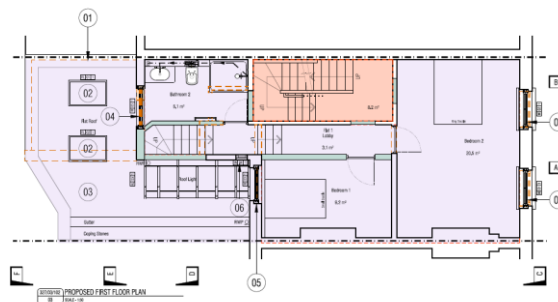
FLAT 1 – (GIA 105.6 m²).

A private lobby opens into a front Reception/Study Room and to the Living Room of Flat 1. The Living Room connects to a ground-floor bathroom 1 and through to Dining, Kitchen and Utility areas within the proposed ground-floor rear extension. The rear garden is within the premises of Flat 1 and is accessed from the Kitchen. The proposed single-storey rear extension mirrors the plan form and set-back considerations adopted and agreed for 7 Lancaster Road.

The first-floor bedrooms are connected via a new internal staircase from the living room. The internal space planning for Flat 1 includes spaces on the ground floor for amenity and refuse/recycling storage.



Flat 1 - Ground Floor Proposed Plan



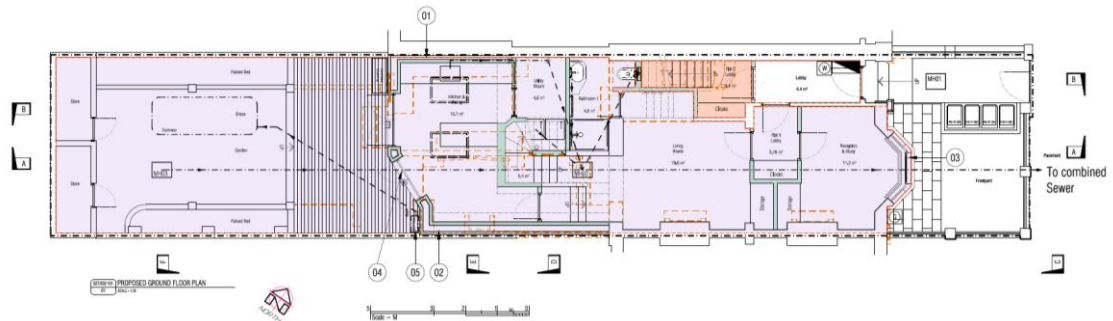
Flat 1 - First Floor Proposed Plan

FLAT 2 - GIA 71.8 m².

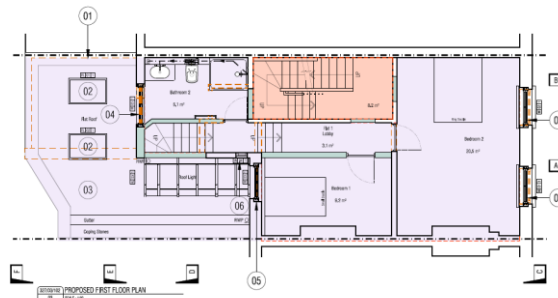
A private lobby opens to a staircase entry. The kitchen & dining area is on the half-level between the first and second floors. The second floor consists of living room and an ensuite double bedroom 3. The proposed rear dormer and attic conversion include a new double bedroom and ensuite bathroom. The internal space planning for Flat 2 includes spaces for amenity and refuse/recycling storage.

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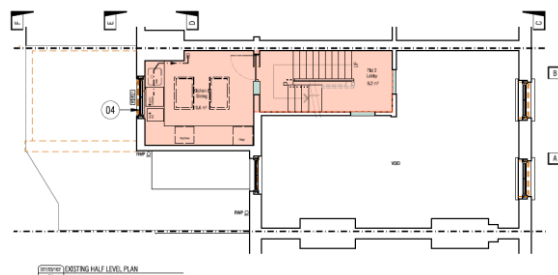
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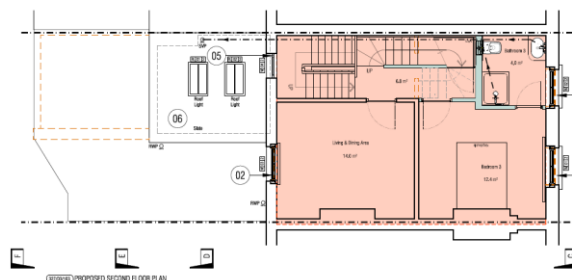
FLAT 2 - Ground Floor Proposed Plan



