

DESIGN AND ACCESS STATEMENT

231 Philip Lane, London, N15 4HL

1.0 Site Analysis and Evaluation

1.1 Assessment

The application site is located at 231 Philip Lane, London, N15 4HL, within an established residential area and designated Conservation Area.

The property is a semi-detached residential dwelling, constructed in the early 20th century (circa 1900–1929), with a total floor area of approximately 158m². The surrounding area is characterised by traditional residential buildings of similar age, scale, and materiality, forming a cohesive and recognisable streetscape.

The site benefits from a highly sustainable urban location with:

- Good access to public transport
- Proximity to local amenities
- Established pedestrian and cycling routes

The proposal relates solely to the installation of photovoltaic panels and does not involve any change to the use, scale, or footprint of the building.

1.2 The Site and Surrounding Area

Philip Lane is characterised by:

- Traditional brick-built residential properties
- Pitched roof forms
- Consistent building lines and urban grain

As the site lies within a Conservation Area, the roofscape contributes to the overall character and visual quality of the street, particularly where visible from the public realm.

The proposal has been carefully designed to ensure that this character is preserved.

2.0 Design

2.1 Approach and Principles

The proposal consists of the installation of a roof-mounted photovoltaic (PV) system to the rear roof slope of the property.

The system comprises:

- 8 solar panels (approx. 3.64 kW system)
- Mounted on a pitched roof using a roof-parallel mounting system
- Arranged in a compact and orderly layout

The design follows a conservation-led and low-impact approach, ensuring minimal visual and physical intervention.

Key design principles include:

- Installation on the rear roof slope, avoiding visibility from the public realm
- Panels mounted flush with the existing roof pitch
- Alignment with the roof geometry
- Compact arrangement to avoid visual clutter
- Fully reversible installation

The proposal does not involve:

- Any alteration to the roof structure
- Any extension or additional built form
- Any change of use

2.2 Planning Policy Context

The proposal aligns with the National Planning Policy Framework (NPPF), which supports:

- Renewable energy generation
- Sustainable development
- Energy efficiency improvements to existing buildings

At a local level, the proposal complies with policies which:

- Encourage low-carbon technologies
- Protect Conservation Areas
- Require high-quality and sensitive design

By locating the panels on the rear roof and ensuring they are not visible from the street, the proposal preserves the character and appearance of the Conservation Area.

2.3 Sustainability Approach

The proposed PV system will significantly improve the environmental performance of the property.

Based on the proposal data:

- Estimated annual generation: ~2,814 kWh
- Estimated annual bill savings: ~£639
- CO₂ reduction: ~0.7 tonnes per year

The proposal will:

- Reduce reliance on grid electricity
- Lower operational carbon emissions
- Improve energy efficiency
- Support national net-zero targets

This represents a low-impact retrofit measure with significant environmental benefits.

3.0 Access Statement

3.1 Access Strategy

The proposal relates solely to the installation of PV panels and does not affect access arrangements.

There are no changes to:

- Entrances
- Internal layout
- Circulation within the property
- Parking or external access routes

The existing access arrangements will remain fully functional and unchanged.

4.0 Heritage Considerations

The site is located within a Conservation Area; however, the building is not listed.

The proposal has been carefully designed to ensure that:

- There is no impact on the principal elevation
- The panels are not visible from the public realm
- The roof form and architectural character remain unchanged

The installation is:

- Discrete and visually contained
- Located on the rear elevation
- Fully reversible

As such, the proposal results in no harm to the significance of the Conservation Area and preserves its character and appearance.

5.0 Conclusion

The proposed development represents a sensitive, sustainable, and policy-compliant intervention that:

- Enhances the building's environmental performance
- Introduces renewable energy generation
- Preserves the character of the Conservation Area
- Results in no visual or physical harm

The proposal successfully balances heritage protection and sustainability objectives, and is therefore considered appropriate for approval.