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## Design and Access Statement

For the

“The excavation and extension of the existing basement  
including the provision of a front lightwell”

23 Hillside Road,  
London, N15 6LU

**By**

**Shulem Posen  
Eade Planning Ltd**

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## **The site**

1. The site is at 23 Hillside Road, London, N15 6LU
2. The site sits on the southern side of Hillside Road which is just some 100 yards from Tottenham high road (A10) which provides good transport connections and a vast variety of shopping opportunity.
3. The property is not a listed building nor does it sit within a conservation area.

## **The proposal**

4. The proposal is for the excavation and extension of the existing basement including the provision of a front lightwell.
5. The additional basement space is needed to provide additional living and ancillary space for the family dwelling. The front room facing the lightwell will be used as a play and homework room for the children. The middle room is to be used for the Paysach kitchen and all year-round utility room. The room at the rear will provide space for plant (boilers, cylinders and other necessary equipment) and storage.
6. The proposal will sit entirely beneath the footprint of the building and will therefore, have no detrimental effect on neighbouring amenity and on drainage and water run-off.
7. A Basement Impact Assessment is attached with the application bundle.
8. The proposed modest front lightwell complies with SPD (2009) guidance.

9. All in all, the proposal will have no detrimental effect on the host and surrounding area. The proposal is therefore, acceptable in planning terms and has support of National, Regional and Local policy.

## Proposal Description

10. The description given is *'The excavation and extension of the existing basement including the provision of a front lightwell'*.



## Plans

11. The plans include, Floor, Section, Roof and Elevation Plans. The plans are numbered HR.23.EX.01-02- Existing Plans, HR.53.PR.101-102 - Proposed Plans. A location Plan is also included in the application bundle together with the CIL additional information form.

## Conclusion

12. The development will provide additional living and ancillary areas for the family unit. The proposal therefore has policy support, and therefore, the council are asked to grant permission on the presumption in favour of sustainable development.