

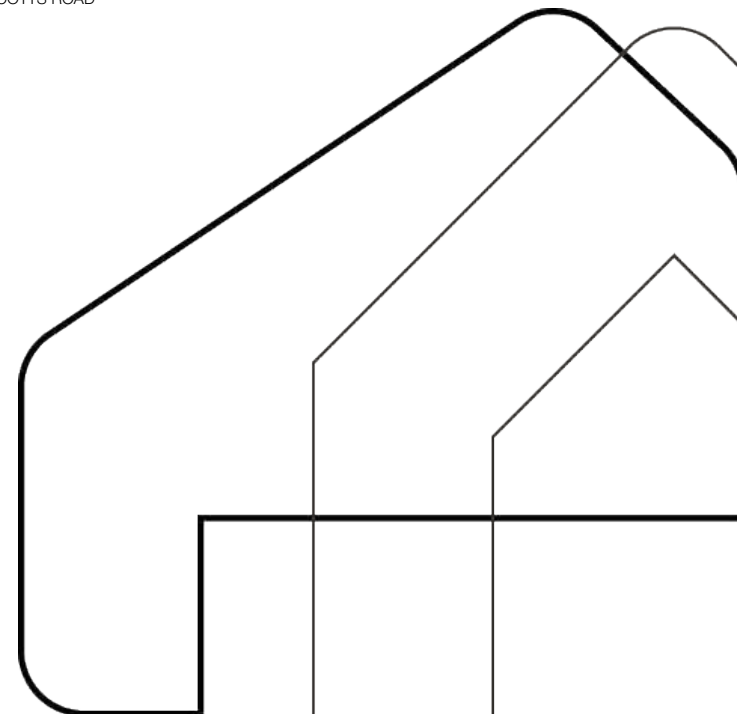


DESIGN AND ACCESS STATEMENT | DECEMBER 2025 |

IN SUPPORT OF
REAR AND PARTIAL SIDE EXTENSION

AT

54A LASCOTTS ROAD
LONDON
N22 8JL



1.0 INTRODUCTION

It is our client's intention to adapt and extend the rear of their Ground Floor Flat at 54a Lascotts Road.

The current spatial arrangement occupies the entire ground floor level of the property beyond the shared corridor and staircase that provides access to the two flats above.

The existing ground floor plan comprises a street facing, master bedroom, a compact family bathroom and a kitchen with direct views to the garden's side return.

The remaining footprint is dedicated to an open plan rear reception and dining area, which currently provides direct access to a substantial mature garden at the rear.

This rear amenity space can be sub-divided into two main areas; the side return infill and the main rear garden beyond the rearmost section of the buildings façade, which spans the full width of the plot.

The current layout poses a series of challenges for our clients growing family, including the lack of space for an additional bedroom and the placement of the current kitchen, which is separated by a flight of steps, from the main dining area.

The new proposal seeks to introduce a conjoined rear and partial side return extension to provide an open-plan arrangement, uniting key functions such as living, dining and food preparation spaces, to provide a revised and expanded layout, commensurate with modern ideals and living standards.

This statement sets out the principles of the scheme and indicates how the proposal attempts to meet local and national planning policies.

2.0 SITE LOCATION

Lascotts Road is located within the jurisdiction of Haringey Borough Council and is a residential street, formed of a series of attractive, predominantly Victorian/Edwardian terraced and semi-detached properties. The area is popular with families and professionals, benefiting from a quiet residential environment while maintaining excellent connectivity.

The property is situated close to retail provisions provided by Bounds Green and Green Lanes and has easy access to amenities further afield including Muswell Hill and Wood Green. Residents can also benefit from the nearby recreational spaces such as Woodside and Alexandra Parks.



FIGURE 01 Photograph of the front facade of 54a Lascotts Road

3.0 REFERENCE DOCUMENTATION / PLANNING GUIDANCE

National and Regional Guidance
National Planning Policy Framework (NPPF)

Planning Policy Practice Guidance (PPPG), including advice on design and the historic environment.

The London Plan (Current adopted version)

Haringey Local Planning Policy
Haringey Local Plan: Strategic Policies (Current adopted version)

Note: This will be the adopted Strategic Policies document (e.g., 2013-2026 or later adopted version).

4.0 PLANNING HISTORY

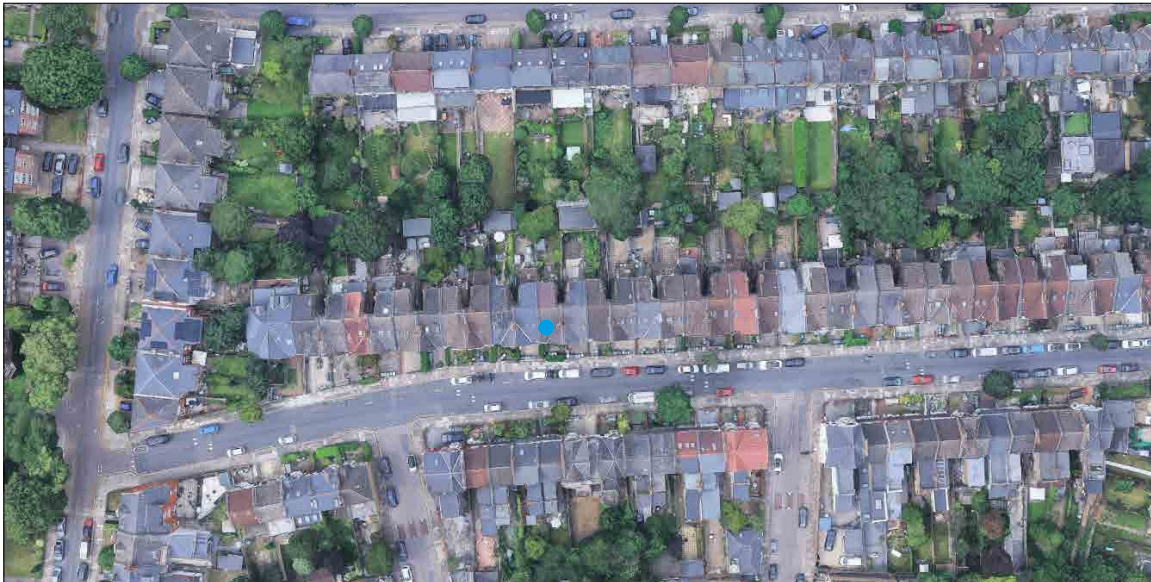
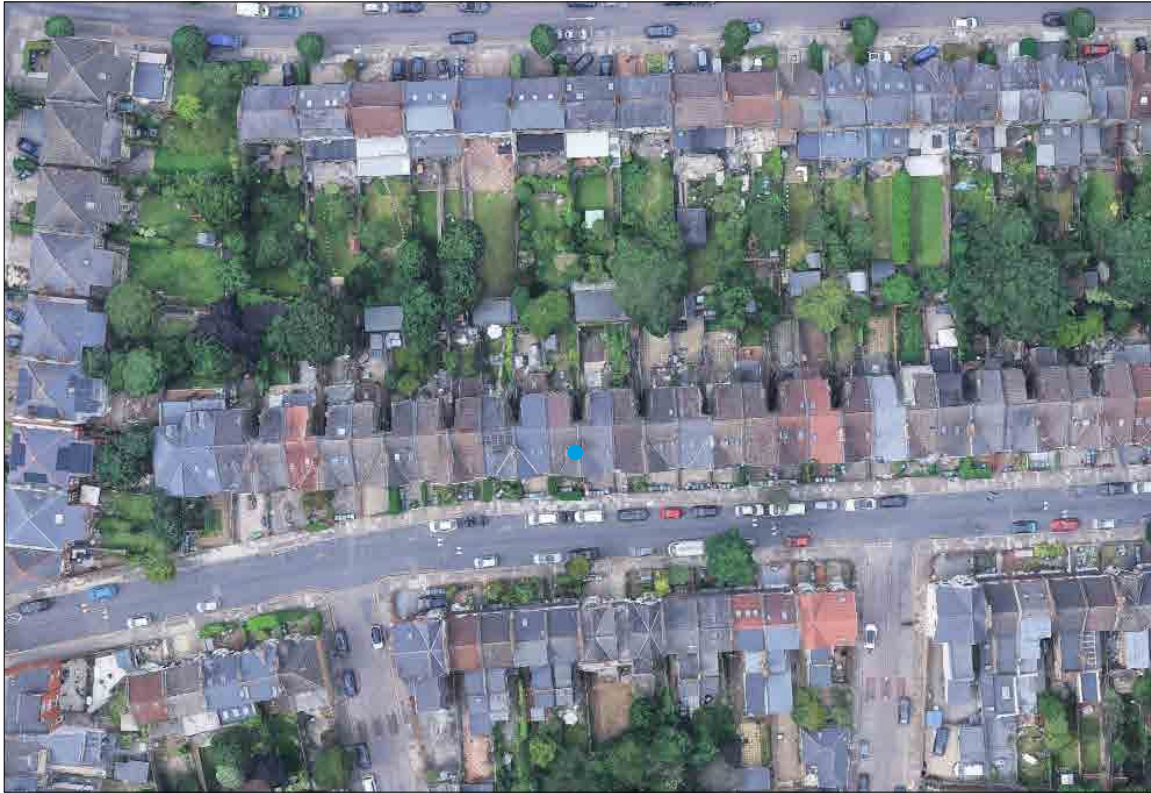
There are two minor planning records for the entire building, listed on the public register that relate to the property in recent years.

