

9 Leinster Road, N10 3AN

Design Statement

This design statement should be read in conjunction with the enclosed drawings.

The proposed works are for a ground floor extension to the rear of the property. The extension is modest in scale; uses similar materials to the existing structure: and consistent with alterations elsewhere on the street.



1. Existing Building and Setting

9 Leinster Road is an Edwardian mid-terrace property situated midway along a steeply sloping street. The plot also slopes away from the rear of the property.

The surrounding houses are in a consistent architectural style, with the front elevation in red brick with details in render and clay tile, and white painted wood sash windows. The rear of the properties are slightly less consistent, but are generally in yellow London stock brick, and with white painted wood sash windows. Most houses, including number 9, have a large set of doors and side lights on the ground floor. In the last ten years, a slate dormer has been added at roof level at number 9, and the interior extensively refurbished.

A number of single-storey rear extensions have been added on the street; notably numbers 1, 10, 12, 16 and 19.



2. Proposals

- The proposed works comprise a modest ground floor extension to the rear of the property.
- The architectural style is sympathetic to the original building without resorting to pastiche.
- Yellow London stock brick will be used for external walls, with red brick detailing around the windows and doors to echo details on the existing house.
- The proposed extension includes wrap-around glazing on the east and south facing walls to maximise daylight and views of the garden.
- The extension will have a bitumen flat roof with powder-coated rooflights.
- The proposals are not visible from the street and due to the steep slope of the street, the extension will have a minimal impact on the adjoining neighbour at No 11.
- The floor level of the extension has been lowered from the main house to further reduce the scale of the proposals.

