

THE COTTAGE ANNEXE | N4 4LX

DESIGN & ACCESS STATEMENT | June 2023



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BACKGROUND

Introduction

BACKGROUND

OGA has been commissioned to create proposals for the land adjacent to 1a Scarborough Road, N4 4LX. Measuring circa 150 m², the plot at this address was bought by the current owners of the neighbouring 1a Scarborough Road, who are the applicants.

Called "The Cottage", 1a Scarborough Road is a shallow, two full story, late-Victorian extension to the generous 72 Upper Tollington Park, which sits at the corner of Upper Tollington Park and Scarborough Road.

The adjacent land currently houses two dilapidated outbuildings separated by a vehicle manoeuvring space.

These proposals imagine a sideways extension onto the adjacent land, changing The Cottage from a confined, two-bedroom dwelling, to a spacious, three/four-bedroom one.



EXISTING

Site & Policy Context, and Planning History

SITE CONTEXT

The site is situated in the London Borough of Haringey at the eastern extremity of the Stroud Green Conservation Area, characterised by small scale residential terraces with an intimate and 'urban village' character. Laid out in the 1860s, development began in the 1870s, the residential hinterland estates of this part of Stroud Green comprise a mix of three full-storey terraces which adopt Georgian proportions, and two full-story terraces with 45-degree roof pitches and generous vertical proportions.

The neighbouring site, no. 1a Scarborough Road, "The Cottage", began as an extension to the larger, late-Victorian, red-brick, 72 Upper Tollington Park, which forms the corner of Scarborough Road & Upper Tollington Park. The extension was lengthened in the early 1990s to create a standalone dwelling, which has a formal entrance façade set back from Scarborough Road, horizontally proportioned and subservient to a larger, formerly host dwelling.

To the east along Scarborough Road, a fully three-story, hipped-roofed 1 Scarborough Road forms the end of a terrace, back from the curb and separated from the proposal site by an alleyway in the ownership of 1 Scarborough Road.

The address land adjacent to 1a Scarborough Road, N4 4LX was used as open-air storage until outbuildings were built in 1996. These remain, and are in a poor condition, suffering from water ingress and vermin infestation.



PLANNING HISTORY

Prior to 2009, the site was the subject to planning applications as listed below. There have been no applications lodged in the last fourteen years.

REFERENCE	DESCRIPTION	OUTCOME
OLD-1989-1733	2 storey office and storage	Refused
OLD-1989-1034	Duplicate office	Refused
HGY-1991-1341	Continuation of use of land for storage of builders materials.	Refused
HGY-1992-1015	HGY-1992-1015 Withdrawn - Permit Storage	Withdrawn
HGY-1996-1496	Erection of Parking Garages	Approved
HGY-2005-0591 OLD-1989-1734	Demolition of existing buildings and erection of a 3 storey dwelling house with rooms in roof comprising 2 x 3 bedroom self-contained flats.	Refused
HGY-2007-2470	Demolition of existing buildings and erection of three storey detached house	Refused
HGY-2008-2139	Demolition of existing garages and erection of two storey 4 bedroom house withaccommodation at basement, front and rear gardens.	Refused
HGY-2009-1941	Demolition of existing garage and studio and erection of 1 x 2 storey, 2 bedroom single dwellinghouse with a patio at lower ground floor level.	Refused



Location Plan | 1:1250

SCARBOROUGH ROAD

Scarborough Road, Finsbury Park, is located in the London Borough of Haringey, close to the border with the London borough of Islington.

Townscape character is derived from slow organic development, and so successive, individual terraces vary stylistically and in materiality terms, as the area was developed in the later decades of Queen Victoria's reign.

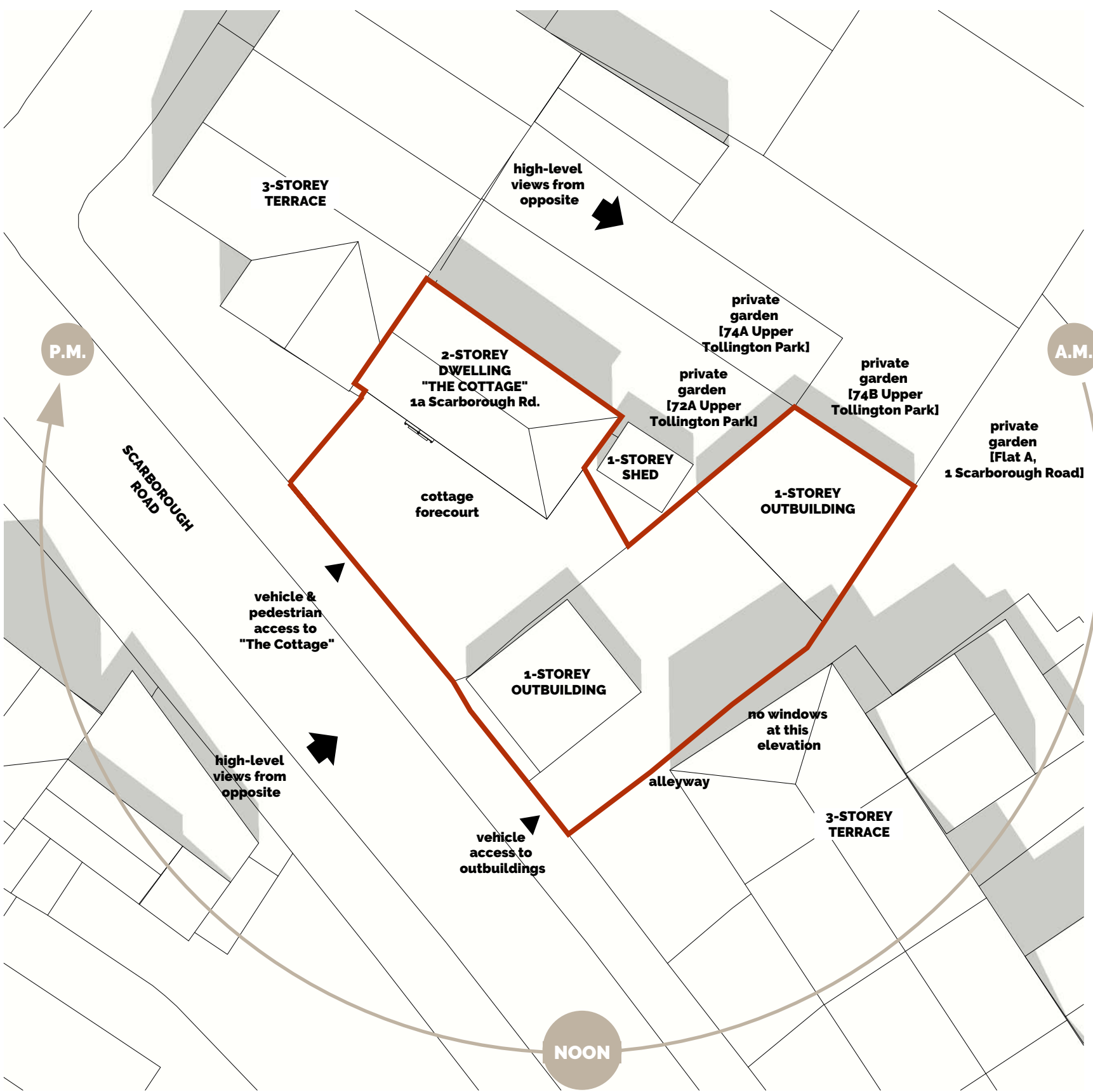
Block Plan | 1:200

SITE ANALYSIS

The site is situated in a space between two perpendicular terraces Scarborough Road, a cul-de-sac, and Upper Tollington Park (B150).

Scarborough Road is secondary to Upper Tollington Park, and so the site adjoins the side elevation of the 3-full-story 1 Scarborough Road, separated from the site in question by narrow alleyway.

To the rear of the site, along the north-eastern boundary, the site interacts in various ways with the amenity spaces of multiple properties, and being low-rise, can be seen from above from the rear facades of Upper Tollington Park, as well as properties directly opposite along Scarborough Road.



PLANNING CONSIDERATIONS

ISSUES ARISING from PLANNING HISTORY

All planning applications which proposed residential development included new dwellings, in some cases, many.

The closest and most useful comparator is HGY-2009-1941, which proposed "Demolition of existing garage and studio and erection of 1 x 2 storey, 2 bedroom single dwellinghouse with a patio at lower ground floor level". The design was low-ish, fully flat-roofed, rising above the street boundary wall by some 800mm, and proposed one new dwelling.