54b - Lascotts Road - CPS/0009/1580/ - 16/03/2019 - Installation of a Gas Fired Boiler

FE/0010/2024/ - 08/10/2011 - Changes to Windows and Doors

The property was converted from a single dwelling to its current 3 flat layout after this change achieved planning consent in June 1985.





● Denotes property location



FIGURE 2. AERIAL VIEW
54a Lascott's Road
Bounds Green

FIGURE 3. LOCAL TRANSPORT
INFRASTRUCTURE
54a Lascott's Road
Bounds Green

5.0 WIDER CONTEXT

The property is located near Bounds Green Road and Brownlow Road, which provide direct access to the A105 (Bowes Road/Green Lanes) to the east and the A406 North Circular Road to the north.

The A406 provides convenient connections across North London, including to the M1, M11, and the A10.

The area is well-served by numerous London Bus routes with stops located within a short walking distance (approximately 2 to 5 minutes) on nearby major roads. Key routes serving the area include: Routes 102, 184, and 299, which provide connections to destinations such as Brent Cross, Barnet, Cockfosters, and Muswell Hill.

FIGURE 4. AERIAL VIEW
54a Lascott's Road - Bounds Green

6.0 SITE ANALYSIS

The property at 54a Lascotts Road comprises part of a wider collection of Edwardian and early 20th-century residential housing, characterised by a low to medium density, with the area's development primarily occurring in the period leading up to and following the First World War.

Lascotts Road and the immediate vicinity are predominantly formed of terraced properties, exhibiting a distinctive local architectural style, often including details that reference the 'Arts and Crafts' movement's influence across the area as a whole.

Residential façades are typically two physical storeys high, often fabricated in red-stock or yellow/cream brickwork on the ground floor, sometimes incorporating tiles or rendered planes as part of the upper storey or gables.

Windows are often white timber or UPVC framed, frequently featuring sash or casement styles. While some modern replacements exist, many original windows are still evident, sometimes featuring decorative leading or smaller panes.

Roof planes are generally pitched, incorporating either natural slate or clay tile coverings. Eaves are typically modest or boxed. Simple but substantial brick chimney stacks are a common feature, projecting above the ridge lines.

Properties on the northern side of Lascotts road tend to incorporate distinctive front facing balconies at first floor level, which span between their bay windows towards shared party wall and above their entrances. Many of the balustrades on display have been altered, but some examples of the original timber structures remain.

There are no properties in the immediate vicinity higher than three physical storeys, however, there are numerous examples of later loft conversions. It is noted that any dormers introduced generally remain subservient to the existing roof plane, respecting the ridge line and street scene.

The house containing the flat is part of a terraced pair or a semi-detached building, set back from the main thoroughfare. The front elevation is typically consistent with the general street pattern, facing a small, private front garden or shared forecourt, with a clear delineation between the public and private realm.

The property benefits from a private rear garden, which is demarcated for the exclusive use of the ground floor flat. Within this amenity space there is a shed for storage of gardening equipment and ancillary items.

The rear boundary is flanked by fencing a combination of hedges and mature planting, which aids privacy and shields views to the rear of neighbouring properties.



