

DESIGN AND ACCESS STATEMENT  
71 Beaconsfield Road N15

June 2023

This Design and Access Statement has been prepared in support of a Householder Pre-Application with Haringey Council within the Conservation Area of Clyde Circus.

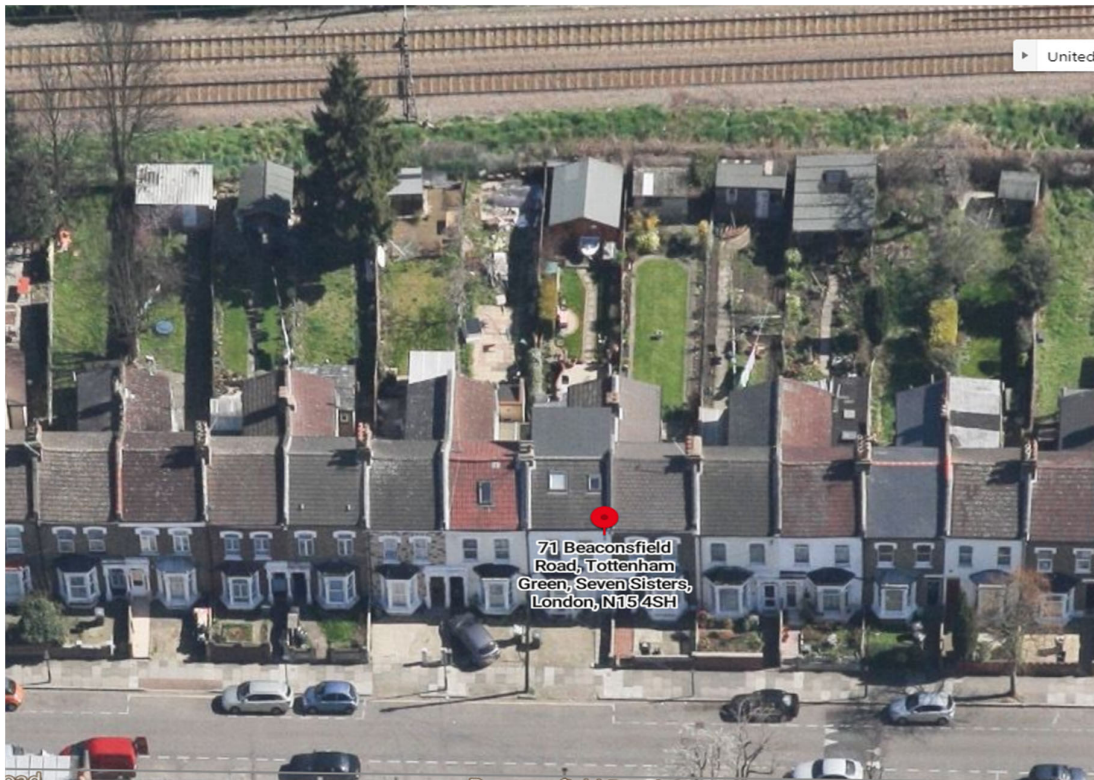


**Aerial view from the East**



Sabrina Teacher Architect

32 Cissbury Ring South N12 7BE e: sabrina@tea-arc.com t: 07961 145772



**Aerial view from the West**



**Street view front elevation**



Rear views from garden

**Context and Site Description**

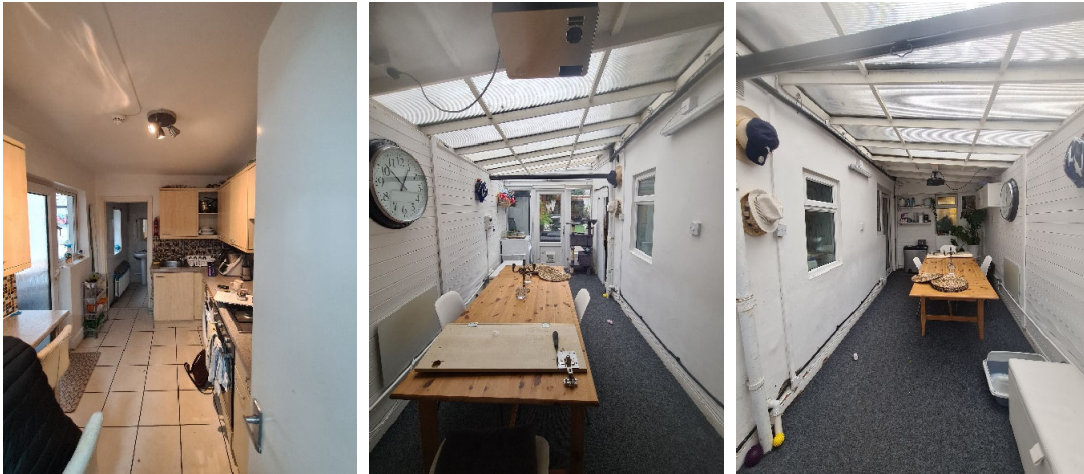
No. 71 Beaconsfield Road is a terraced single-family dwelling within the Clyde Circus conservation area of Haringey.

**Proposal to property**

The proposed work to the property is motivated by the owners' desire to improve the ground floor living arrangement by removing the poorly constructed and insulated conservatory and rear facing bathroom to create a light-filled kitchen and dining room whilst relocating the bathroom services to the centre of the layout. The proposed rear extension will extend 3m from the original house footprint which is 1.76m from the current bathroom outrigger. The proposed side extension will extend to reach this point. Neighbouring amenities have been considered by dropping the height of the side extension along the boundary with no. 73 so that the roof will pitch up to meet the main house. Please note that the neighbour at no. 73 currently benefits a rear extension that sits at 3.5m height along the boundary line.

**Appearance**

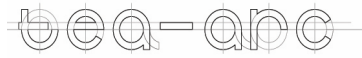
Care has been taken to develop a design proposal that not only improves the internal space but also complements the character of the properties in the surrounding area. The façade of the new extension will be rebuilt in brickwork to match the existing in both colour and style of brick coursing. Large aluminium framed glazed windows and doors will complement its location by their slim industrial style frame, that will not dominate its surroundings and also benefit from a necessary thermally insulating specification.



**Interiors of kitchen and conservatory**

**Conclusion**

The proposed extension will remain in keeping with the style and character of the original house as well as its immediate surroundings without impacting the amenity of the neighbours. The proposed footprint acknowledges the preservation of the amenities at



Sabrina Teacher Architect

32 Cissbury Ring South N12 7BE e: [sabrina@tea-arc.com](mailto:sabrina@tea-arc.com) t: 07961 145772

nos. 69 and 73 Beaconsfield Road with no overlooking into the neighbour's property and increased privacy.

**Trees & hedges**

No existing trees or hedges will be affected by the proposal.

**Access**

The access remains unchanged.

**Parking**

The proposal does not add or remove any parking spaces.