The application was refused due to matters relating to:

- **Impact on the Conservation Area :** The dwelling was felt cramped, the lightwell inappropriate among the Victorian properties, degree of openness reduced, and it was felt unsympathetic to Stroud Green Conservation Area.
- **Impact on Adjacent Properties:** The proposed dwelling was felt to contribute to the loss of the defined character of the street, and would further fragment the urban form of the area. Furthermore, the main dwelling would have abutted the boundary of the rear garden of 72 Upper Tollington Park, which was felt to be overbearing.
- **Loss of gap/open space:** The proposed development was felt to block out any visual appreciation of the existing gap between No 72 Upper Tollington Park and No 1 Scarborough Road, removing the only feature which separates and defines the two residential streets.
- **Waste management:** issue unclear, as the Officer's Report notes "Adequate and accessible waste storage and recycling facility can be accommodated at the front of the site."
- **Sustainability:** It was noted the applicant has failed to complete the Council sustainability checklist and had not proposed sustainable elements within the proposal contrary to Council policies and guidance.

These five points were addressed during design development of these proposals, and are addressed later in this document.



Key View: Upper Tollington Park

MIND THE GAP

Noted in the List of Recommendations under Delegated Powers (Officer's Report) for application HGY/2009/1941, the loss of the gap between No 72 Upper Tollington Park and No 1 Scarborough Road was felt inappropriate.

This profile of the development between neighbouring terraces, from this viewing position, is reviewed as part of this proposal

Key View: Carlisle Road

PERSPECTIVES from the CUL-DE-SAC

In contrast to the view from the junction with Upper Tollington Park, the view from the south-eastern end of the cul-de-sac Scarborough Road, at the junction with cul-de-sac Carlisle Road, is about layering of differing forms, where The Cottage provides a horizontally-oriented foreground to the taller 72 Upper Tollington Park Beyond.

Here the gap between The Cottage at 1a Scarborough Road and no. 1 Scarborough Road is not legible.



Local Comparisons 1 of 2

TRADITION & SIMPLICITY

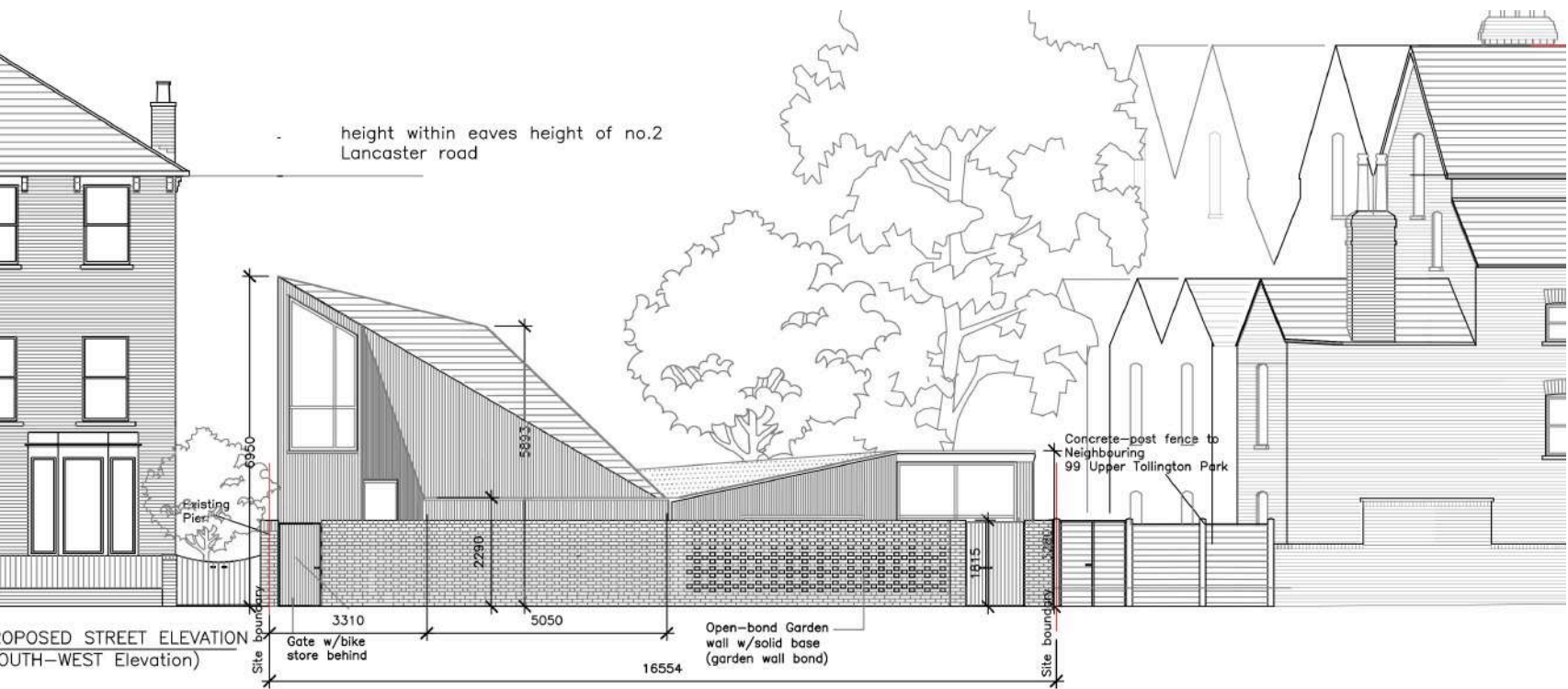
The clients have expressed a preference for an architecture which is contemporary and simple in appearance, combining modern, sleek lines with the more traditional architecture found over the wider surroundings.

This approach has been successfully implemented throughout the Stroud Green Conservation area, and beyond in areas with comparable local characters. A few examples are shown here.

2A LANCASTER ROAD [below]

80m west of the application site at 2a Lancaster Road in the London Borough of Haringey, at the time of writing, the below house is under construction in the gap between Upper Tollington Park and Lancaster Road terraces, designed as a bookend to the Lancaster Road terrace.

This highly sculptural contemporary design takes materiality cues from the surrounding area with London Stock brick, charred timber cladding and an intensive sedum roof.



2A DAGMAR ROAD [above]

Also situated in the London Borough of Haringey, this section of land within the rear garden belonging to end of terrace 38 Oakfield Road and flanking Dagmar Road became a new dwelling. The entire ground floor level is completely concealed by the existing garden boundary wall of number 38 Oakfield Road, while a higher roof is set back from street level to fall into line with the existing terrace. The outer skin of the building is constructed in reclaimed London stock bricks as a facing treatment, bringing vernacular convention.

In approving the application, Haringey's committee report fully supported the scheme with a particular emphasis on the lack of visible impact created by the development. Paragraphs 6.3.9 and 6.3.10 of the committee report refer:

"The building form will not be highly visible within the streetscene and therefore the proposal would not materially detract from the openness the site currently offers. Given the manner in which the building will be sunken into the site and kept substantially lower than the next door properties, in addition to the landscaping proposed, the proposal will, on balance, not adversely affect the spatial and visual character of the site."

In this case the building proposed does not compete with the two and three storey properties surrounding it, and importantly the height and design of the building has changed from the scheme previously withdrawn. Given the comments outlined above the proposed development is considered to be, on balance, sensitive to the character and appearance of the area."

Local Comparisons 2 of 2

43 WARHAM ROAD

A consented, three storey, self-contained two bedroom dwelling to replace the single-storey garage abutting a streetside flank wall.

The dwelling wraps around no.43 Warham Road using progressive step backs, appearing as only two storeys from the front, with the third storey set back and confined to the rear. The ground floor follows the existing line of the garage. The development employs a neutral materials palette.



38 STAPLETON HALL ANNEXE

A consented infill development on land adjacent and belonging to No. 38 Stapleton Hall Road in Haringey, which presents a modern frontage and green roof, with a lower ground floor served by lightwells.

This development, being low-rise preserves the legibility of the neighbouring volumes.



PROCESS

Approach

BRIEF

The brief calls for three main functions within new built forms:

- Entrance/vestibule space for storage, and transition from public to private.
- Living space for socialising, cooking, and relaxing.
- Study/guest space for semi-private focus and relaxation.

Rather than acting as leftover space, a fourth function was considered to be:

- External areas, adopting the function of the internal space to which they are opened, as an ornamental backdrop to others, and as a connection to nature.

MASSING

Having established external design criteria, specifically issues arising from planning policy, and issues arising from planning history, massing studies were undertaken to arrange the functions against the criteria.

