VESICA DESIGN

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Supporting Design and Planning Statement: 121A Effingham Road, Haringey, London, N8 0AE

The following design and planning statement is to support the attached drawings, in seeking consent for a single storey rear extension at ground floor level.

Area

The property lies within a mid Victorian terrace just off Green Lanes in Haringey. The terrace is composed of terraced buildings divided into flatted accommodation and single family dwellings, with various existing rear extensions in sizeable gardens.

Existing Dwelling

The property in question consists of bathroom, living room, bedroom and kitchen on the ground floor.
The entire garden is within the demise of the said property.

Proposal

My client is seeking consent to build a rear extension at ground floor level in the space adjacent to the existing outrigger & extending out 2 m into the rear garden which will an extended Kitchen/ Dining room.

Enhancement of place and identity

The drawings show a flat roof design with a parapet. There are other examples of similar flat roofs (no.19 and recently approved extension at no. 21), this extension is considered to be an appropriate design in reducing the impact on amenity whilst respecting the original design of the dwelling and surrounding area.

Impact on the amenity of adjoining occupiers

The height along the infilled area, adjacent to no.119 is considered to suitably address amenity concerns to this neighbour. The 2.56 m parapet height would not be significantly larger than the existing 2.3m high fence. The 2m depth from the rear outrigger would not have a significant impact due to the modest depth and height of extension and the north-west orientation of this neighbour.