FIGURE 05 View from the east facing west - Lascotts Road



FIGURE 06 View from the west facing east - Lascotts Road

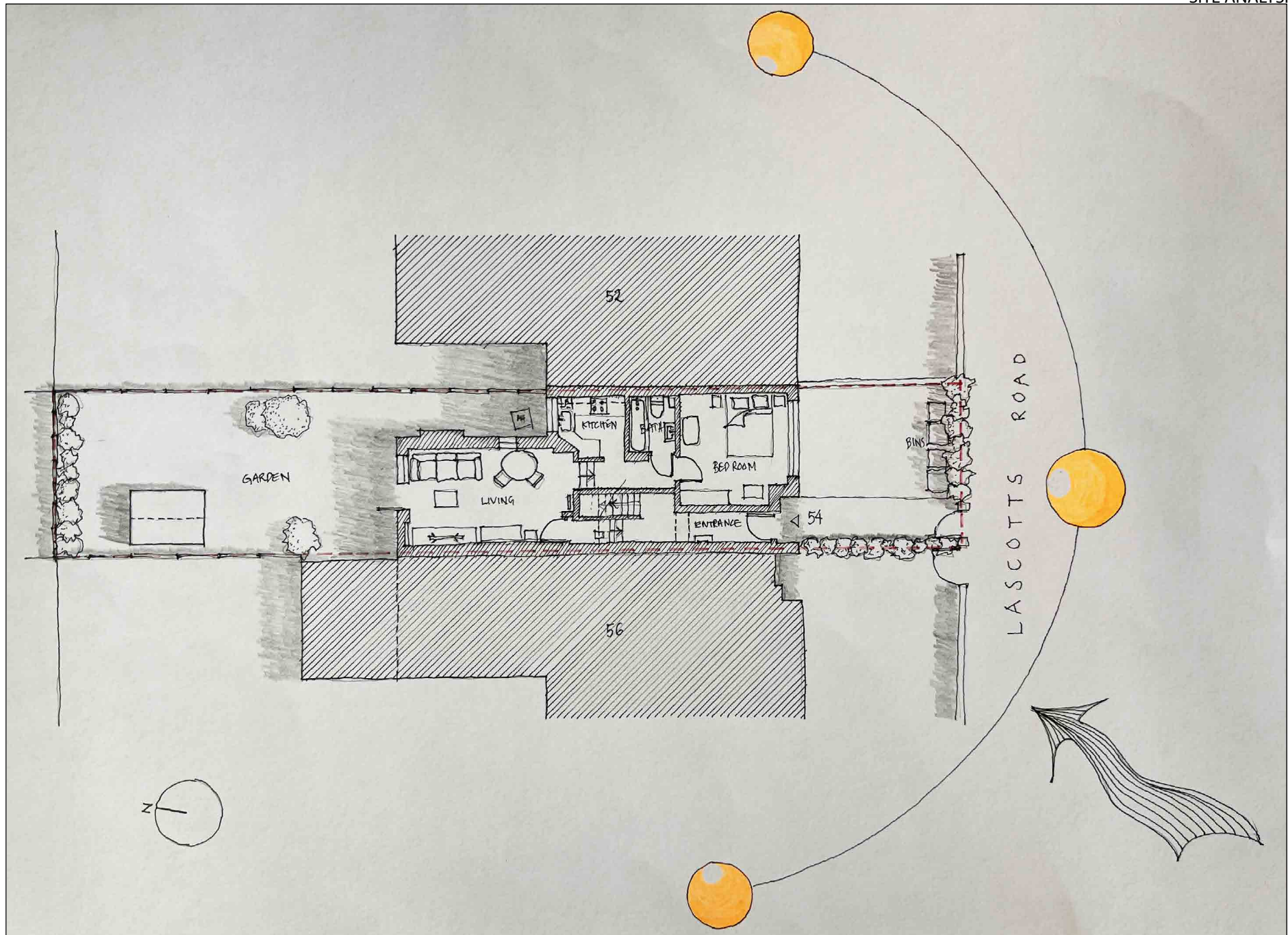


FIGURE 07 54A Lascotts Road- Site Analysis Sketch

7.0 ECOLOGICAL FEATURES

There are no local ecological features affected or disturbed by the intended works to the best of our knowledge.

8.0 SITE VIEWS

The rear garden is completely obscured from street level and views from the existing windows into neighbouring rear gardens properties are partially obstructed by a timber fence delineating the boundaries and the presence of dense foliage and mature trees which shroud the eastern and southern boundaries.

9.0 LOCAL CONTEXT

While the immediate surrounding area is defined by its early 20th century terrace housing, the wider architectural context within the Borough of Haringey is undergoing strategic change, which is recognised in terms of planning policy and design evolution.

Strategic sites, particularly those associated with transport links and regeneration areas (such as Wood Green Metropolitan Centre and Tottenham Hale), feature significant large-scale developments. These schemes often include high-rise or taller contemporary buildings composed of apartment blocks and modern townhouses, which utilise materials like engineered brick or cladding with large glazing elements, and distinct, modern geometric forms.

Developments like Alexandra Gate (near Alexandra Palace) and the wider regeneration programmes (e.g., the St Ann's Masterplan) introduce a new, often nine to twelve-storey, typology in line with Haringey Council's commitment to achieving sustainable growth and housing targets.

These larger, modern developments demonstrate that the Borough is receptive to contemporary architecture, provided it is of high quality and makes a positive contribution to the townscape. Even infill and smaller schemes, such as those within the Council's own building programme, utilise modern, sustainable design while often employing a simplified, high-quality material palette to reference the traditional context.

The architectural proposal for 54a Lascotts Road is therefore positioned to achieve two goals:

Immediate Context Sensitivity: To compliment the scale, language and material palette of the immediate Edwardian streetscape.

To employ a high-quality, contemporary design approach in line with the Borough's strategic planning policy emphasis on high standards of design for all new developments regardless of scale.



FIGURE 08 Aerial view of existing front facade



FIGURE 09 Aerial view of existing front facade

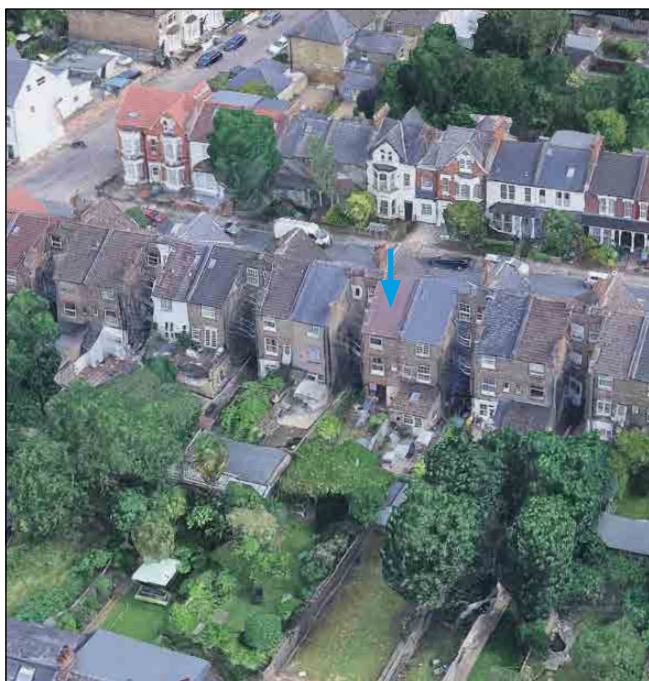


FIGURE 10 Aerial view of existing rear elevation

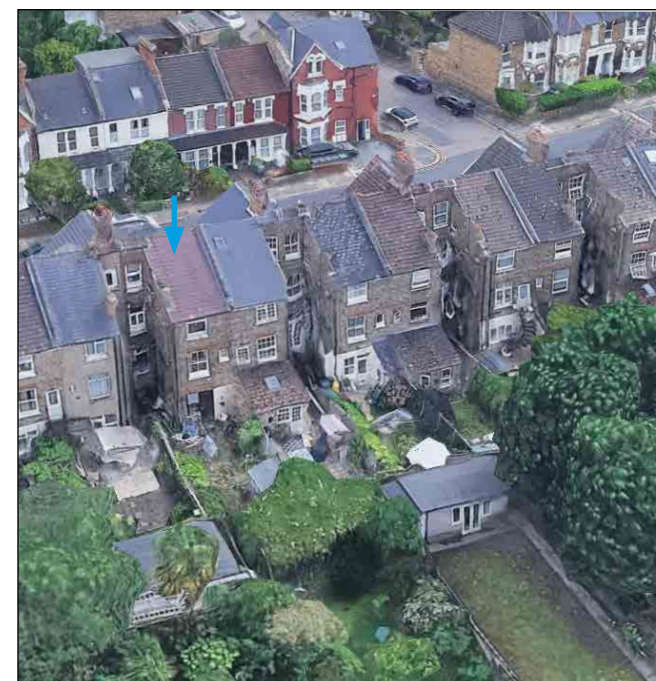


FIGURE 11 Aerial view showing the extents of the rear garden



FIGURE 12 Extended view of the existing rear facade from the rear garden.



