



Planning, Design & Access Statement for a Residential Dwelling

Ref: MP1041

Address: 3 Linden Road, London, N10 3DH

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1. INTRODUCTION

This proposed application is for the renovation of 3 Linden Road, London, N10 3DH.

This Design and Access Statement accompanies the drawings included within our application. The statement is in accordance with the advisory document Design and Access Statements: How to Write, Read and Use Them, (CABE, June 2006).

A good design ensures attractiveness, usability, durability and adaptable spaces with sustainability as a key element in the development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to the making of better places for people.

2. HISTORY OF THE SITE

The property is an Edwardian terrace house. The property has evolved over time, currently featuring a rear outrigger and a loft conversion with rear dormers. The property has no planning history that restricts a rear extension, subject to good design. The property is located in Haringey and is not within a conservation area.

The property is in an area where the majority of the properties are Edwardian terrace houses.



1.0 Aerial view

3. SITE AND PROPERTY ANALYSIS

The site is located in Linden Road, London, which is surrounded by terrace properties.

- No public footpath or other public means of access is affected by the scheme.
- The site has a well established series of bushes, which will not be affected by the proposal.



3.1 Above a view of the current site from the road



3.2 Above is a view of the current site from the rear garden

4. DESIGN OPTIONS AND ANALYSIS

4.1 Design Principle

A key consideration of the design is to incorporate good quality domestic architecture with adaptable and flexible space for the occupants' day-to-day living needs.

The aim of the proposed design is to extend the existing ground floor at the rear and create a more open, functional, and light-filled living environment. The existing basement, first floor, and loft levels are to remain unchanged. The key points of the proposal are:

1. Extend to the rear at ground floor level to create a significantly larger open-plan kitchen, dining and family space.
2. Minor reconfigurations to the ground floor internal layout will improve the flow and connectivity between the entrance, living, and kitchen/dining areas.

3. Large glazing elements will ensure the new open-plan space benefits from generous natural light and a strong visual connection to the rear garden.
4. The existing character and form of the property will be respected throughout, with no alterations to the roofline, upper floors, or front elevation.

4.2 Design Solution

The ground floor internal layout will be altered as follows:

- The existing separate kitchen (16m²) and dining Room (15m²) will be combined and extended to form a single generous open-plan kitchen, dining and family room of 41m², providing a significant improvement in usable living space.

The proposed changes have been designed carefully in terms of size, massing, proximity to neighbouring properties, internal functionality, and external aesthetic, ensuring the extension is proportionate and sympathetic to the existing dwelling.

It is noted that none of the neighbouring properties are adversely affected by the proposed scheme in terms of overlooking, overshadowing, or loss of amenity.

The proposed scheme does not affect the services or utilities of the property, and existing access arrangements remain fully unchanged.

4.3 USE

- The application does not change the use of the site which is currently residential.

4.4 AMOUNT & SCALE

- The new extension will extend by 2.66 m from the existing external wall in line with the existing rear external wall.
- The flat roof finish height will be 3.53m from the site level, which is at a lower level than the neighbouring property.
- The house in its current form has a footprint of 78m² with a curtilage area of 220m², which is 29% of the garden area.
- The proposed scheme has a footprint of 105m² which is 35% of the garden area.

The current house has a GIA of 159m²

The proposed scheme has a GIA of 179m²

4.5 LAYOUT

- To the ground floor, as mentioned above, some alterations have been included to create a large open space to the right, while the hallway and the left hand side will remain unaffected.
- The first floor and second floor layout will remain unaffected.

4.6 LANDSCAPING

- Will remain unaffected to the front and the rear will be updated with new patio paving.

4.7 APPEARANCE

- The extension will be London Stock Brick finish, with a flat roof.
- New crittall style glazing will be installed throughout the property



1.3 Above is a render of the proposed scheme

4.8 Fire strategy Statement:

- Please refer to D.PR.2.0.1 - D.PR.2.1.1 and - D.PR.2.2.1 and D.PR.2.3.1 for proposed fire safety diagrams which show where all the fire appliances and evacuations are. The proposal will not affect the existing

means to escape. The main route to escape is via the front door with access onto the street. A secondary route of escape is through the living and the open space doors. Passive measures include access through the front and rear windows on the ground and first floors, and rear windows on the second floor. A smoke detector will be located in the hallway of the ground, first and second floors, and a heat detector located in the kitchen. The proposal includes new fire doors throughout the property (with exception to the bathrooms, toilets and en-suite rooms).

- Fire and rescue pumping appliances can be sited in the front area of the property. The proposed outside assembly point will be located at the front area to the property. An evacuation strategy consists of the main routes and passive routes of escape which have been proposed (see sheet no D.PR 2.1.1).

5. ACCESS STATEMENT

- Please note that no highway or public footpath is affected by this development.

6. SUSTAINABILITY

- The proposed scheme will not affect indigenous planting and trees.
- The house has been designed to be efficient, utilising the latest technology for energy conservation and self-sustainability, including maximum use of daylight.
- Current access to the site is unaffected and traffic flow will remain the same as existing.

7. CONCLUSIONS

- To conclude, the proposed design will complement and reflect the character and appearance of the existing property and surrounding dwellings within the area.
- The proposed scheme is entirely suitable for the site, with the ground floor rear extension modest in footprint and in keeping with the scale and proportion of other residential properties within the immediate locality.
- The proposal is located to the rear of the property, presenting no overlooking, overshadowing or loss of light issues for neighbouring properties, with the front elevation remaining wholly unchanged.
- The scheme delivers a meaningful improvement to the quality and functionality of the ground floor living spaces whilst retaining all other levels in their existing form, representing a proportionate and considered response that causes no detriment to the amenity of the surrounding area.