FLAT 2 - First Floor Proposed Plan



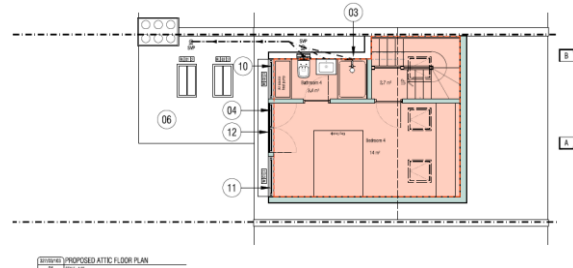
FLAT 2 - Half – level Proposed Plan



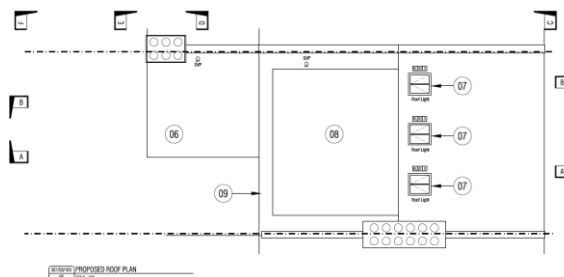
FLAT 2 - Second Floor Proposed Plan

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FLAT 2 - Attic Floor Proposed Plan



Roof Proposed Plan

On the rear elevation, we propose to enlarge two windows to improve natural light levels to the first-floor bathroom of Flat 1 and the Kitchen of Flat 2. These are Windows W/05/1 & W/06/01. Refer to drawings 327_03_102-106 for locations.

Drainage Services.

The existing drainage system is a combined surface and foul system. The proposed alterations to the property will retain and reuse the existing combined system. Refer to drawings 327_03_101-106 for locations of proposed and existing plumbing.

Utilities/ASHP/Insulation/Sustainability.

The proposed refurbishment will remove gas utilities from the property and use only electric heating and hot water sources within each flat. The proposed scheme includes Air Source Heat Pumps for each flat. The proposed refurbishment will adopt a fabric-first approach to insulation and include replacement double-glazed windows.

4.3 Access

Access to the property remains unchanged from Lancaster Road. The access from the front to the rear of the property is from the kitchen of Flat 1.

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4.4 Refuse and Cycle Storage

The refuse and cycle storage facilities at the front of the property are improved and will remain in the existing location in the front garden. A low-level wall is proposed to create a designated area for the waste bins.

No extra car parking spaces or bicycle storage areas are required or provided.

4.5 Materials

The proposed external materials for the rear extension will match existing materials in the area. The design keeps to the colour scheme of the local character of the neighbouring buildings.

Walls:

The rear extension will be constructed in a lightweight metal METSEC (or equal) structure with a masonry exterior cladding finish.

Doors:

The existing timber front entrance door is to be retained, repaired, and repainted. The proposed aluminium-framed doors for the ground floor rear extension are to be in a slate grey RAL 7015 finish to contrast the existing elements with those of the proposed elements. The proposed dormer window rear elevation consists of aluminium-framed French doors with double glazing with the same RAL 7015 finish.

Windows:

All proposed window replacements to the existing front and rear façade will be painted with RAL 1013 white finish to match the existing colour and appearance. These proposed windows are aluminium framed double-glazed sash windows except window W/04/2, which is a framed casement window. Refer to drawings 327_03_101-106 for locations.

The proposed window replacement on the stairwell on the second floor is to be a double-glazed casement window. Painted with RAL 1013 finish to match the existing in colour and appearance. Refer to drawings 327_03_103 for location and 327_03_100-2 for the window schedule.

The Bathroom 4 window at the attic level is proposed as part louvred to provide ventilation to a concealed ASHP at this level.

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Windows to Bathroom 2 and Bathroom 4 are proposed to be made with obscured glass.

Rooflights:

All proposed rooflights to the ground floor rear extension, the rear outrigger roof, and the main roof level are to be RAL 7015 finish. Refer to drawings 327_03_102-106 for locations. The Velux rooflights within the slate roofs are conservation style.

Roof:

The proposed rear extension roof will be a new warm deck with a tapered single-ply membrane.