FIGURE 13 Existing view of the rear facade from the rear garden.

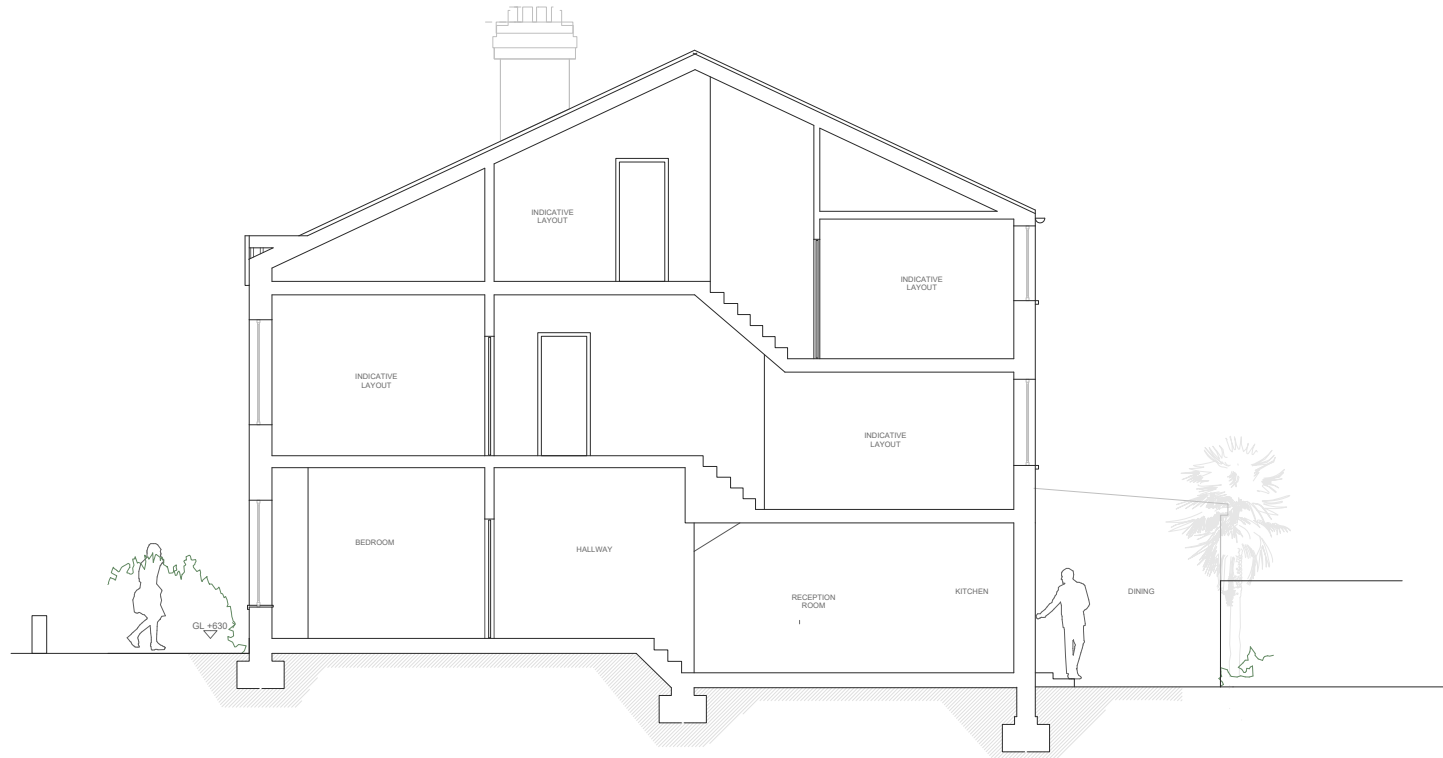
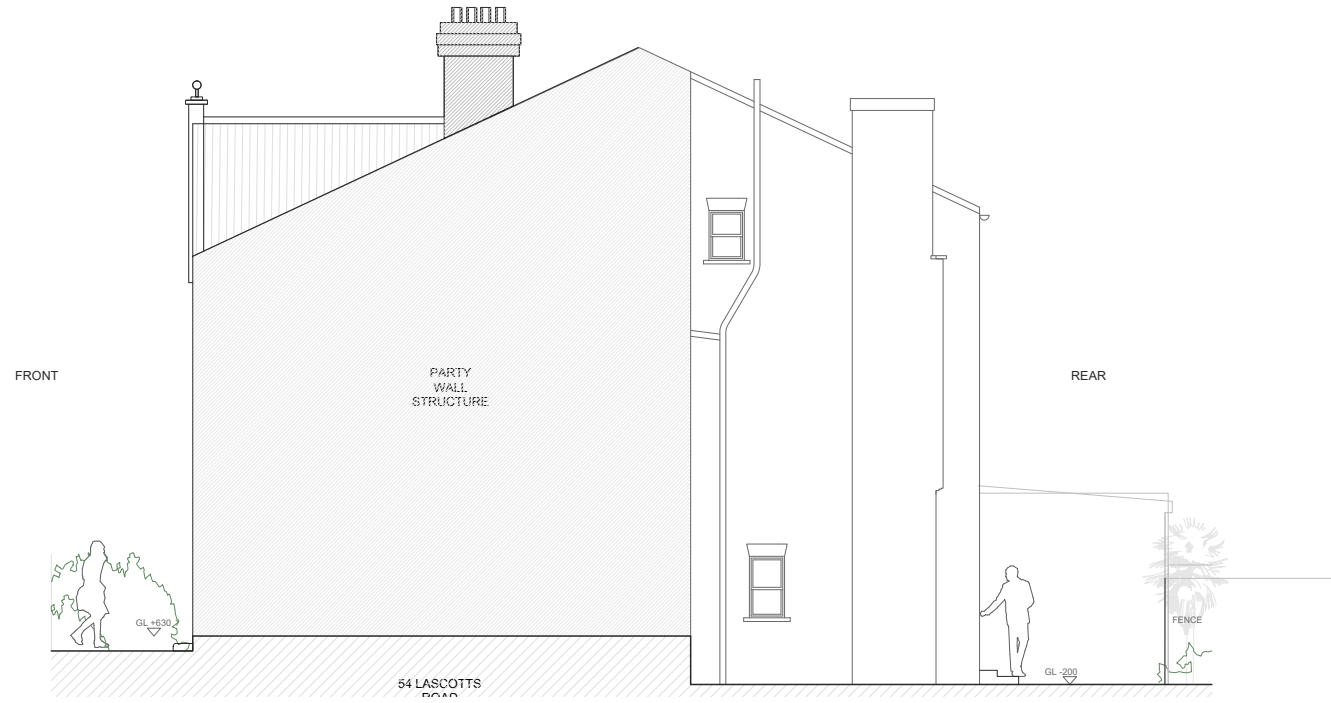


