

Design & Access Statement 14.04.2026

To be submitted to support a householder planning application:

Proposal Address – 19 Jansons Rd, London N15 4JU

Existing Property – Terraced. Property contains:

- 3 Bedrooms
- Kitchen
- Dining
- Bathroom
- Sitting
- Rear garden
- Lean-to glazed structure

Proposed Property contains:

- 2 Bedrooms
- Kitchen/work-from-home/utility
- Dining
- Bathroom & shower room
- Sitting
- Rear garden
- Ground floor WC
- ~~Lean-to glazed structure~~

The purpose of this document is to explain and justify the desired proposal.

Introduction

This property was built around 170 years ago with evidence of previous renovation works at different times. Period character remains on the streetside elevation of the property and also internally where original joinery is still in-use. The property has a rear single storey structure that extends beyond the existing two-storey outrigger. This structure also has a glazed lean-to structure. The workmanship from previous renovation works is of mixed quality.

The property has kept its original character and sits well on a plot with good ‘breathing space’ between this terrace and the opposing terrace. The rear garden is exceptionally

long and benefits from a visual connection to a small wooded area beyond the rear boundary.

The property is within Clyde Circus Conservation Area. Jansons Road is mentioned several times in this document and No.19 is referenced to have a well-maintained frontage compared to the opposing properties and neighbouring properties on the street.

The existing home has bedrooms that vary in size, they are split across 2 levels. The kitchen is dysfunctional and disproportionately small for the home.

The proposed extension has been designed to:

- 1- Cause minimal disruption to neighbours.
- 2- Be in-keeping with the existing property and neighbourhood by using appropriate materials and detailing
- 3- Reconfigure the kitchen and dining layout to support modern family living and a work-from-home culture
- 4- Create ancillary spaces to aid a modern family home

Location

- a) *4.65 The properties on the western side of Jansons Road comprise No. 27, a detached red brick building with a red tiled roof and prominent arched lintels, and Nos. 19 to 22 (consecutive), a short terrace of four dwellings constructed of London stock brick with a hipped slate roof. **Nos. 19 & 20 make a positive contribution to the streetscape**, but unfortunately, the architectural quality of the terrace has been compromised by unsympathetic alterations to the front elevation of No. 21 and the roof of No. 22. To the south of the terrace there is No.17, an unattractive single storey building and an associated forecourt which is used for car washing.*

The property & garden is sited within a primarily residential area and within the Clyde Circus conservation area. The front, streetside elevation is well maintained across the terrace and contains period character. There are no proposed changes to the street-facing elevation.

Permitted developments on this road include loft conversions, side-fill extensions, rear extensions, conservatories, large dormer windows, garden studios and annexes. Smaller modifications on this road include widened openings, the application of aesthetic render and external joinery/paneling.



Image – aerial view of 19 Jansons Road Red lines – site boundary. Blue lines – existing developments, modifications & extensions. Source – Google Earth

Existing Building



Photo – rear

The rear elevation of this terrace differs from the streetside elevations. The streetside elevation contains decorative brickwork and traditional Victorian proportions. The rear

elevations and lean-to style extensions are mostly finished with painted render. Some examples of original masonry are also present. Varying types of development at the rear of this property make the rear area look messy. The setting of the existing structures is in keeping with the long site. On other shorter plots, this kind of rear development may be considered less sympathetic.

The rear structure and lean-to are not original 'period' building fabric however these structures have been present for many decades.

Proposed Development

Single-storey – rear extension

The intention is to make the kitchen and work-from-home space open-plan and to also increase the amount of kitchen space to match the scale of the home.

The site has views of a high tree canopy to the rear. This is a rare feature and a valuable one in the surrounding urban area. The intention is to create views of the high canopy without causing any negative visual impact to the neighbouring properties.

Within the proposed kitchen/work-from-home space there is a small amount of space available for a pocket utility room and ground floor WC. Both of which would contribute to creating a modern and functional family home.

The position of the work-from-home area has been chosen to best enjoy the garden year-round.

We are proposing to create no additional internal area for the home, instead we are looking to maintain the length and approximate width seen currently onsite, by replacing these structures and closely following the existing curtilage.

Given the unique site and setting, with wooded areas beyond the rear boundary, it felt most appropriate to clad the building in a material that would complement the more wooded setting. The application of the proposed cladding would be applied using high quality detailing.

