

Design and Access Statement/Heritage Statement

Proposed single storey rear extension.

**38, Lancaster Road, Hornsey,
London, N4 4PR**

April 2023

Site Description

The site contains a three storey mid-terrace dwellinghouse located on the northern side of Lancaster Road. The surrounding area is predominantly residential in character. The property is within the Stroud Green conservation area. The site does not contain any locally listed buildings.

Design Principles & Accessibility

Located to the rear of the site the proposals cannot be seen from the front and as such do not appear intrusive or incongruous to the street scene. It will also not prove detrimental to the amenities of occupiers in nearby properties by means of excessive overshadowing or loss of privacy.

Though the design does not take into account those with disability problems, the scheme will improve amenities due to the increased function.

Amount of Development

The development is to allow an increased usable area for the dwelling; however no additional residential units are to be created from the proposal.

Scale & Mass

The wrap around extension will be similar to adjacent properties and will be built from brickwork to match the existing with aluminium doors to the rear façade.

The extension is approximately 5.58m wide and projects 8.3m from the original building. The height to the eaves will be 2.28m.

The proposed extension is confined to the rear elevation of the property.

Landscaping

Due to the proposal type, there is little landscape work undertaken, other than the works required for the foundations.

Appearance

Developments should seek to reflect and be architecturally sympathetic with the traditional properties that make up much of the area. Any works on this site be appropriate the setting of the building and conservation area.

The development will be constructed of yellow stock brick to the rear of the property to match the existing as closely as possible. The roof will be constructed with grey eternit slates and the flat section will be finished in grp.

Heritage Statement

In relation to the existing property, due to the various works of the property and others in the area, the extension would be considered to have little impact in terms of heritage.