



Design & Access Statement

Householder planning application

Fun and Games - February 2023

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Above images: Site photographs and aerial view (Google maps).

1. Introduction

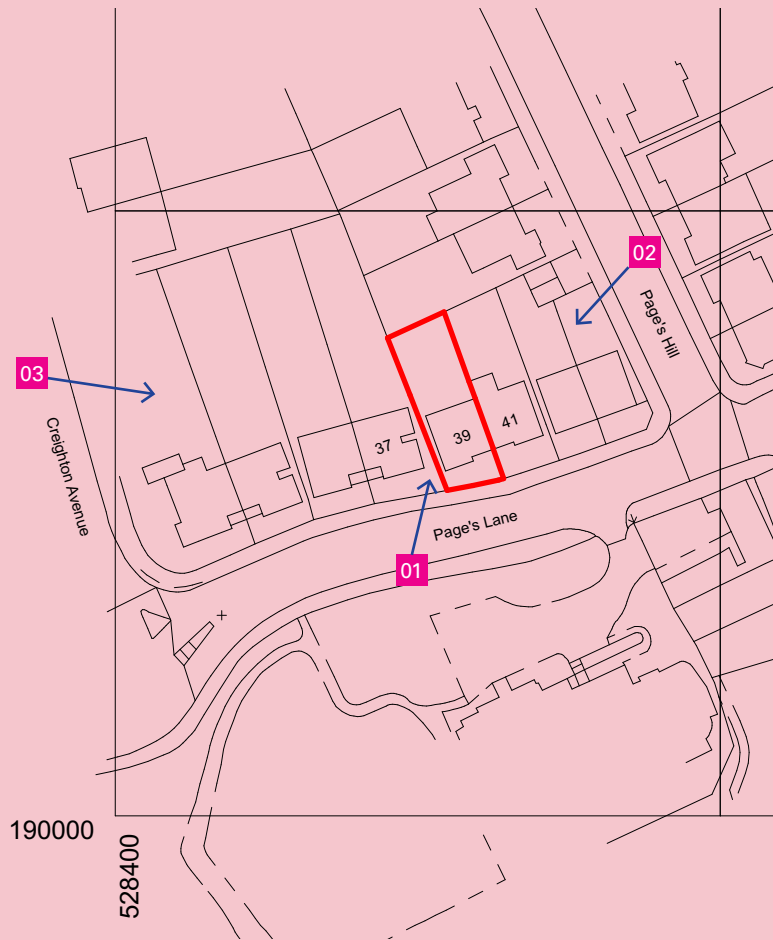
- 1.1 This Design and Access Statement has been prepared on behalf of Alicia Zur Szpiro, in support of a householder planning application at 39 Page's Lane, London, N10 1PU.
- 1.2 It should be read together with the accompanying drawings submitted as part of the application.

Site & Surroundings

- 2.1 The site is located in Muswell Hill in close proximity to East Finchley underground station and Muswell Hill town centre.
- 2.2 The site is not in a conservation area. The building is not listed.
- 2.3 The existing building is a two storey, semi-detached dwelling with attic space and an original cellar. The building is similar in style to the buildings in its immediate context but of no notable architectural merit.
- 2.5 The neighbouring buildings are also majority two storey, semi-detached dwellings.
- 2.6 The property is a single occupancy house. The application does not seek to change this.

2. Site Photographs

2.7 Out of concern for the preservation of the neighbouring properties, the site was viewed from several points.



Page's Lane



Page's Hill



Creighton Avenue

3. Proposed Development

- 4.1 It is proposed to replace the existing terrace/patio along the rear of the property with a larger terrace/patio with integrated storage underneath.
- 4.2 The garden screening is proposed to be extended by 0.8m.

4. Access

- 6.1 No changes to access are proposed.
- 6.2 Wheelchair and ambulance access to the property is unaffected by the proposals.



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