The massing studies broke the three functions into separate built volumes totalling a maximum of 100m², naturally articulating the design, connected by the fourth function.

The favoured massing study was then advanced in layout and in terms of materiality.

COMMUNITY INVOLVEMENT

The clients have created a website describing the proposals, have letter-dropped the neighbourhood, and hosted a meeting in early May to sound out concerns. Feedback was encouraging, with most dialogue relating to specific boundary treatment , but no apparent fundamental opposition.

Massing Studies 1 & 2



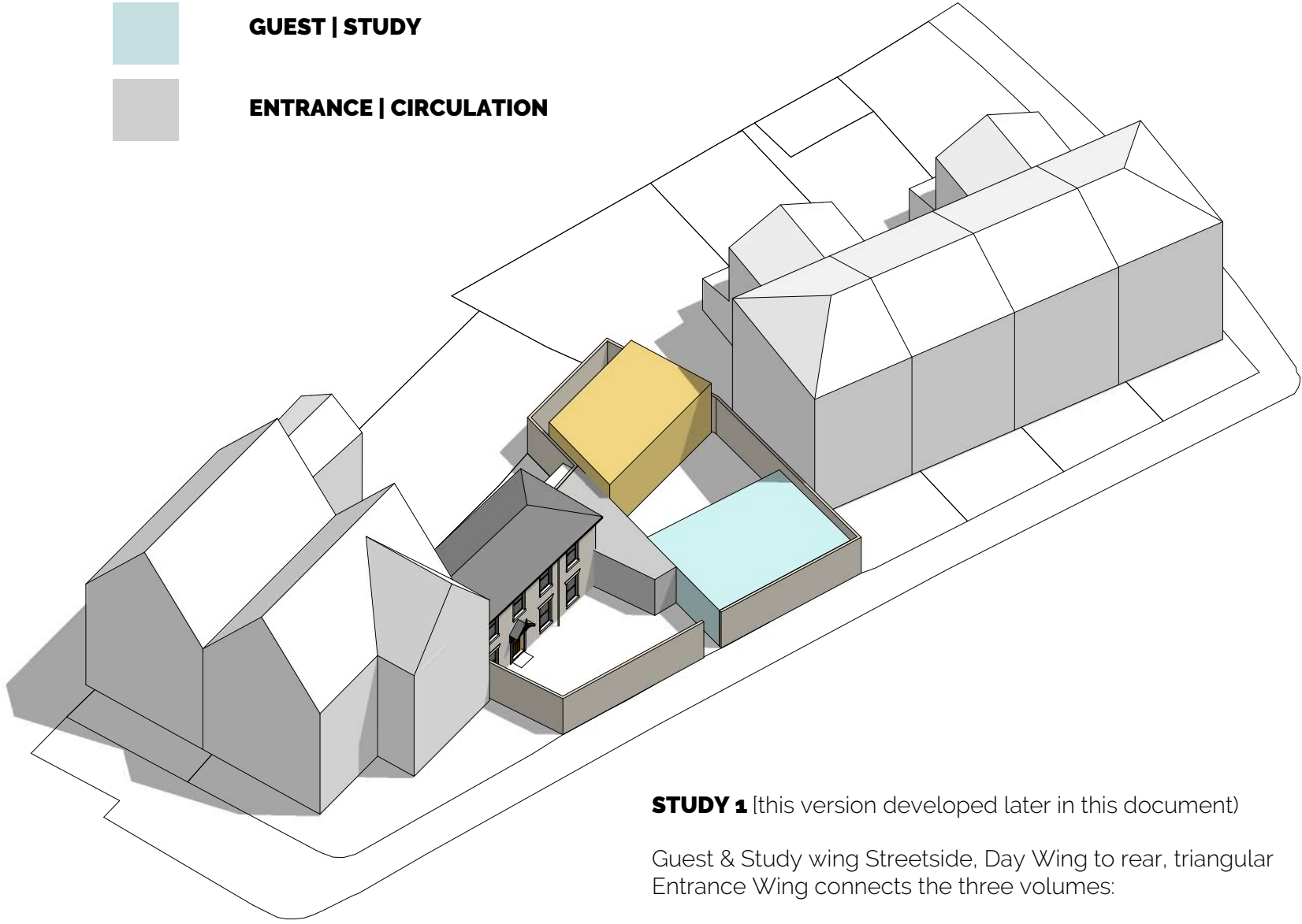
KITCHEN | DINING | DAY ROOM



GUEST | STUDY



ENTRANCE | CIRCULATION

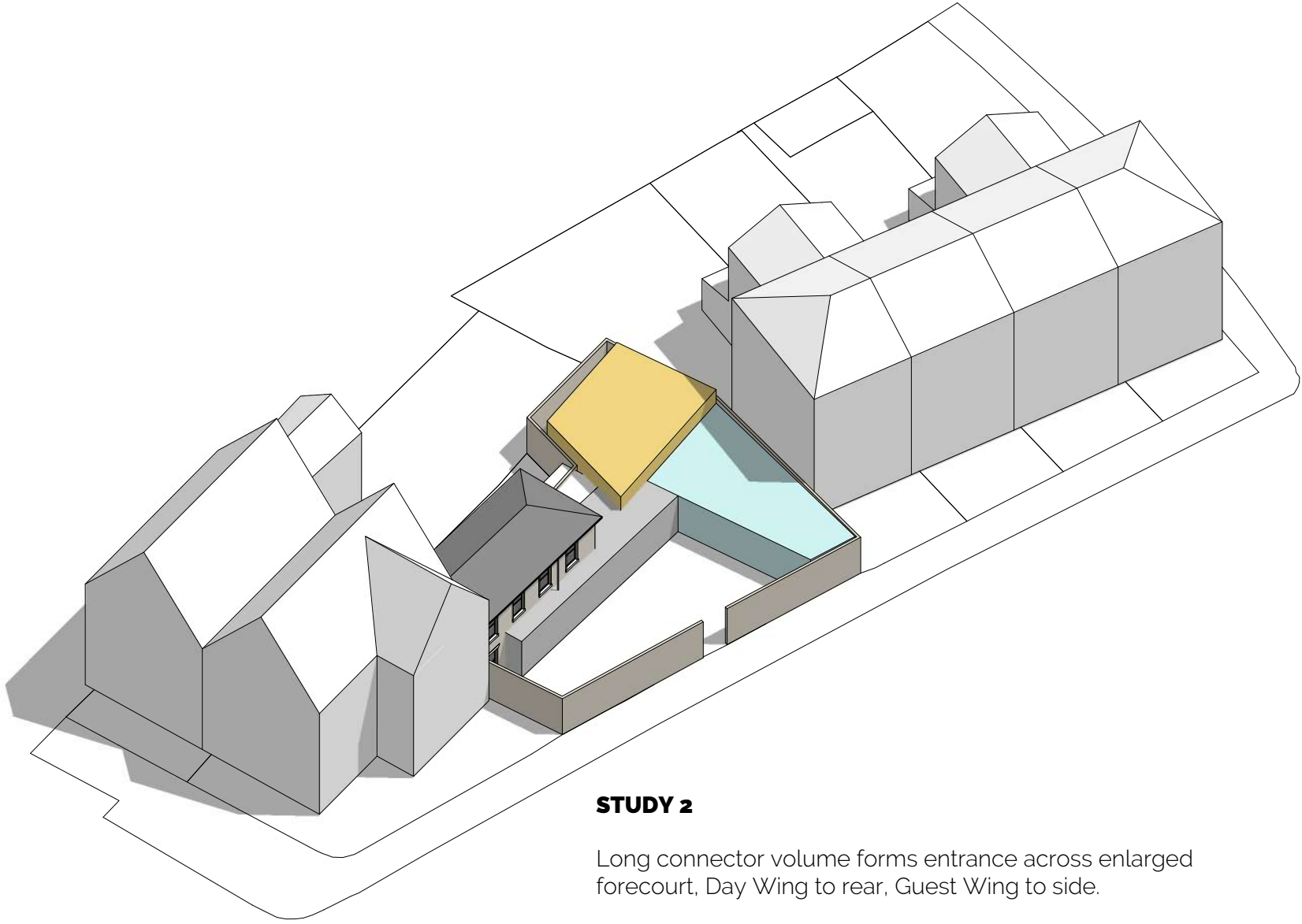


STUDY 1 (this version developed later in this document)

Guest & Study wing Streetside, Day Wing to rear, triangular Entrance Wing connects the three volumes:

Pros: natural spatial flow, optimised for sunpath, multiple outside spaces with varying characters, easy to separate demises later.

