

Design and Access Statement/Heritage Statement

Single Storey Rear Extension

**4, South View Road,
Hornsey,
London,
N8 7LT**

JUNE 2023

Site Description

The property is a two-storey terraced house on the North side of South View Road, in the Campsbourne Cottage Conservation area.

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 extension is a rear extension that extends out 3m from the existing rear wall of the house and further 1.8m to create a bootroom. The width of the extension is 5.88m with an eave's height of 2.48m.

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 Red stock bricks to match as closely as possible. The roof is to be constructed with a red clay tiles and grp flat roof.

Heritage Statement

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