



32 Lansdowne Road N10 2AU *Private Residence*

**Design, Access and Impact & Heritage Statement -
Alteration to an Existing Private Residence in Conservation Area**

In support of a Planning Application to:
The London Borough of Haringey



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October 2022

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1.0 INTRODUCTION

1.1 General

The following document has been produced in support of an application for Planning Permission in a Conservation Area for extension and alteration to a residence at 32 Lansdowne Road N10 2AU which is within the Vallance Road Conservation Area.

1.2 Purpose of Statement

This statement provides an architectural explanation of the design approach adopted and confirms general access issues in support of the accompanying planning application. It serves to explain the design principles that have been applied in formulating the proposals. Its aim is to demonstrate that the proposals will not have a detrimental effect on the conservation area and will improve the overall appearance and usability of the building.

1.3 Scope of Proposals

The existing property is a large semi-detached property.

Our proposals are summarised as follows (more detail in latter section):

- Demolition of existing conservatory at back of property.
- New ground floor rear extension.
- Adding a door to side elevation.
- Increasing the width of the lower rear external area and adding wider stairs to garden level, adding a door and air source heat pump to the back of the garage.
- New dormer roof extension to rear slope of main roof.
- Replacing like-for-like existing rooflights on front slope of main roof.
- Replacing like-for-like existing windows and front door.
- Re-render of whole property to match existing.
- Alteration of Internal layout and general refurbishment.

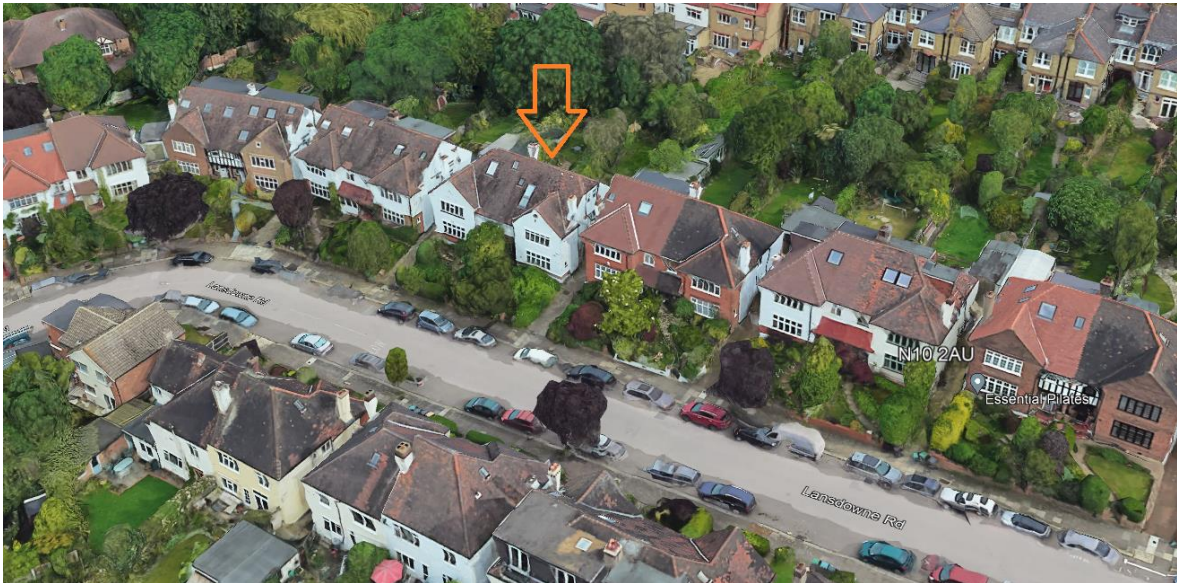
Our application is supported by a full set of architectural drawings defining the proposals.

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2.0 SITE ANALYSIS

2.1 Site location

32 Lansdowne Road lies on the north east side of Lansdowne Road. It is a large semi-detached property, part of a street of similar properties in terms of volume but with different elevational treatment. The street is on a hill and there is also a significant change in level from front to back of the site.



Bird's eye view of 32 Lansdowne Road



Bird's eye view of 32 Lansdowne Road

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To the rear there is an existing conservatory and a change of level up to the garden.

There is a shared side access way leading to garages to the rear of the properties.

The building has residential / family dwelling use and will remain as so. The building is in need of refurbishment, repair and updating to modern requirements.

2.4 Existing photographs



Applicant site, rear elevation, viewed from north east.

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Change in level between garage and house.



Change in level between between houses.

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Gap between houses and side elevation.

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Front elevation and main entrance.

2.5 Existing facades

32 Lansdowne Road has a rendered façade with a red brick arched main entrance to the front. Windows are uPVC generally with two ornate timber framed side windows to the main reception room. The roof is pitched with clay roof tiles.

2.6 Existing internal layout and condition.

The property is currently arranged over three floors, with an entrance hall on the ground floor that gives access to the living room and also to the kitchen, pantry and dining spaces at the rear. There is a conservatory to the rear and a wc in the centre of the ground floor plan. On the first floor there are bedrooms and bathrooms. A stair has been added to the loft which was converted to a bedroom space with shower room.

3.0 PROPOSALS

3.1 Overview

Our proposals are described in detail as follows:

- Demolition of existing conservatory at back of property. The uPVC conservatory is a low quality addition which is not fit for purpose and will be removed.
- New ground floor rear extension. The ground floor extension will extend 3m into the garden and have a sloping roof with secret gutter on garden side only. The extension will be rendered to match the existing building.
- Adding a door to side elevation. The door will give access to a utility room. The location of the door has been chosen so as to not be opposite the existing side access door to the immediate neighbour opposite and therefore not compromise privacy.
- Increasing the width of the lower rear external area and adding wider stairs to garden level, adding a door and air source heat pump to the back of the garage. The new extended external space will be the same level as the internal floor level and extend the same distance towards the garden but be remodelled and widened into a more usable space with less obstacles to the view towards the garden. An access door and an air-source heat pump will be added to the rear of the garage.
- New dormer roof extension to rear slope of main roof. The dormer will be 1000mm below the main ridge level, 1005mm up the slope from the eaves level, 1050mm in from the side and

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700mm away from the boundary with attached neighbour. The materials used for the walls will be vertical clay tile cladding.