Cons: guest wing abuts street and is north aspect.



STUDY 2

Long connector volume forms entrance across enlarged forecourt, Day Wing to rear, Guest Wing to side.

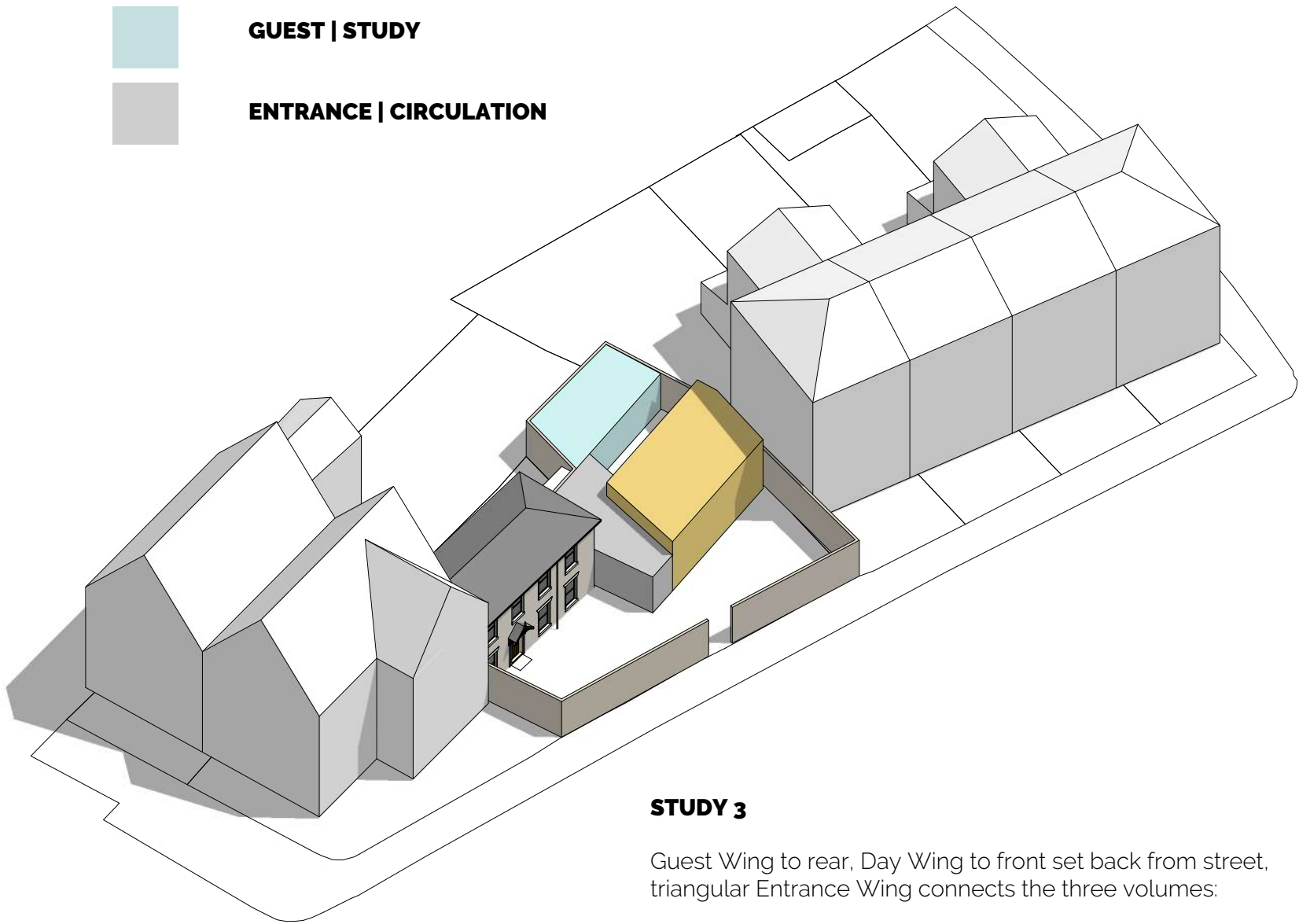
Pros: very large garden, large bedroom frontage, all volumes detached from the street.

Cons: awkward internal spaces, fewer outside spaces.

Massing Studies 3 & 4



- KITCHEN | DINING | DAY ROOM
- GUEST | STUDY
- ENTRANCE | CIRCULATION

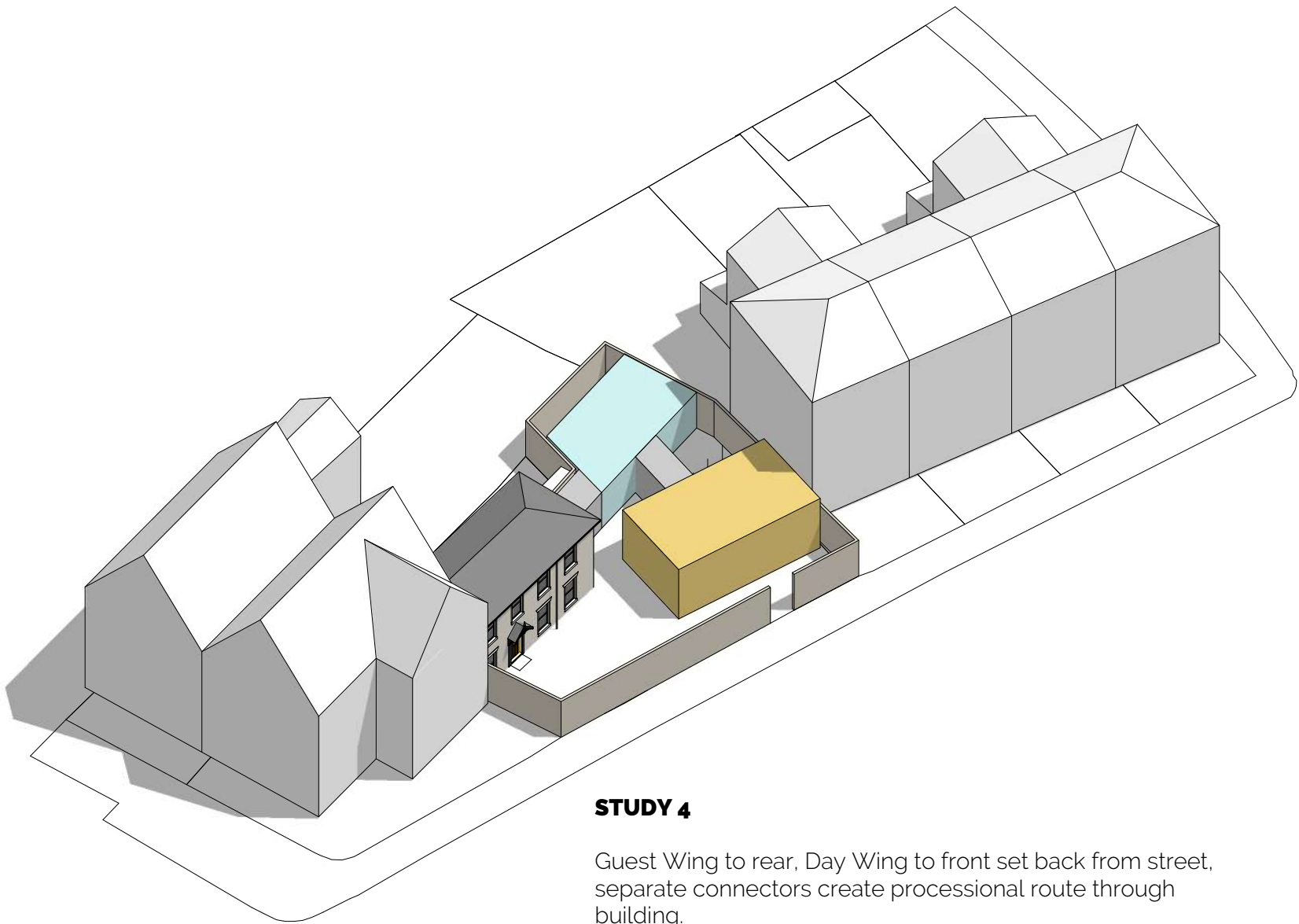


STUDY 3

Guest Wing to rear, Day Wing to front set back from street, triangular Entrance Wing connects the three volumes:

Pros: optimised for sunpath, multiple outside spaces with varying characters, easy to separate demises later, volumes detached from street, very private guest wing, taller front volume compromises the gap less.