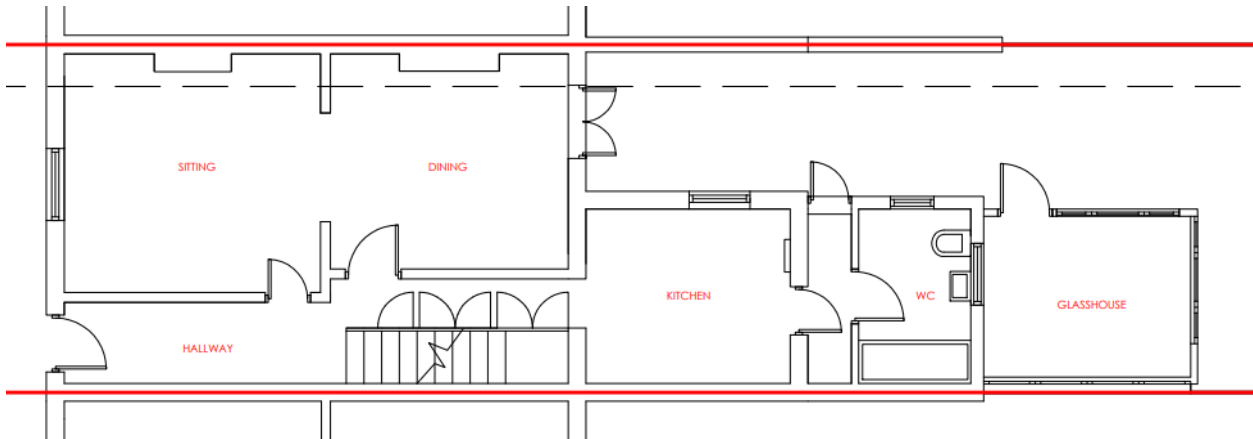
The proposed openings on the extension have been positioned to increase the view of the high level tree canopy and views of the garden. These openings have also been considered to avoid any additional oversight of the neighbour's amenities.

The proposed geometry has been designed to be at its highest where it will have the least impact on neighbours. For example, if we looked to create higher walls at the boundary instead, this would create a tunnelling effect on the neighbouring properties.

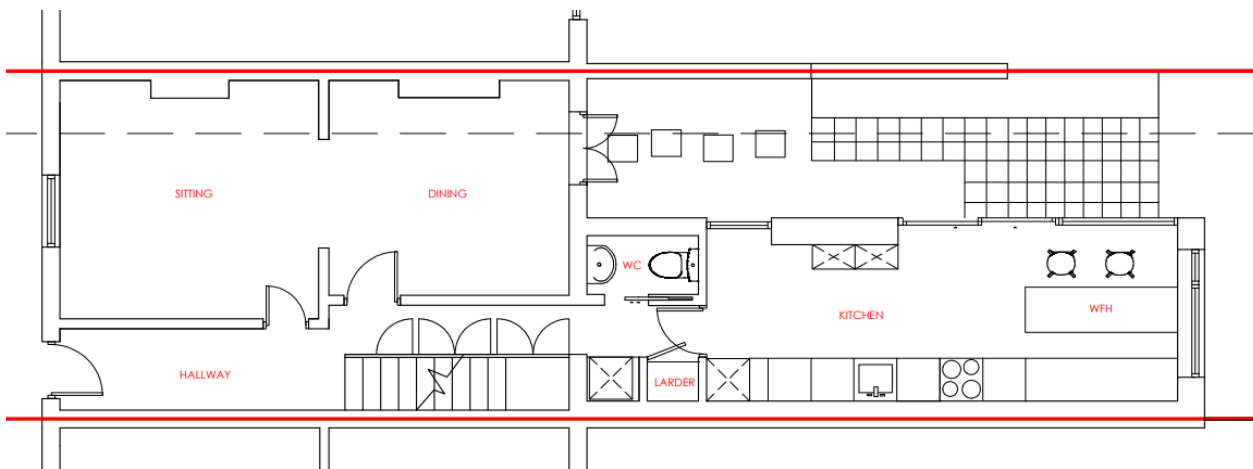
As part of the proposed works, we are proposing to create a bathroom & shower room within the existing smallest bedroom. These changes will not be visible externally.

The side-alley area can be utilised to bring natural light to the extension area and maintain natural light for the existing spaces, set-back from the outrigger.

Although the extension's footprint is low - the introduction of a higher lofted ceiling and the introduction of angled rooflights, will add a sense of luxury to the space that's more often seen in larger scale extensions.



Existing plan – ground floor (not to scale)



Proposed kitchen & extension plan – ground floor (not to scale)