EXISTING
ELEVATIONS
54A Lascotts Road
Front and Rear
Facades



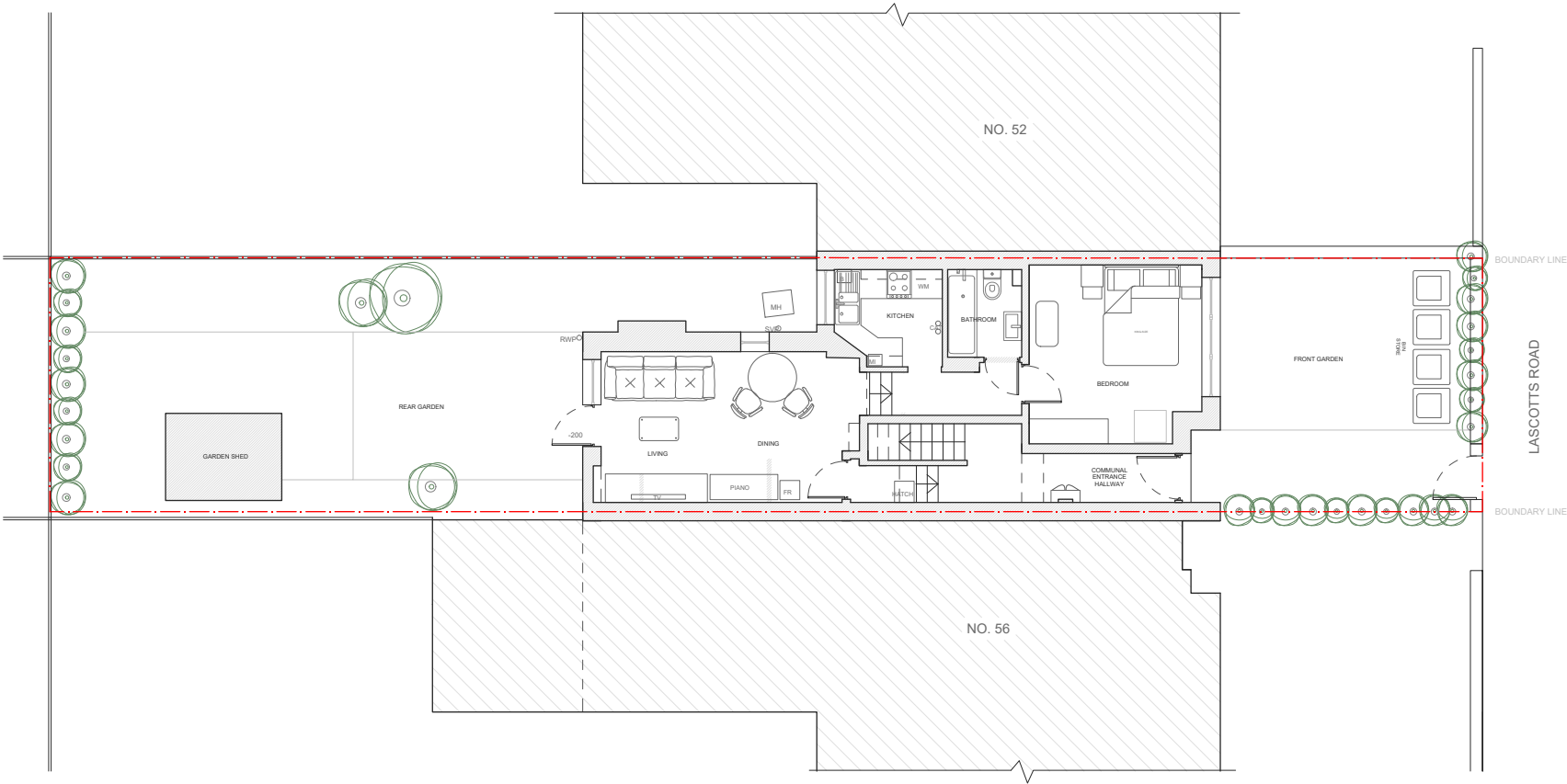
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EXISTING
SIDE ELEVATION
AND SECTION AA
56 Lascotts Road



EXISTING-
GROUND FLOOR
PLAN
54A Lascotts Road

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EXISTING FLOOR PLAN - GROUND LEVEL
54 Lascotts Road - Scale 1:100 @ A3



FIGURE 14 View to the north from the rear garden - illustrating the taperig boundary fence and garden office.

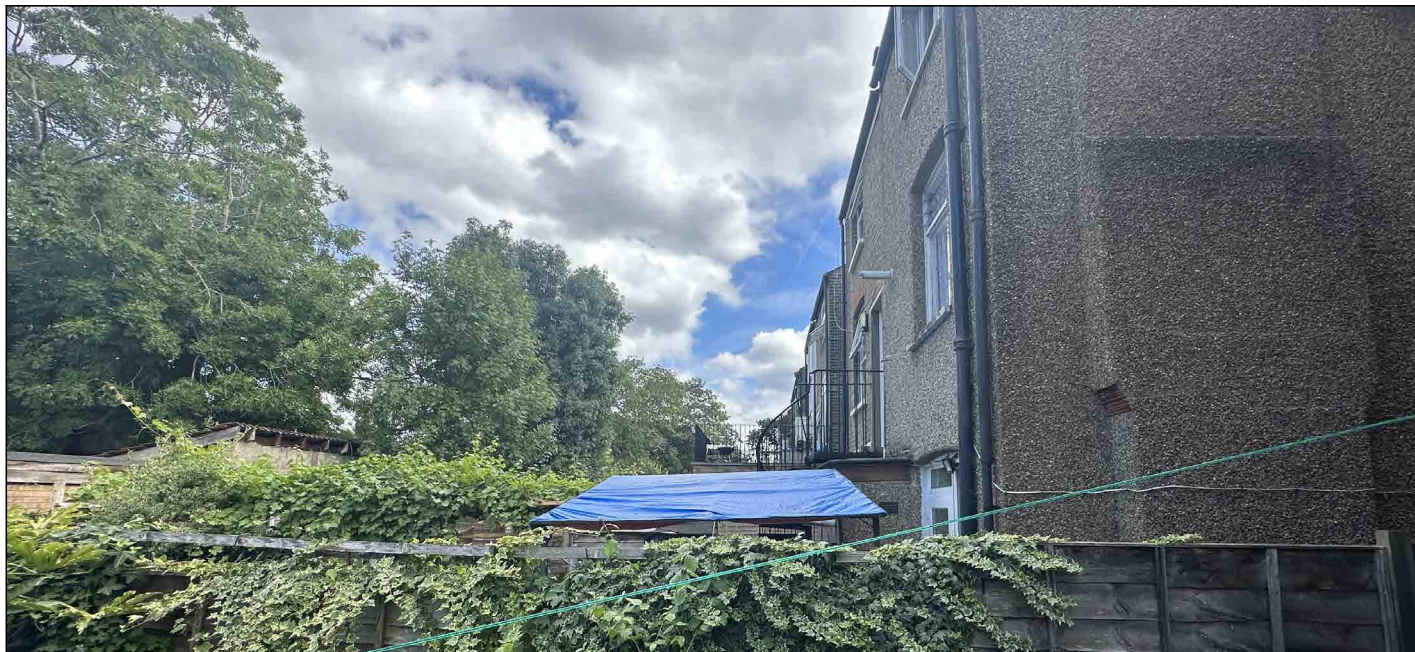


FIGURE 15 View to the west from the rear garden

10.0 BUILDING USE

The property will retain it's current use as an existing flat C3 single residential dwelling, with the proposed alterations exclusively focused on rear / side garden.