Cons: unnatural spatial flow.



STUDY 4

Guest Wing to rear, Day Wing to front set back from street, separate connectors create processional route through building.

Pros: multiple outside spaces with varying characters, optimised for sunpath, very private guest wing, taller front volume compromises "The Gap" less.

Cons: long distance from entrance to The Cottage, entrance directly into living space.

Informal Community Consultation

The Cottage Annex – Christophe

christopherdicken.com/cottage/

Christopher Dicken

Writing, Editing, Self-Publishing, Promoting

Home

The Cottage Annex

Interplanetary Homesick Blues

Search

The Cottage Annex

1a Scarborough Road, N4 4LX

Thank you for visiting our web page! As we embark on this construction project, we want to invite you – our friends and neighbours – to come along on our journey.

Please visit this site regularly for regular updates about the project, but also to ask questions and to provide feedback.

Chris & Donny

The Current Site

Our house – The Cottage at 1a Scarborough Road – is a two bedroom house attached to the rear of 72 Upper Tollington Park. It became a standalone property sometime in the early 1980s.



We recently purchased the site to the right of our house (between 1a and 1 Scarborough Road) which we are planning to use to extend our home.

The site currently houses a couple of old garages that were built in the 1990s, but which have been largely unused for the past 10 years.

The Plan

The plan is to build a single-storey lateral extension that converts the space occupied by the existing garages into new living quarters, and restoring some of the pavement to green space. The front and rear rooms will be connected by a new triangular hallway.

The Cottage Annex – Christophe

christopherdicken.com/cottage/

Painted with red lines

One additional side benefit of this project is that it will also restore at least one additional parking spot to Scarborough Road for general use.

The room to the rear will become our kitchen and dining room. This room will have a gently sloped "monopitched" roof made of brown zinc.



Current view from the end of Scarborough Road. The top of the front garage is visible, while the rear garage is not visible from the street.



New view from the end of Scarborough Road. The very top of the sloped roof will be visible from the street, but the overall impact on the current site lines have been designed to be minimal.

Because we are keen gardeners, we will be adding two new gardens as part of the plan. The rear garden will be at the rear edge of the property, bordering the gardens of 72 and 74 Upper Tollington Park. There will also be a new central courtyard garden.



A cross-section through the house, showing the two new structures, and the two gardens.

Technical Information

As we are living in a Conservation Zone, we are sensitive about making a positive impact on the neighbourhood's look and feel. One of our key learnings so far in this process is that a Conservation Zone does not necessarily mean you can only replace like-for-like, but that any new projects need to be of a high standard, utilise sustainable materials, and add to the vibrancy of the community.

OUTREACH

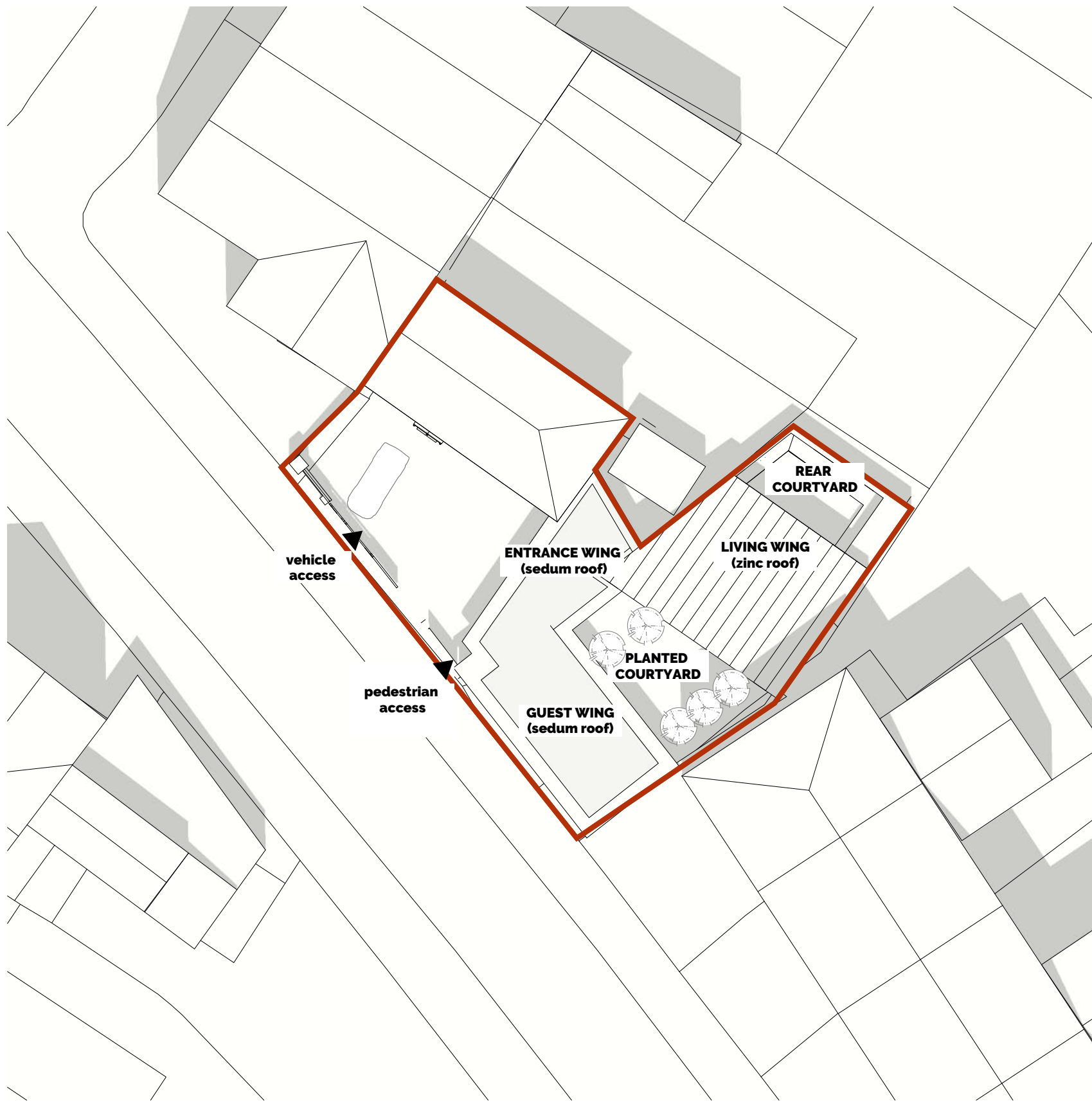
The applicants are committed to a collaborative design approach, not just with respect to the Local Authority, but also by way of the involvement of community stakeholders, specifically those who will be most directly affected by the development.

To field queries and suggestions, and to strengthen community relationships, publicised using letter drops and a website, the applicants hosted an open evening May 06 2023, during which the project was discussed.

There was engagement by the majority of main stakeholders, with no fundamental objections raised.

Much dialogue was about the condition and nature of the individual boundary structures. Of course Party Wall Notices and Agreements will be deployed to formally cover off this topic.

PROPOSAL



Proposed Block Plan | 1:200

MASSING STUDY 1 DESIGN DEVELOPMENT

A triangular Entrance Wing divides external space into a more rectilinear cottage front garden, with space for parking & bin storage, and a sculptural, ornamental, planted courtyard, solely for inhabitant enjoyment.

Benefiting from morning sun, the Guest Wing, which doubles as a day office and private living area, sits against the street boundary with a defensive facade treatment, lowered by two steps such that the roof is level with the existing brick wall to the pavement.

To the rear, a Living Wing is more architecturally expressive, set far back from the road and buffered from the garden of 72 upper Tollington Park by a rear courtyard, such that it does not overbear. Here, a shallow monopitch roof creates axis with courtyard and captures afternoon sun.

