



DESIGN AND ACCESS STATEMENT

211 Lansdowne Road, N17 0NU

Design and Access Statement

General

Our proposal is for the erection of a ground floor and first floor rear extension with a roof terrace. Including the creation of a new and altered patio area. The replacement of the front garden boundary walls and fence, including the creation of a bike and air source heat pump enclosure. With a fast charger EV point to be added to the front garden. The property is located at 211 Lansdowne Road, N17 0NU in the borough of Haringey. The site is not within any conservation areas and is not a listed building.

Consideration

In designing our extension, we have taken into consideration the outlook from our neighbour's windows. To minimise impact on their outlook and access to natural daylight, we have made sure that we used the building research establishments BRE sight line test. The test shows that our extension will not have any impact on their outlook and access to natural daylight.

Our proposal at ground level lines up with the existing extension at no.213 and we have proposed a pitched roof facing no.209, which helps to minimise impact on the amenities and garden space. At first floor level we have proposed an extension and roof terrace, that is stepped away no.209 and contained and hidden behind the existing building of no.213. This design has helped to prevent any impact on both neighbours. The roof shape of the first floor extension is below the main houses eaves line, to keep the extension subordinate to the host property. The roof terrace will have a 1.7m privacy screen, to prevent overlooking and any privacy issues.

The front garden has an existing brick and fence boundary wall that needs repair/replacing. We are proposing to use matching bricks and materials. We are proposing to have a bespoke wooden enclosure for the bikes secure storage area and air source heat pump area. This enclosure will have a sedum roof, to help soften its look and bring greenery to the space.

The access through the property will remain the same. From the front door you will be able to walk past the hallway through to the kitchen and out to the garden. The existing front parking space and dropped kerb will remain.

The external materials of the extension will be matching London stock brick and slated pitched roof. The first-floor extension will have a resin membrane roof finish. The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

The proposal is subordinate to the host property and is contained to the rear of the family home. Impact on the neighbours has been reduced to a minimum. The Council have previously approved an extension on the property in 2022 (Reference No. HGY/2022/1827). Based on all of this information we believe that our proposal is acceptable, in its context and for the host property.