11.0 EXTERNAL ALTERATIONS

After a series of detailed discussions to determine the client's full brief, the design team commenced sketch proposals focused on a number of key criteria;

* To provide options for a proportionate extension to the rear and side retaining view corridors where possible to the garden. Whilst assessing a variety of options related to a general internal re configuration of the ground living accommodation to include a larger full appointed kitchen, flexible and functional reception and dining spaces, plus an additional bedroom.

• Explore the opportunity to introduce, greater levels of ambient light into centre the of the plan as the current footprint only benefits from smaller apertures on the rear facade and side elevation.

• Resolve the disjointed relationship between the existing internal lay-out and the rear garden. Thus providing greater interconnectivity and smooth level transition to an external terrace, which has the potential to be viewed as flexible family orientated extension to the living and dining area during clement weather.

• Any planned alterations would respect the local built fabric and local council's planning guidelines, with proportionate and respectful additions employing good quality materials.

• General, contextual appropriate cosmetic renovation as parts of the building fabric required either maintenance or repair.

The subsequent application for planning approval focuses solely on changes that relate to the side / rear of the property at ground level.



FIGURE 16 Illustrates the examples of the alternating street pattern opposite the more uniform terrace



FIGURE 17 Illustrates the alternating nature of the street pattern opposite the more uniform terrace



FIGURE 18 Illustrates the variety of typologies used for rear extensions attached to the terrace

11.0 EXTERNAL ALTERATIONS (CONT.)

GROUND FLOOR EXTENSION

The new proposal seeks to enlarge the ground floor footprint of the property to facilitate a family centred, open plan, living arrangement.

The proposed stepped geometry of the proposed extension pays homage to the original composition of the main structure, with its substantial out rigger creating a long side return.

This will include the provision of a well proportioned living and dining area maximising views towards the garden and the relocation of the kitchen towards the centre of the existing plan, resolving the distinctly separate food preparation and dining space.

To facilitate these alterations, the proposal seeks to remove the lower section of the rear facade and introduce a ground floor projection towards the rear boundary and a modest deep at it's widest point) partial side projection, with an emphasis on retaining the open courtyard and opportunities for planting of borders along the eastern boundary.

INTERNAL LAYOUT

The proposed extension will house enlarged rear reception, with facilities for food preparation, dining and socialising as part of a unified open plan, spatial arrangement.

The kitchen is strategically sited as the central hub. It's footprint dictates the arrangement of the adjacent zones, with the reception, dining, and music areas directly flowing from and functionally linked to the communal space.

Other additions to the plan include storage space, accessed through via main circulation route, allowing coats and shoes to be stored close to the main entrance, resolving an issue inherited from the existing plan, which provides a challenge for a family life with a young child.

Access to the rear terrace and newly created courtyard will be level, as apposed to stepping down, whilst the provision of a window seat with double aspect views to the garden, will provide a warm and comfortable platform to view the mature garden, even during inclement weather.

It is proposed that this updated and expanded layout will serve to reinvigorate the currently under used rear garden, providing both a strong visual and physical connection between internal and exterior spaces.

GLAZING / WALLS

Within the newly created rear facade one large apertures are introduced. This will consist of two, floor to ceiling, side hung Crittall style double doors, with attached slot like side lights offering views into the rear garden.

As seen on the side elevation a new fixed opening .adjacent to the internal window seat will provide a comfortable perch to enjoy views of the pond which acts as a buffer between the boundary and the setback

Window and door reveals are clad in hardwood timber offering a tactile and natural counterpoint to the wooden cladding whist delineating their respective structural openings.

The frames for all three apertures will be constructed from slim profile, powder coated steel or aluminium members frames, integrated with high quality thermally efficient double glazing.

Each of glazed panels will then be subdivided with transoms in a characteristic Crittall style arrangement.

The proposed construction of the exterior walls utilises a structural timber frame atop a concrete upstand situated at the base. Insulation will then be added in addition to a metal rainscreen, ventilated cladding system to form the final exterior envelope.

The proposed metal cladding is selected to complement the existing brickwork's tonality on the upper rear facade, ensuring a harmonious visual integration.

The new structure utilises a lightweight timber frame, chosen for its robustness, efficiency, and sustainability. To maintain the long-term integrity of the metal cladding system, a double layer of dimensionally stable backer/cement board will be fixed to the frame. This interlayer acts as a rigid substrate, effectively mitigating the risk of twisting and shear forces on the cladding caused by the timber frame's minor movements in response to ambient temperature fluctuations.

The design integrates a reinforced concrete plinth which will function as a dual-purpose element: the primary structural anchor for the superstructure and a distinct, durable aesthetic base.

The lightweight timber frame is engineered to provide precise load transfer (both dead and imposed) directly to the underlying concrete strip foundations. To secure the extension against environmental pressures, the connection between the frame's sole plate and the concrete plinth will be fully detailed to mitigate the risk of lateral movement and, crucially, to effectively resist and counteract wind uplift forces, thereby maintaining the building's stability in adverse weather conditions.

The height of parapet is dictated by the desire to achieve seamless internal integration of the new and existing parts of the structure, ensuring that the height of the ceiling within the proposed rear kitchen and reception space can align as a continuous feature.

This design language is carried through to the newly created courtyard where the juxtaposition between old built fabric and new material palette is both clearly expressed and most apparent.

REAR COURTYARD

The side return is currently the most under utilised area of the rear garden, and as such, the proposal seeks to infill the rearmost section, sensitively retaining the characteristic chimney stack and integrating the resultant mass within the internal space.

The remaining section of the former side return will be retained and re-imagined as a small, secluded Japanese-style courtyard. This external amenity space will be accessed by a set of double, side-hung doors. This arrangement will enable enhanced visual connectivity into the courtyard from the main rear reception space and afford natural daylight to penetrate deeper into the floor plan. The proposed glazing will maintain material continuity with those featured on the rear façade, comprised of slim-profile, powder-coated metal frames, high-performance glazing, and timber-clad reveals.

GROUND FLOOR ROOF

The roof of the proposed extension is constructed as a single ply flat construction with raised perimeter parapet including concealed gutter detail.

There are no openings such as roof-lights included given the large glazed openings which form windows to the side setback elevation, therefore it was deemed that this would provide adequate natural ambient light and negated the need for further glazing within the roof structure. In addition, the lack of glazed opening ensure greater privacy between floors throughout occupation.