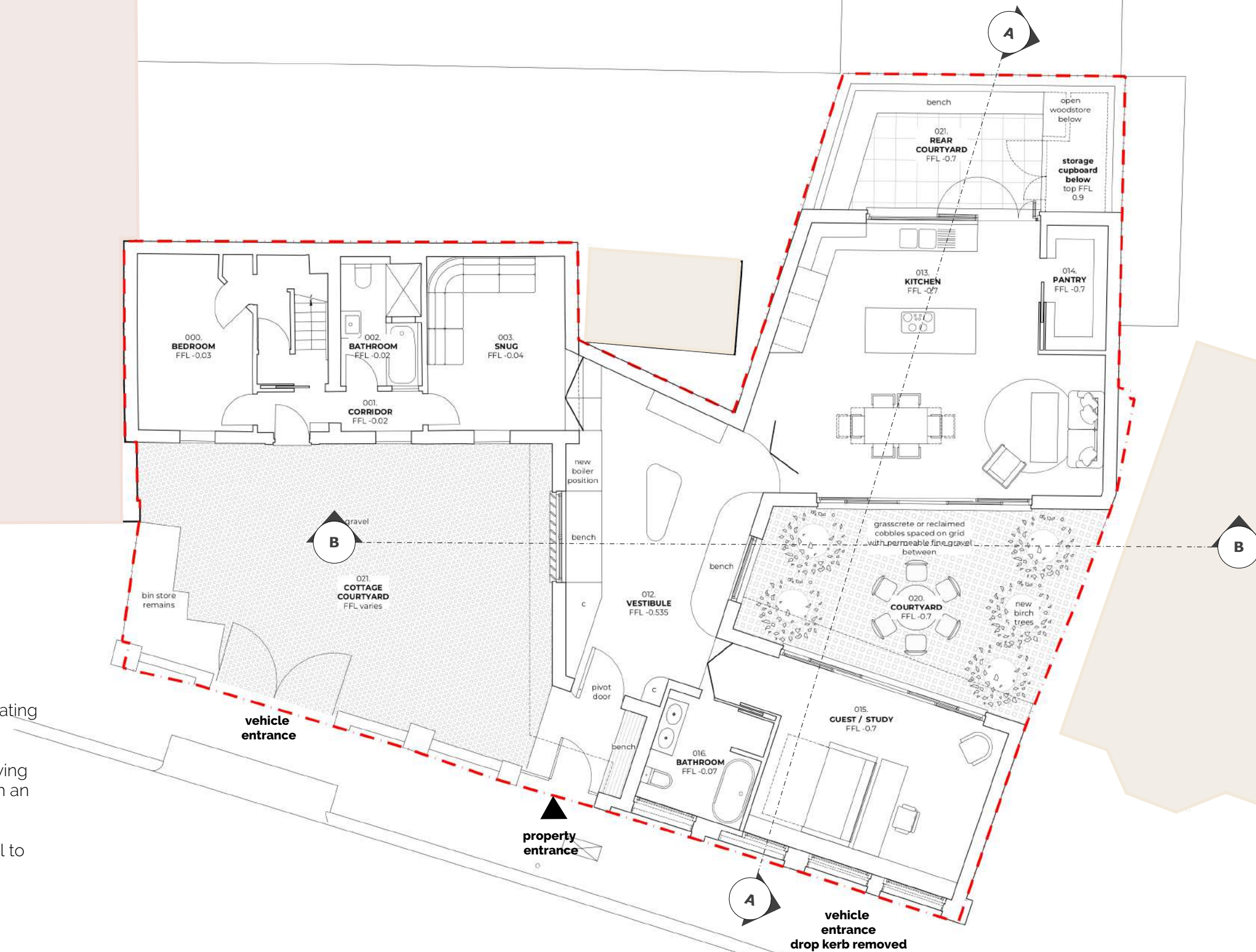
Ground Floor Plan |

1:100

The vestibule features bay windows, with twin seating area facing both internal courtyards.

It proposes a kitchen along the rear wall of the living volume, allowing dining and kitchen areas to form an axis with the internal courtyard.

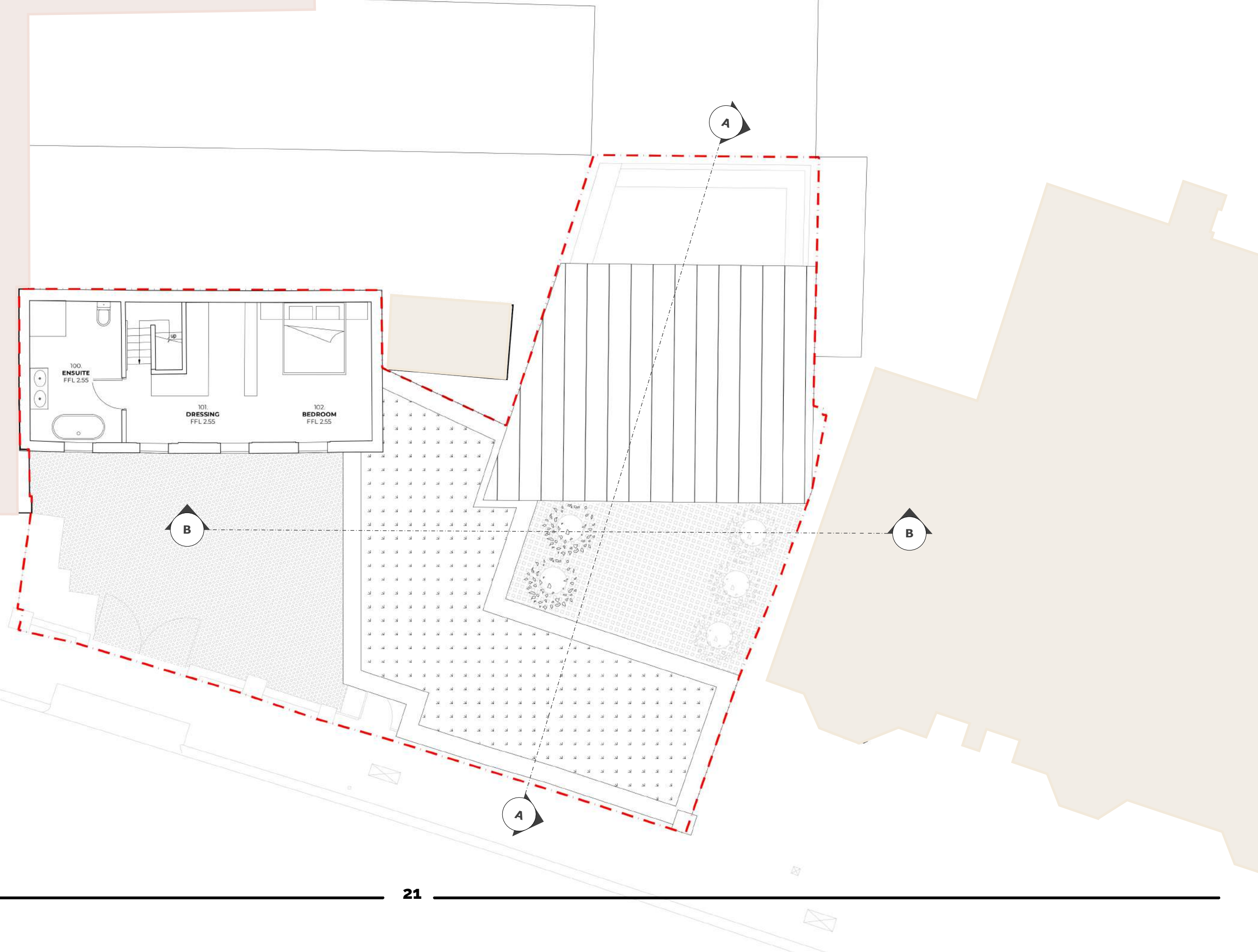
It proposes horizontal timber louvres at high-level to the street facade of the guest wing, and vertical louvres to the window of the cottage courtyard.



First Floor Plan | 1:100

MASTER of ALL

The upper level of The Cottage is of sole use by the applicants. The stairwell is accessed via door at Ground Floor, making the stair part of the territory of the Master Suite. Master Bathroom takes the position next to the stair, while Master Bedroom is buffered from the stair by a dressing area.





Section A-A | 1:100

THROUGH LIVING and GUEST WING ROOFS

A monopitch roof addresses the internal courtyard, creating an axis with this external space and the guest wing beyond, further reduces impact on no. 72 Upper Tollington Park, and captures maximum afternoon and evening sun.