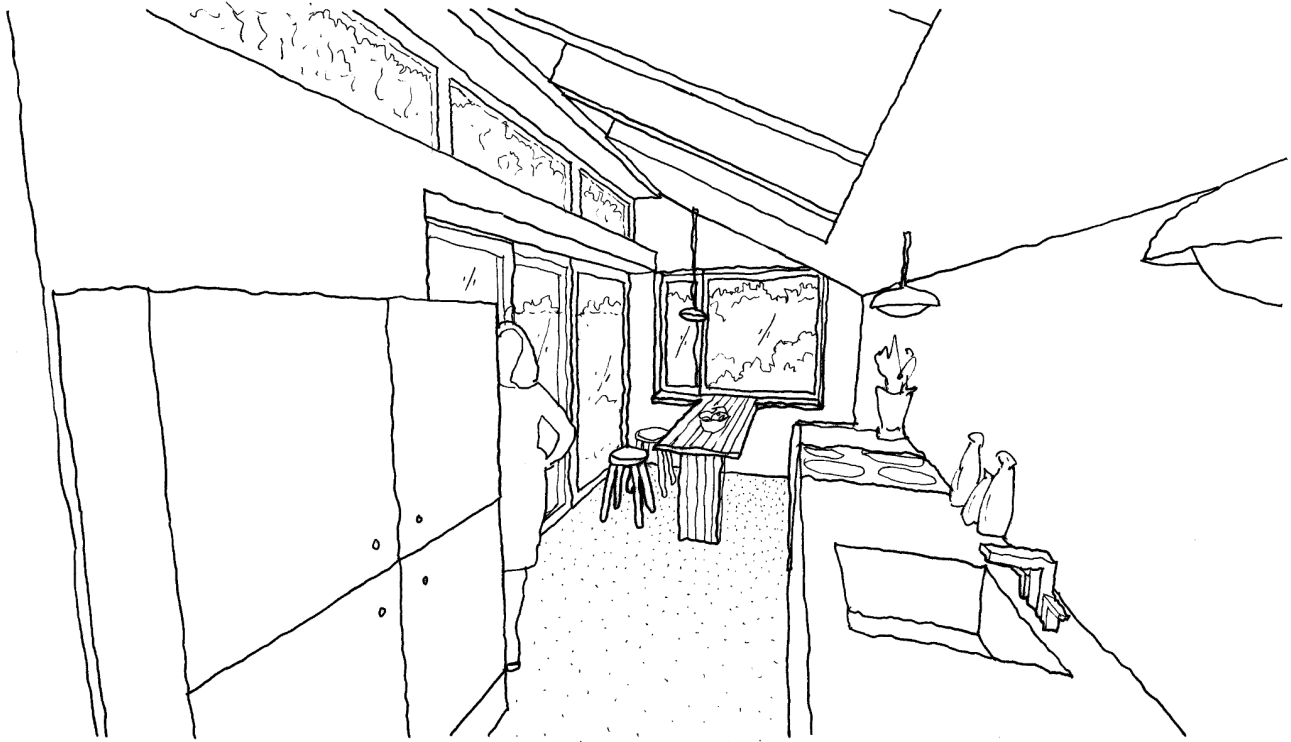
The proposal looks to increase the footprint of the ground floor by approximately 1 square meter only.



Sketch - rear extension -dark timber cladding - vertical

The proposal has been designed to minimise the visual impact to neighbours by creating a roof ridge to match others seen nearby in the conservation area but keep this close-to-central between side boundaries. The intention is to create high level openings to create views of the high level tree canopy from the interior but avoid a tunnelling effect to neighbours.

The below sketch shows the interior of the proposed kitchen & work-from-home area



Sketch - kitchen and work-from-home area - framed views of the rear garden and views of the high-level tree canopy of the wooded area behind the site.

As part of the application, a first floor bathroom window is proposed to be installed. This will significantly improve the quality of the space and home by creating more references to the rear wooded area.

The proposed structural modifications will allow for a desirable open plan space. This will update the space to better fit modern living. A key criteria for this space is to maintain the existing length of the rear structures in order to not lose the valuable connection to the rear garden and wooded area. This will add significant architectural merit to the home.

Materiality

Rear Extension:

1. Walls



Image – Photo – dark timber cladding render

Dark-vertical timber cladding has been proposed for the extension's rear & side-alley walls. This material has been chosen to differ from the original home's render as the render material is not congruent with the materials of the streetscape. The rear of this home has a connection with the wooded areas to the rear that is rare in London, especially for a period home. For this reason the part of the home that reaches closest to the wooded area is clad accordingly to create something to match its unique setting.



Image – Photo – London stock masonry

Where we look to replace a side wall of the existing glass structure and rear wall of the existing rear flat-roofed structure, we propose to use London stock brickwork and mortar colour to match these tones.

2. Dark aluminium doors/windows - timber internal reveals



Image – Photo – Dark aluminium doors/windows

This product has been chosen for its minimal impact and defined framing of the proposed window and door openings. The frames will not subtract from the proposed timber cladding, where the proposed structure is nearer to the rear wooded area.

3. Roof – tiled roof to match existing home.



Image – Photo – modern slate-style tiles with clean edge

The roofing material has been selected for its practicality and longevity. This material has also been chosen to best match the existing pitched roofs on the existing property and terrace.

Summary

The proposed structure will contain high quality detailing and materials to create a long-lasting and high-quality extension.

Careful consideration has been given to reduce the impact of these extensions on the surrounding properties and conservation area.

All proposed works to the property are to benefit the client and occupant of no.19.

Access

The means of access to and from the property remains the same.

Thank you for considering this proposal.

Samuel Gledhill ARB

Gledhill Architecture Studio