PROPOSED
ELEVATION
54A Lascotts Road
Rear Facade

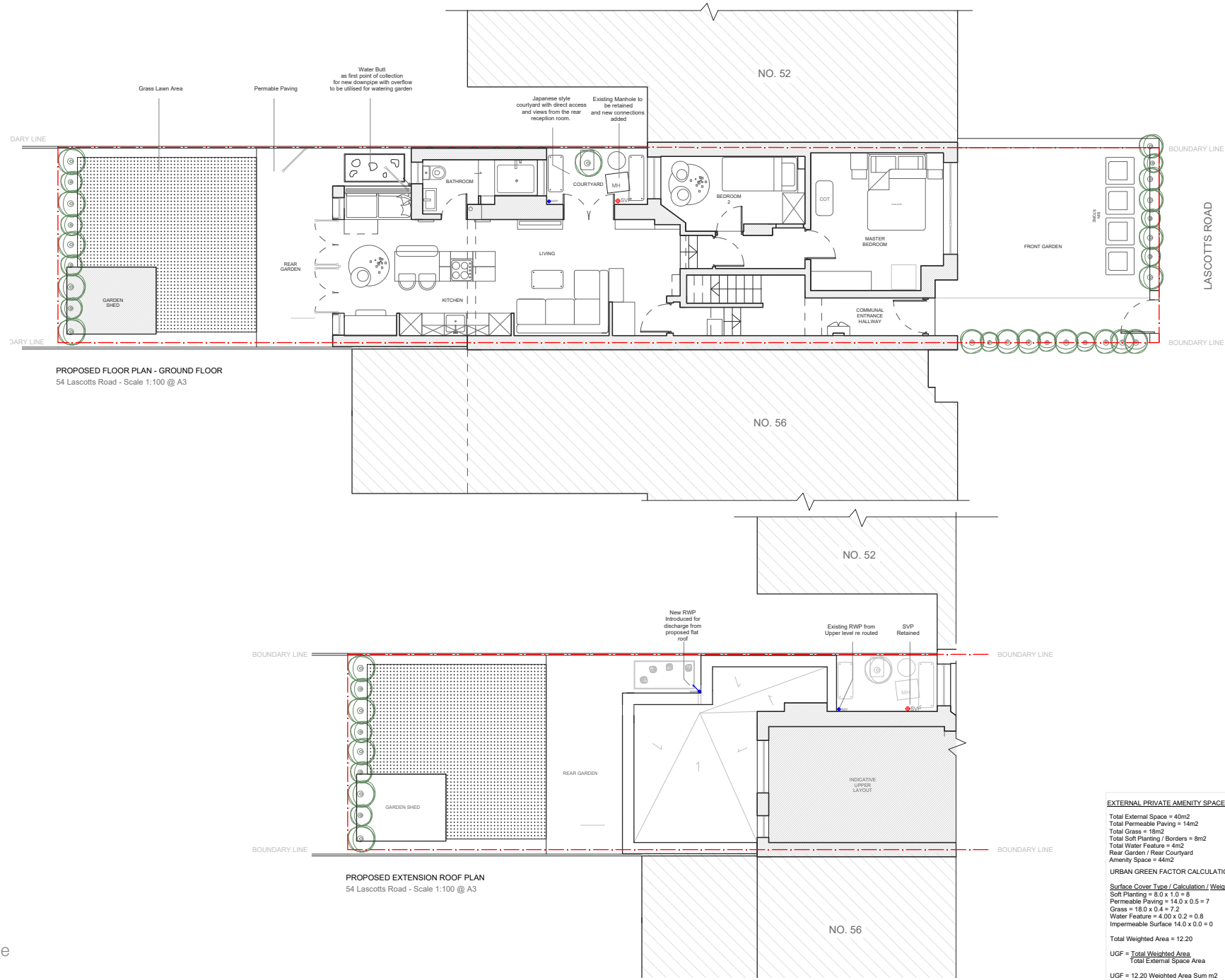


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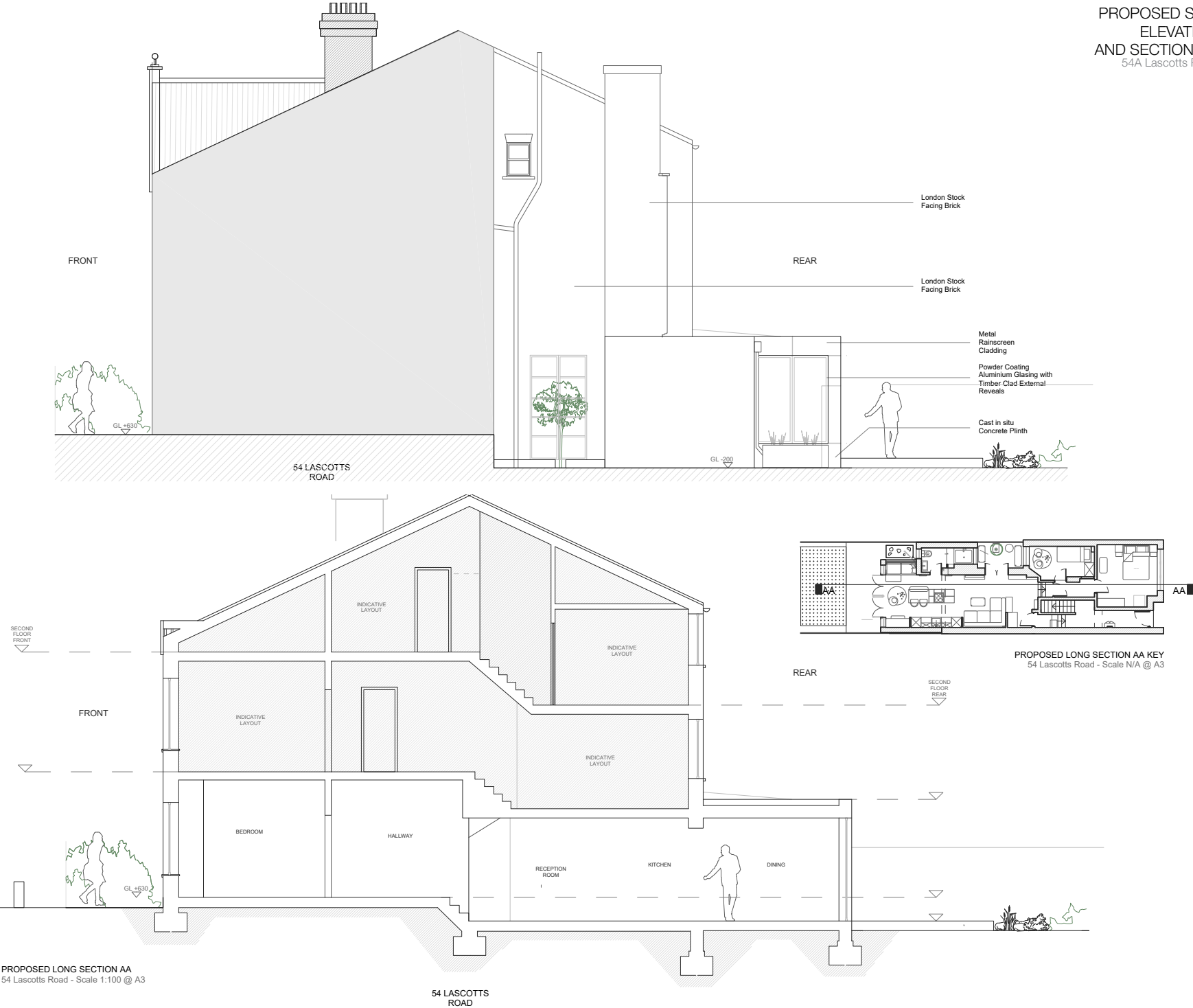
PROPOSED
ELEVATION
54a Lascotts Road
Side Facade



PROPOSED
GROUND FLOOR
AND ROOF
PLAN
54A Lascotts Road



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PROPOSED LONG SECTION AA
54 Lascotts Road - Scale 1:100 @ A3

54 LASCOTTS
ROAD

12.0 LANDSCAPING / AMENITY SPACE

To the rear of the property the proposal introduces a semi landscaped, garden comprising a stone tiled patio area for entertaining, relaxation and gardening.