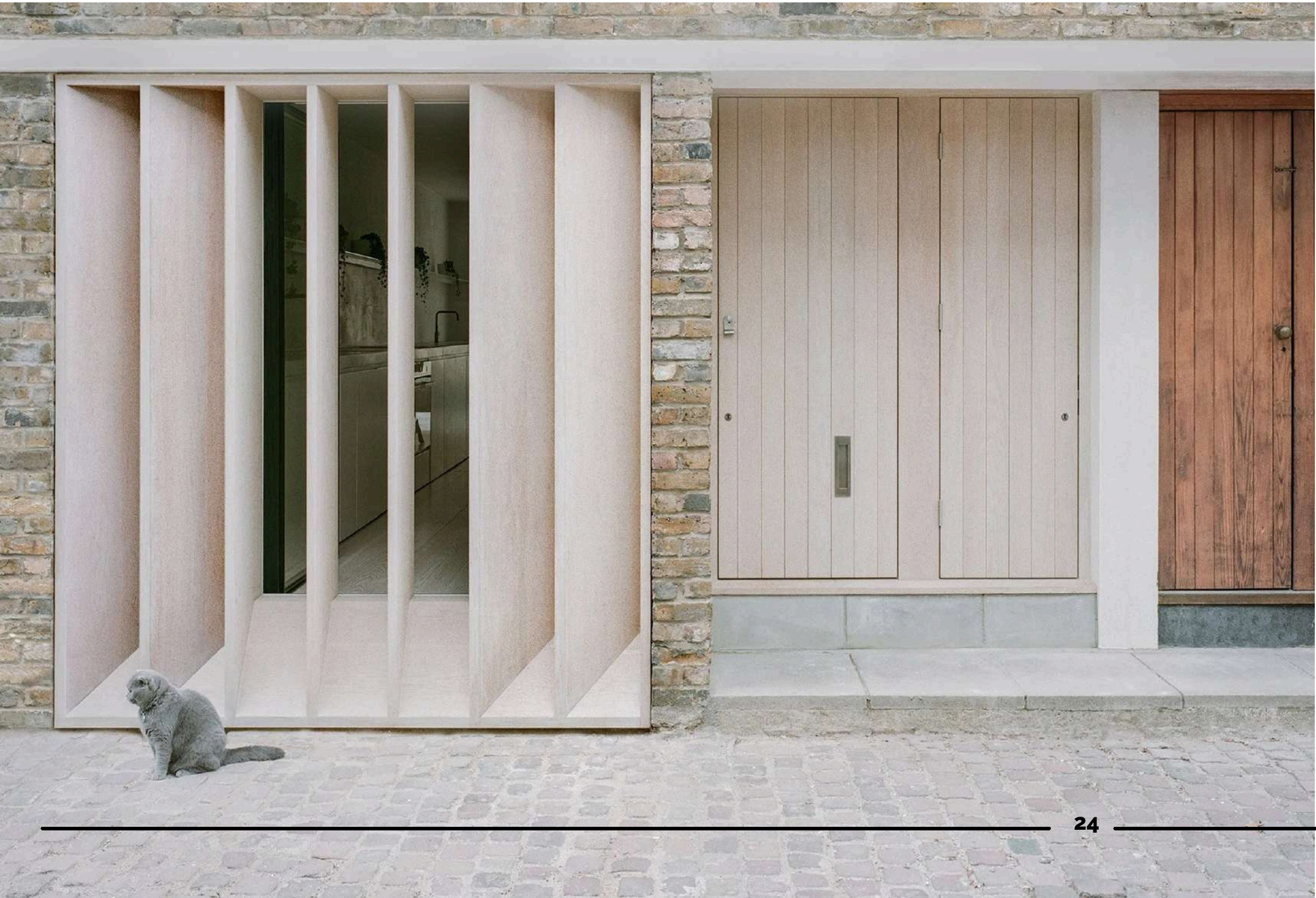
Section B-B | 1:100

THROUGH VESTIBULE ROOF

This view shows that the monopitch enables a clerestorey window arrangement to the annexe courtyard, distinguishing this volume from its more modest neighbours.



TIMBER DOORS and **LOUVRES** CHROMATICALLY BLEND with MASONRY, CONTROLLING PRIVACY, LETTING IN LIGHT and MAINTAINING DISCRETION



LONDON STOCK **BRICK** with COAL SPOTTING

Exterior Spaces: Street

ANONYMITY & PROTECTION

Any masonry interventions to be in chromatically diverse London stock brick, to match existing context, complete with spotting and lime mortar.

Screening devices, such as louvres or perforated bricks, tonally matched to masonry are inserted flush to the masonry surface. These guide light into the property, but not views. Impermeable doorways and gates use similar materials.

Exterior Spaces: Rear Areas

SEDUM ROOF for warmth & vitality



POCKETS of LIFE

Low-level streetside volumes appear to grow from the earth using brick bases with lime rendered opaque walls, similar in colour and sheen to both internal and external floor finishes. Flat roofs above these spaces appear more lightweight, separated from walls in the guest wing by a line of clerestory glazing, which sits in front of louvres or perforated brick. Sedum is set back from roofing edges, softening the silhouette of the volume, improving the view from above, and providing habitat for local species. In this way, the introduction of nature can be seen as a reinstatement of the original purpose of the space, as gardens to 72 Upper Tollington Park.

On excavation, if original cobbles can be located and re-used, these will be integrated into the landscaping of the existing courtyard.

Both walls and roof of the taller, rear volume are clad in dark, standing-seam metal, for a lightweight, urban pavillion aesthetic.

RENDERED WALLS as if GROWN FROM the EARTH



URBANE, DARK **ZINC ROOF** ECHOES GEOMETRY of SLATTED TIMBER

SCULPTED GARDEN for SANCTURY ATMOSPHERE





PIVOT ENTRANCE DOOR CREATES IMPRESSION of ENTERING SECRET CAVE

Interior Spaces: Entrance Wing

FIRST and LAST IMPRESSIONS

Concealed behind heavy, pivot door, a free flowing space, offering glimpses into private and open areas, with seating and space for milling and faffing.

GLIMPSES OFFERED through HOME



BAY WINDOW with SURROUNDING CABINETRY



JOINERY NICHES for WORKING & SLEEPING, with SURROUNDING STORAGE

Interior Spaces: Guest & Study Wing

LAYERING & INTELLIGENT JOINERY for HYBRID USES

Sunken from the vestibule, the guest wing is screened from the main activity of the house by planting in the courtyard.

The street side wall is fully built with Joinery, containing working space and storage. A bed may fold down here.

Overhead, clerestory glazing set the masonry wall lightens the roof and brings interesting light into the space at the high-point of the day.

CLERESTOREY GLAZING over HEAVIER WALLS LIGHTENS ROOF



PRIVACY AFFORDED to GUESTS and HOME-WORKERS via LAYERING WITH COURTYARD



FURNITURE and **TEXTILES**, RICHNESS & LIGHTNESS COMBINED



Interior Spaces: Living Wing

NEUTRAL PALLETTE in **ORGANIC MATERIALS. CONCRETE, TIMBER & WOVEN FABRICS,**
PUNCTUATED by **COLOUR** in **ART & UPHOLSTERY**

In the day room organic elements, with a neutral palette, interplay as a backdrop for more vital moments. A lofty, sloped roof, soffit invites multidirectional light throughout. Moments of softness are created within a larger space using soft furnishings, and more active gathering and performative cooking spaces are punctuated by pendant lighting and statement art.