- Replacing like-for-like existing rooflights on front slope of main roof. The rooflights are in a poor state and will be replaced with similar in same openings.
- Replacing like-for-like existing windows and front door. The existing uPVC will be replaced with similar over time. The side windows that have failed will be replaced immediately. The ornate glass to the side elevation will be retained within new frames. The front door will be replaced like-for-like.
- Re-render of whole property to match existing. The house will be re-rendered in white colour to match existing with the brickwork detailing retained.
- Alteration of Internal layout and general refurbishment. The internal layout will be upgraded and improved to modern requirements for a growing family. The plan form of the rear first floor bedrooms will be returned to the original plan form.

3.2 Proposed Layout

The property will continue to be arranged over three storeys. The entrance hall on the ground floor will continue to give access to an enlarged kitchen / dining space and the living room. A utility and pantry will be added off the kitchen. The wc will remain in the centre of the plan. The existing stairs will remain with access to the bedrooms and bathrooms on the first floor. The existing stair will lead to the second floor where the existing space and new area formed by the dormer will be remodelled so as to create two bedrooms and a modern sized shower room.

3.3 Proposed Amount

The current total gross internal floor area (GIA) of the whole property is 191 sqm approx. + 14sqm for conservatory.

The proposals are to increase it to approx. 223 sqm.

The ground floor increases from 74 sqm (+14 sqm for conservatory) to 94 sqm.

The first floor remains at 75 sqm.

The second floor increases from 42 sqm to 54 sqm.

Refer to the following drawings:

P-2229-00 Existing and Proposed Site Location Plan, 1:1250, Site Block Plan 1:250 at A3

P-2229-001 Existing Ground Floor Plan Including External Areas, 1:100 at A3
P-2229-002 Existing Ground Floor Plan, 1:50 at A3
P-2229-003 Existing First Floor Plan, 1:50 at A3
P-2229-004 Existing Second Floor Plan, 1:50 at A3
P-2229-005 Existing Roof Plan, 1:50 at A3
P-2229-006 Existing Front Elevation, 1:50 at A3
P-2229-007 Existing Rear Elevation, 1:50 at A3
P-2229-008 Existing Side Elevation (from North West), 1:50 at A3
P-2229-009 Existing Side Elevation (from South East), 1:50 at A3
P-2229-010 Existing Section A-A, 1:50 at A3

P-2229-101 Proposed Ground Floor Plan Including External Areas, 1:100 at A3
P-2229-102 Proposed Ground Floor Plan, 1:50 at A3
P-2229-103 Proposed First Floor Plan, 1:50 at A3
P-2229-104 Proposed Second Floor Plan, 1:50 at A3
P-2229-105 Proposed Roof Plan, 1:50 at A3
P-2229-106 Proposed Front Elevation, 1:50 at A3
P-2229-107 Proposed Rear Elevation, 1:50 at A3
P-2229-108 Proposed Side Elevation (from North West), 1:50 at A3
P-2229-109 Proposed Side Elevation (from South East), 1:50 at A3
P-2229-110 Proposed Section A-A, 1:50 at A3

3.4 Proposed Scale

The scale of the overall building when viewed from Lansdowne Road remains unaltered. The scale of the new ground floor extension is the same as others approved on the street. The dormer roof extension does alter the scale but due to its position and size has minimum impact on scale.

3.5 Proposed Landscaping

The rear external area will be laid with new hard landscaping covering the existing areas and areas where the existing steps and landscaping will be removed.

3.6 Proposed Appearance

The front elevation of the original, existing house will be unchanged. Replacement windows will be like-for-like. The side elevation will largely remain unchanged with addition of a side door. The rear elevation will have a modern appearance in terms of massing and window size but use traditional materials. The

whole house will be re-rendered. The dormer roof extension will blend in with the roofscape and not appear over dominant.

4.0 ACCESS

4.1 Vehicle Access

The garage is not suitable for modern car sizes so effectively has been redundant in terms of providing off street parking for many years.

4.2 Pedestrian Access

The front door is accessible from the street via a path. Accessibility will not be changed at the front door as the steps up to the front door can not be changed. The new side door will provide alternative access but will still require steps (although fewer) due to existing levels that can not be changed.

5.0 SUSTAINABILITY

5.1 General

The proposals for 32 Lansdowne Road will embrace the principles of sustainability in so far as is practical within the limited scope of the proposals. Enhancements will be made to the thermal value and energy performance of the property by adding internal insulation to the external walls. The gas boiler will be removed and an air source heat pump installed.

5.2 Transport

The site benefits from existing close transport connections along the A504. Alexandra Palace train station is a short walk away.

5.3 Materials

The specification of materials will be in line with the sustainability guidelines wherever possible and compatible with aspirations for energy use.

5.4 External Lighting

Low level LED external lighting is proposed for the external area.

6.0 IMPACT ON HERITAGE

We believe the proposals have no impact on neighbouring properties and minimal impact on the conservation area. See earlier sections.

7.0 CONCLUSION

We believe the proposals contained in this design, access, impact and heritage statement, as well as the supporting application and drawings will make a positive addition to the area and provide a comfortable modern, energy efficient home and is a sensitive redevelopment and improvement to the area's housing stock.