



Image 1: Front Elevation



Image 2: Rear Elevation

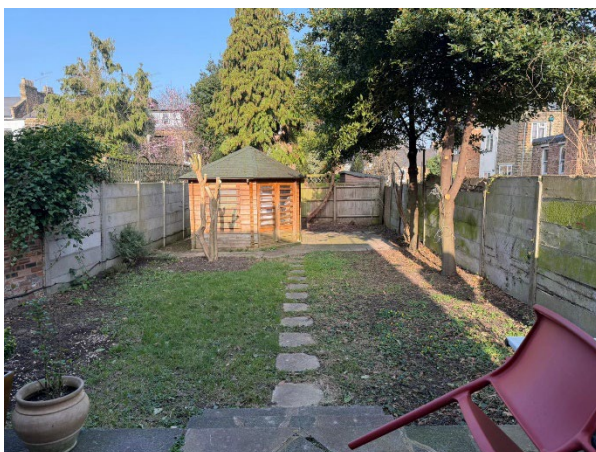


Image 3: Rear Garden

DESIGN AND ACCESS STATEMENT

**2A HOLMESDALE ROAD, LONDON,
N6 5TQ**

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DESIGN & ACCESS STATEMENT

Proposed 6m Single Storey Rear Extension and Side Infill Extension with Flat Roof and 2 No. Rooflights

2A Holmesdale Road, London, N6 5TQ

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed development at 2A Holmesdale Road, London, N6 5TQ. The proposal comprises a 6-metre single-storey rear extension and a side infill extension, both featuring a flat roof with two rooflights.

The statement outlines the design principles that have informed the proposal and demonstrates how the scheme responds appropriately to the site, its surroundings, and relevant planning policies.

2. Site Description

The application site is a residential property located within a well-established suburban area of North London. The surrounding context is characterised by similar residential dwellings, many of which have been extended or altered over time.

The property benefits from an existing front and rear garden, providing opportunity for sympathetic rear extension without adversely impacting the character of the area.

3. Proposal Overview

The proposed development includes:

- A **6-metre deep single-storey rear extension** projecting from the original rear wall.
- A **side infill extension** to enclose the existing side return.
- A **flat roof design** across both extensions.
- Installation of **two rooflights** to improve natural daylight within the extended space.

The extensions are designed to create a more functional and open-plan living environment, enhancing the usability of the ground floor.

4. Design Principles

4.1 Scale and Massing

The proposed extensions are single-storey in scale, ensuring they remain subordinate to the host dwelling. The height of the flat roof (up to 3.0m) has been carefully considered to minimise visual impact and avoid overshadowing neighbouring properties.

The 6m rear projection is proportionate to the depth of the plot and aligns with common extension patterns in the surrounding and neighbours (No 2) area.

4.2 Layout and Use

The extensions will facilitate an improved internal layout, typically accommodating an enlarged kitchen, dining, and living area. The side infill allows for better use of previously underutilised space, creating a continuous and efficient floor plan for utility room and WC.

4.3 Appearance and Materials

The materials proposed will complement the existing property, likely including:

- Brickwork to match or closely resemble the existing dwelling.
- Aluminium framed glazing – RAL 7016.
- Flat roof finished with high-performance roofing materials – Felt finish.
- Rooflights integrated flush within the roof plane.

The design maintains a contemporary yet respectful appearance that integrates with the existing structure.

4.4 Roof Design and Rooflights

The flat roof design ensures a clean and modern profile, reducing visual bulk when viewed from neighbouring properties.

Two rooflights are proposed to:

- Maximise natural light penetration into the extended areas.
- Enhance internal amenity without increasing building height.
- Reduce reliance on artificial lighting.

5. Impact on Neighbouring Amenity

5.1 Daylight and Sunlight

Given the single-storey nature and modest height of the extensions, the impact on neighbouring properties in terms of loss of daylight or sunlight is expected to be minimal.

5.2 Privacy

No additional windows are proposed at first-floor level or overlooking positions. The design ensures that neighbouring privacy is preserved.

5.3 Outlook

The extensions are designed to avoid overbearing impacts, with appropriate height and setbacks considered in the design process.

6. Access Considerations

6.1 Inclusive Access

The proposal retains level access into the property and does not introduce any barriers to movement. The ground floor layout remains accessible and functional for all users.

6.2 Servicing and Construction Access

Construction access will be managed via the existing site entrance. No significant changes to access arrangements are required.

7. Sustainability Considerations

The proposal incorporates passive design measures, including:

- Increased natural daylight via rooflights.
- Energy-efficient glazing and insulation.
- Potential for improved thermal performance compared to the existing structure.

8. Planning Policy Context

The proposal aligns with local and national planning policies that support:

- High-quality residential design.

- Extensions that are subordinate and sympathetic to the host building.
- Development that protects neighbouring amenity.

9. Conclusion

The proposed single-storey rear and side infill extensions have been carefully designed to respect the character of the existing property and surrounding area. The scheme is modest in scale, enhances internal living conditions, and maintains the amenity of neighbouring properties.

It is considered that the proposal represents a high-quality and policy-compliant form of development, and approval is therefore respectfully sought.