SCULPTURAL **KITCHEN ISLAND** with social function



SCULPTED ROOF DISTRIBUTES LIGHT

SOFT MOMENTS within HARD SPACES



Materiality Framework

NEUTRALITY as a CANVAS

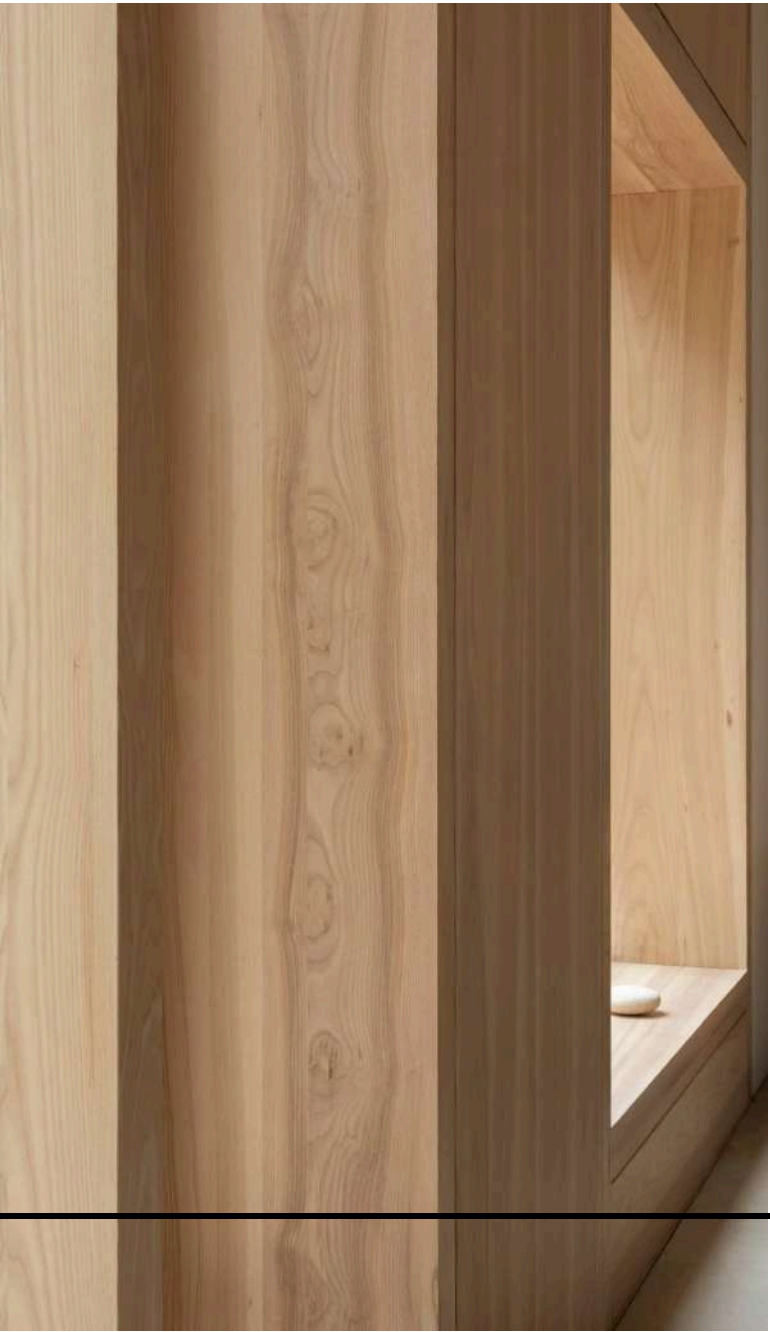
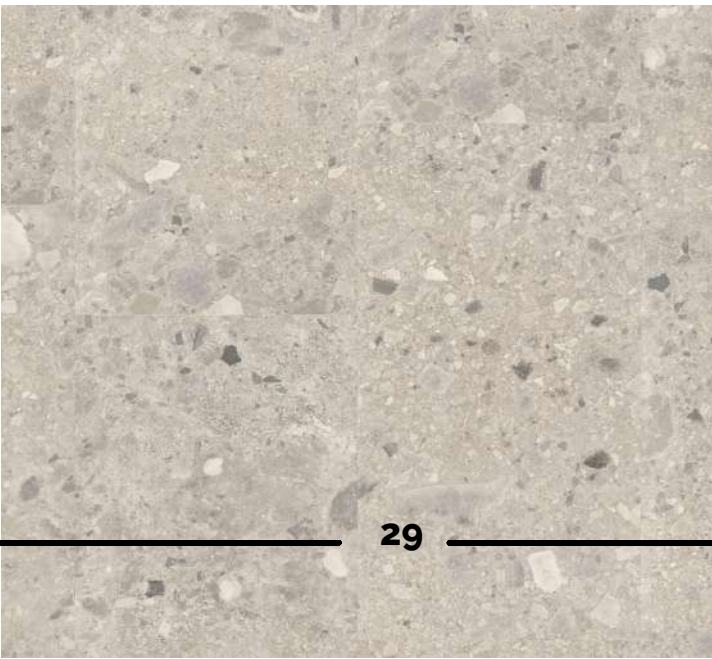
Walls: Lime render externally, with brick base to match existing context, polished plaster internally. Glazing in light wood, such as ash or bamboo.

Floors: polished concrete with decorative, visible aggregate. External courtyard tiles in stone, whose colour features in flooring aggregate.

Joinery: light wood, such as ash or bamboo.

Flora: Birch trees occupy the new, private courtyard.

Roof: dark bronze coloured standing seam roof over living wing. Dark bronze coloured metal flat roof eaves, dark bronze coloured rainwater goods.





Key View: Upper Tollington Park

MINDING THE GAP

The monopitch roof maximises visible sky, while preserving a lofty living volume. It can just be seen behind the front, flat roof, the volumes, which are set at existing outbuilding level.

Key View: Carlisle Road

CONCEALED by SURROUNDING TOWNSCAPE

From further along Scarborough Road, the development is less visible. One glimpses the Living Wing roof and the new penetrations in the external masonry wall, and the side profile of the sedum roof, set back 600mm from the roof edge.



Development Strategies & Access

CARBON FOOTPRINT

A core issue in the proposal is the wish to minimise the environmental impact of the development in its construction and occupancy.

ORIENTATION

The position of the building and the design of the layout have been undertaken with a view to maximising the natural daylight within the building, which is often an issue with inward-facing dwellings. Two large lightwells, clerestory glazing and sliding doors are the predominant day-lighting and ventilation sources.

GREEN ROOFS

The proposal is to use an extensive 'green' roof system which consist of a shallow substrate layer and stress tolerant sedum. They have the added benefit of being lightweight and require little to no maintenance, they give excellent foliage colour and texture and are attractive to all kinds of birds and insects.

The sedum roofing will have a number of benefits:

- Reduce rainwater run-off
- Has a longer life durability than traditional felt
- Additional insulative value
- Environmental and air quality benefits

CONSTRUCTION METHOD

Offsite-manufactured timber panels where possible with timber joist construction for the roof structure are being considered, to allow achieve a simple, quickest, waste-free build method using sustainable timber.

INSULATION

In accordance with the increased requirements for thermal efficiency, the proposed will be insulated above that of the current regulations using, where practical, recycled materials.

UNDERFLOOR HEATING

The radiant heat output of under-floor heating delivers a balanced and evenly distributed temperature throughout the building. By operating at lower temperatures than conventional heating systems the same results can be obtained despite a lower energy input. This environmental benefit can result in a 20-25% reduction in CO2 emissions from heating and thus a long-term cost saving too.

WASTE & RECYCLING

The current dwelling includes areas for waste storage/recycling facilities. These proposals allow for integrated bin stores internally. Current kitchen designs typically incorporate dedicated recycling units as part of the layout.

ECONOMIC

The proposed development will provide employment to a London-based building firm for approximately 6 - 8 months. A number of people will be working full time on the project as well as a number of subcontractors and suppliers. Wherever possible all natural and building materials will be locally or at least regionally sourced also helping to lower the building's construction carbon footprint.

SECURED by DESIGN

The proposal also aims to achieve the necessary criteria for Secured by Design. The design already favours natural surveillance between surrounding properties. Broadly straight StreetSide perimeter walls and with high security locks will minimise concealment opportunities and he new development will be fitted with an alarm system.

PARKING

No new off-street parking facilities are being incorporated into this scheme in the interest of lowering car usage in London. The proposals remove off-street parking in-favour of high-quality residential and amenity area. Due to the non-requirement of a drop kerb accessing the outbuildings, 1.5 new parking bays are introduced, which combined with the 1.5-length bay in this area, increases on-street parking potential on Scarborough Road by two new bays. Prior objections had been raised against previous applications for new dwellings had referred to increased competition for on-street parking, while this scheme restores supply, leaving demand unaffected. Permits are available for residents wishing to park cars on the road - though we now understand that due to excellent public transport facilities in the area that there is currently a low-to-middle demand for this.

ACCESS

All doorways and hallways conform to lifetime homes standards. There is a WC on the ground level designed for disabled usage. Living facilities are proposed to be mainly at ground floor, meeting ambulant disabled requirement. The kitchen and living areas are open plan allowing easy movement. All switches and controls will be located at usable height between 450mm and 1200mm from the floor for all occupants and visitors.

TRANSPORT & AMENITIES

The area has good transport links available. Both Finsbury Park and Hornsey stations are a short distance away and there are multiple and frequent bus services nearby. There are nearby retail and leisure facilities, including the Finsbury Park itself, as well as a number of local schools. Naturally, walking is encouraged in this city borough

Summary

LOW IMPACT

These proposals a the Land Adjacent to 1a Scarborough Road have been developed with the guiding principle of low-impact design, where views, daylighting and amenity feel little or no effect. Where proposals are to be perceived, materials and forms are chosen to knit into the urban grain and local character.

Care has been taken to respond positively to the planning history and contemporary planning policy. Surrounding community stakeholders have been positively engaged and have responded favourably to proposals. The design team and applicants hope that the planning department at Haringey Council and its and consultees are equally supportive.



EXISTING



PROPOSED

THANK-YOU

VIELEN-DANK

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