Pitched roof tiles are proposed as natural slate tiles to match the colour and appearance of the existing context.

The proposed dormer window side faces are to be clad in slate tiles to match the existing roof in appearance and colour.

4.6 Asbestos

Materials containing low-risk asbestos were found in two locations: 1. Fireplace slab on the ground floor. 2. Roof slates on the rear and main roof. These materials will be safely contained and removed by licenced contractors from the site before refurbishment works commence.

4.7 Proposed Internal Layout

The proposed design divides internal space in two separate apartments. Flat1: 2-bed for 4-persons and Flat 2: 2-bed for 4 persons. The rooms comply with Internal Space Standards set out by Haringey Borough, NPPF & London Housing Standards.

Common Lobby – 4.4 m²

Flat 1:

- Lobby 1 - 3.15 m²
- Reception & Study - 11.3 m²
- Living room - 19.6 m²
- Bathroom 1 - 4.6 m²
- Utility room - 4.6 m²
- Kitchen & Dining - 16.7 m²
- Staircase/ Circulation - 5.4 m²

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- Bathroom 2 - 6.1 m²
- Lobby 2/ Circulation - 3.1 m²
- Bedroom 1 - 9.2 m²
- Bedroom 2 - 20.5 m²

Flat 2:

- Lobby/ Circulation - 4.4 m²
- Staircase/ Circulation - 10.4 m² (8.2 + 2.2 m²)
- Kitchen/ Dinning - 9.6 m²
- Living room - 14 m²
- Bedroom 3 - 12.4 m²
- Bathroom 3 - 4 m²
- Lobby (to Loft)/ Circulation - 9.5 m²
- Bedroom 4 - 14 m²
- Bathroom 4 - 3.4 m²

5.0 Planning Policy Matters:

The proposed dwelling conversion is designed according with the National Planning Policy Framework, Haringey Local Plan, and the Haringey Development Management DPD (2017).

5.1 National Planning Policy Framework and Compliance

5 – Delivering a sufficient supply of homes

- The conversion of the existing single dwelling into two dwellings contributes to the national housing supply.

12. – Achieving well designed homes

- The proposed conversion is informed by the constraints and opportunities of the site. The design presented is a long-term solution looking for a high standard of living for future inhabitants.

The proposal is informed by carefully reviewing the neighbouring properties and past planning applications within this location and other buildings in the area. The application aims to retain the visual architectural cohesion of the street while adding and improving the residential amenities of the existing property. The proposed rear extension is designed as a sympathetic companion to 7 Lancaster Road and to maintain

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the quality of living and outlook of the adjacent properties.

5.2 Haringey Local Plan – Strategic Policies 2017

SP2: Housing - Density and design standards to deliver quality homes

- 2. Is designed having regard to the housing design standards and space standards set out in the Mayor of London’s Housing SPG (March 2016) and the London Plan. The proposal respects the surrounding heritage assets and presents high quality of design.

SP11: Design

All new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.

SP12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.

5.3 Haringey Development Management DPD (2017)

Policy DM1: Delivering High Quality Design

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 their criteria.

Policy DM9: Management of the Historic Environment

2.57) Conservation and management of the historic environment are central to the delivery of sustainable development. The NPPF recognises that heritage assets are an irreplaceable resource and should be conserved in a manner which is appropriate to their significance. It includes a suite of policies to guide the consideration of the impact of development proposals in this regard. Policy DM9 helps give effect to the NPPF and

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Policy SP12, providing further local considerations for weighing the significance of assets affected and the extent of impacts, whether positive or negative.

Policy DM12: Housing Design & 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.

6.0 Conclusion

This application seeks full planning permission to convert and extend the single residential dwelling at 5 Lancaster Road into two self-contained dwellings.

The proposal complies with the NPPF, The Haringey Local Plan (2017), and the Haringey Development Management DPD (2017). Below are the principal requirements displayed in the scheme:

- Provides new homes and positive contributions to the Stroud Green Conservation Area.
- The proposed conversion contributes to the national housing supply for smaller-scale dwellings.
- Retains the visual character of the area.
- Implements accommodation that meets the standard for required minimum living areas.
- Introduces a well-designed living space.

The site's local character defines the proposal and aims to complement the area while complying with the planning requirements of the local council and national planning policies. The design aspires to contribute positively to the existing site and seeks authority approval for the application.