Our clients are keen to retain a balanced combination of mature and existing soft planting and lawn while retaining the existing shed for storage of gardening equipment and ancillary items.

A matching metal-clad 'trough-style' water feature is incorporated into the remaining side return, utilising the stepped facade. This feature collects rainwater discharging from the new flat roof, creating an aesthetically pleasing backdrop for the newly introduced window seat. An overflow system, channeling back into the main drainage, provides additional redundancy for exceptional or unseasonably high rainfall events.

13.0 ACCESS, PARKING STORAGE REFUSE

The proposals make no alterations to the use of the existing pedestrian and vehicular entrances and as such require no amendments to local parking orders.

The proposal also will retain the separate refuse and recycling storage for the property.

14.0 CONCLUSION

The proposal seeks to construct a proportionate side and rear extension which respects the integrity of the current built environment and local area context, yet provides a robust, practical and aesthetically appropriate solution, fulfilling the families need to expand.

The choice of high quality materials and colour palette has been carefully selected to compliment and accent the current building fabric.

The proposed adapted landscape will unify the property, maximising the available space and providing a more fluid transition from internal to external space.

We propose these changes will greatly improve the character and functionality of the property, creating a modern home with the adaptability to serve the family for many years to come.

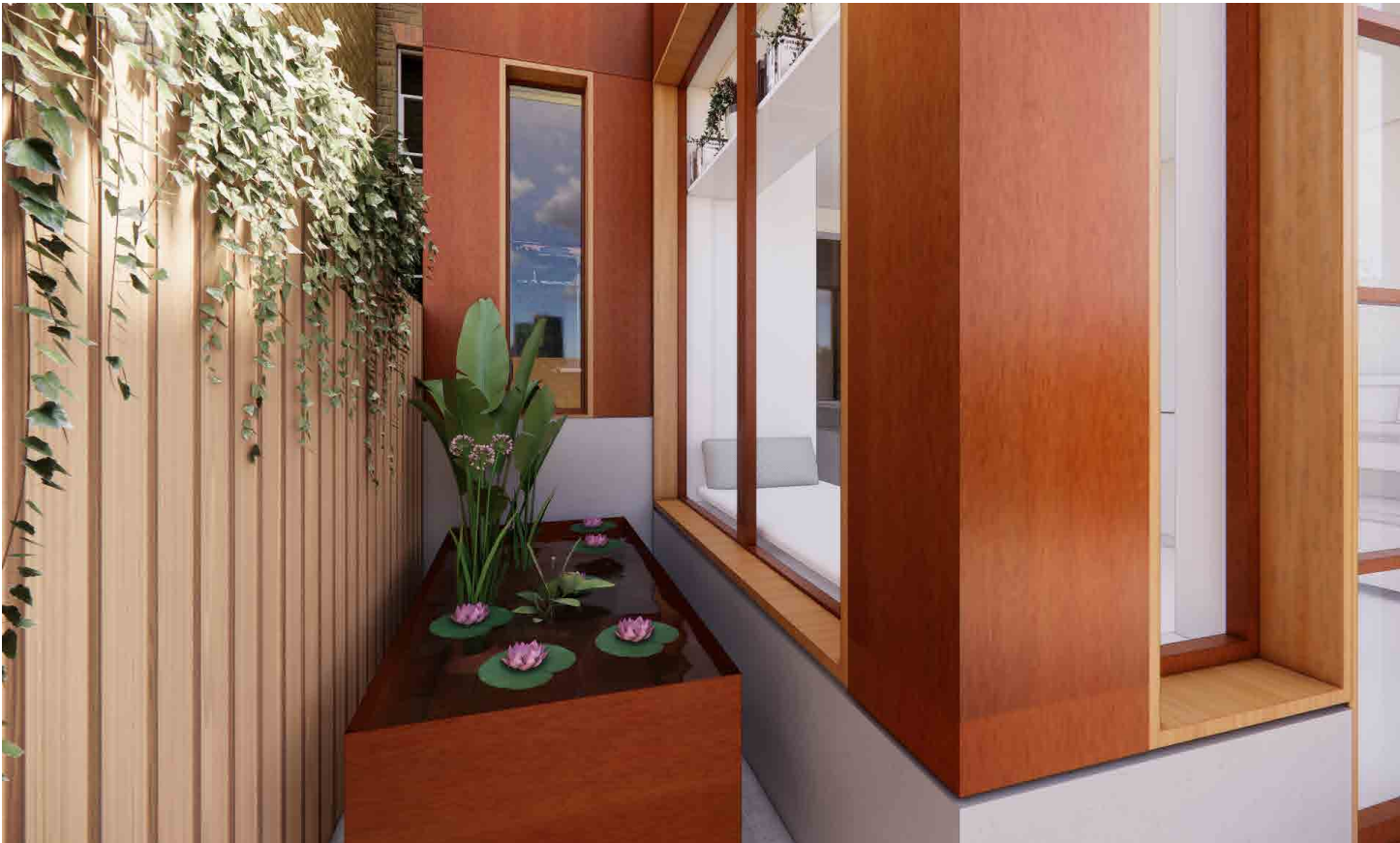
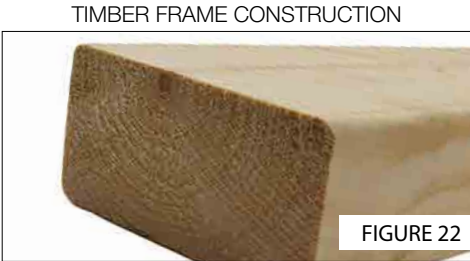
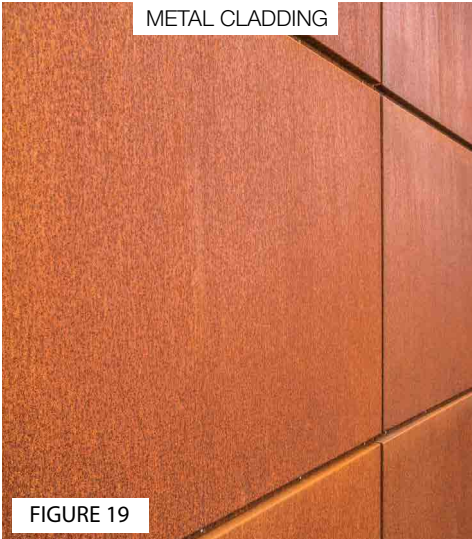


FIGURE 23 3D visualisation illustrating the proposed water feature with overflow to main drainage



FIGURE 24 3D visualisation illustrating the proposal for the updated rear facade with the addition of the extension.