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**DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE STATEMENT**

In respect of a

Planning Application

For

First floor rear and side extensions. New roof over existing flat roof with dormers.
Creation of 3 no self-contained studios.

At

156 West Green Road, London

This document has been provided.
In support of a Detailed Householder
Application submitted to
London Borough of Haringey
By Hartleys Projects Ltd

Introduction

This Design and Access Statement should be considered together with the drawings prepared by Hartleys Projects Ltd . This statement deals purely with the principles of design of this development.

Design Principles/Size

The site is currently occupied by 2 storey detached dwelling house previously converted into self-contained flats.

Proposals

The proposals are for a new single storey rear extension above the existing ground floor.

New pitched roof over existing rear roof and dormers to the side elevations.

Creation of 3 no self-contained studios.

Heritage Statement

The site located at the eastern end of West Green Road (A504) and is located in the Clyde Circus conservation area which was adopted in March 2009.

Nos. 156 to 166 (even) West Green Road are a group of two storey yellow London stock brick Victorian houses at the south western edge of the conservation area. They were originally built as a symmetrical composition, but the visual effect has been lost by many subsequent alterations. No. 156 and No. 166 are detached houses with hipped roofs that flank the central terrace of four houses Nos. 158 to 164 (even) which share a hipped roof. All properties are two windows wide with a ground floor canted bay window and recessed entrance porch, Nos. 158 to 164 (even) having ornate white-painted stucco detailing. Only Nos. 164 and 166 retain their original slate roofs, the others having been replaced with concrete tiles and the tall chimney stacks have been truncated on Nos. 156, 158 and 166. Unfortunately, none of the original timber sash windows remain, the brickwork of Nos. 156, 158 and 162 have now been rendered over and No. 156 has a full height side extension. However, all of the properties retain their planted front gardens and front boundary walls largely intact, making a positive contribution to the streetscene. Its design is late Victorian semi-detached, the property is neither listed or locally listed.

The properties have little of architectural merit.

The extension except for the dormers would not be visible from the public street scene, and there would be loss in and original features of merit.

The extension would match that of similar approved and built locally.

Materials

New walls in brickwork to match existing to be painted white.

White upvc windows will match the existing.

New slate roof tiles to match existing.

Access

Access will be unaffected by the works.

Conclusion

The materials have been chosen to match the existing.

The extension has been designed to provide much needed affordable accommodation in the area.

IAN BOLT