Flat A
58 Lausanne Road
London
N8 0HP

DESIGN & ACCESS STATEMENT

The proposed works at the above property will have no impact on the external access into the building.

The ground floor flat will be re-arranged to the rear to make better use of the available space and natural light. Currently a bathroom provides the only view into the south-facing garden.

The proposal is trying to open up and bring the rear garden 'into' the building to invite more natural light into the flat and to achieve better ventilation throughout the flat. A side extension and pushing back the rear extension on ground level are proposed to gain more living space that is now arranged all toward the rear of the house.

The bedrooms will be retained in their current locations.

Whilst the proposed side infill extension extends to the boundary of the property, the neighbouring property has an access passage at the side, as such the extension is unlikely to interfere with the passing of light into the neighbouring property.

To push the rear extension back as proposed seems agreeable given the relatively large garden.

Demolition of the bathroom which leads off bedroom 2 will provide a courtyard providing natural light into the property.

The proposed rear extension is to be finished in render and painted white.

Current windows on the property are mixed in nature (wood / Steel / UPVC) and are not sympathetic to the style of the property. New windows will be sliding sash UPVC and will be sympathetic to those used in neighbouring properties.

The proposed flat roof on the side infill and rear extension will be finished in a slate neutral GRP finish with low level roof lights providing natural daylight into the living areas.