

161 HIGHAM ROAD

DESIGN AND ACCESS STATEMENT - PLANNING APPLICATION

APRIL 2026

ELL ARCHITECTS

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1.0 INTRODUCTION

This Design Statement accompanies a Full Planning Application for No. 161 Higham Road, N17 6NX. The property is not listed nor is it located in a conservation area.

This application is for:

/ Rear extension

/ Internal reconfiguration

1.1 SITE ADDRESS

161 Higham Road

London

N17 6NX

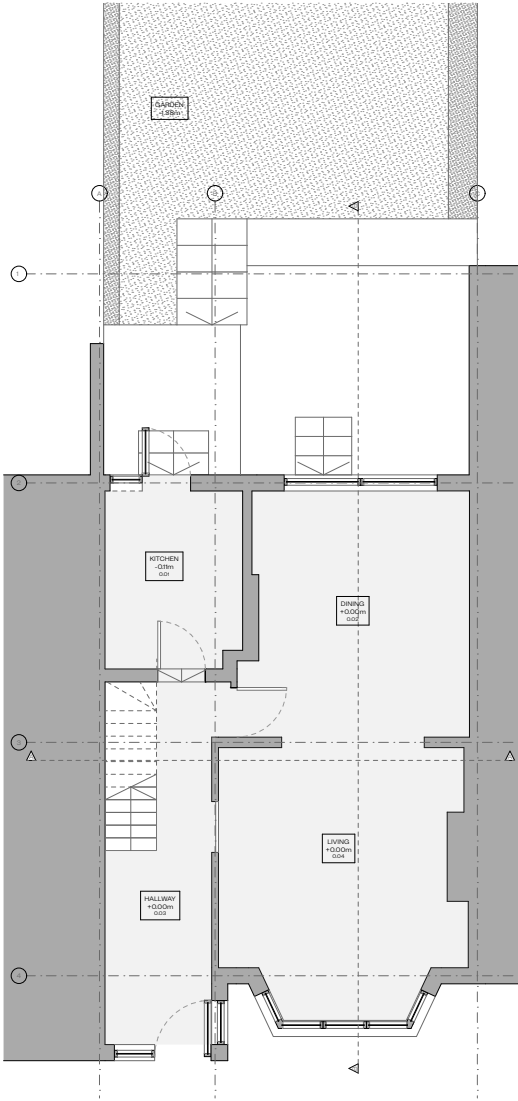


2.0 THE EXISTING

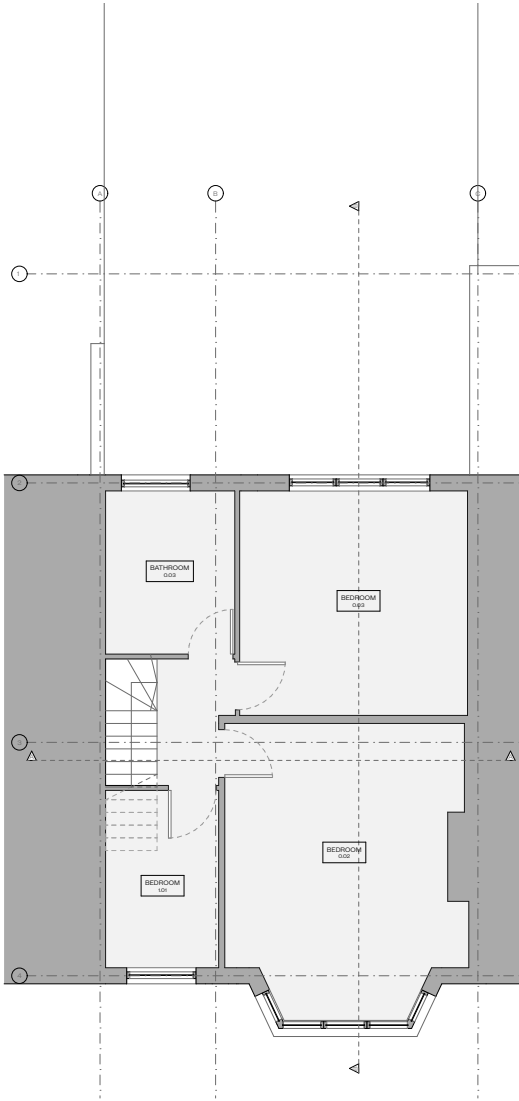
No 161 Higham Road is a 2 bedroom terraced house set over 3 floors with a large garden to the rear of the property. The garden backs on to Lordship Recreation Ground. The house reflects the typical characteristics of the terrace; set back from the street forming a front garden, a bay window continuing up to the second floor, an enclosed front porch and a garden that slopes away from the rear of the building.

The entrance hall features a staircase that leads up to the first floor. Continuing ahead down a few steps the kitchen overlooks the garden. The living and dining rooms can also be accessed from the hall. The patio to the rear of the house can be accessed from either the dining room or the kitchen. Further steps lead rom the patio to the garden.

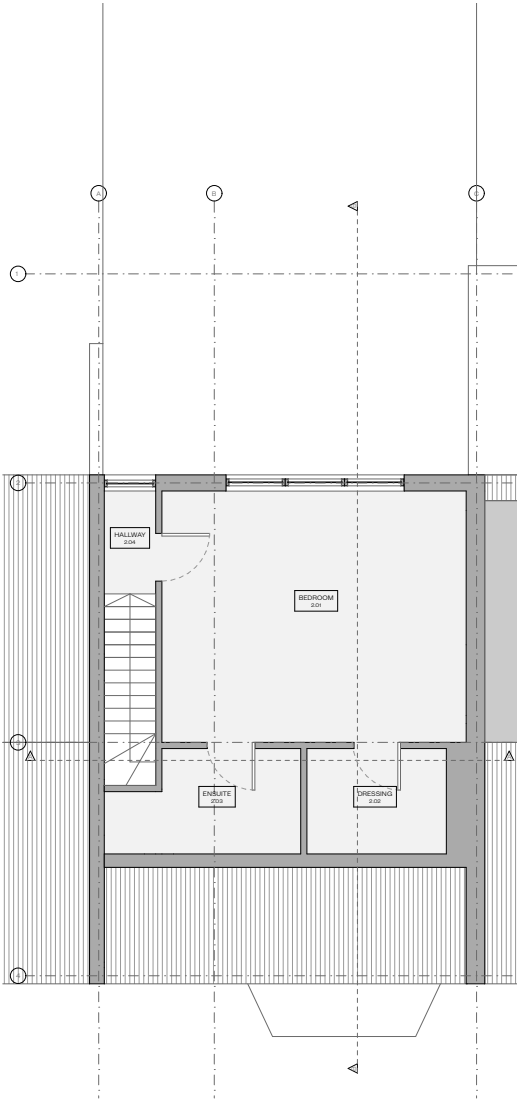
The staircase leads from the hall up to the first floor. The two bedrooms, bathroom and study can be accessed directly from the landing. A loft extension contains a master bedroom at the top of the house.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

2.1 SITE PHOTOGRAPHS



Front of the house. A path leads through the front garden to the enclosed porch entrance.



Rear of the house. Several steps lead up to the raised patio. The extension at 159 Higham Road is currently under construction (HGY/2019/1004).



Looking towards the neighbouring properties from the porch. Several properties feature rear extensions.

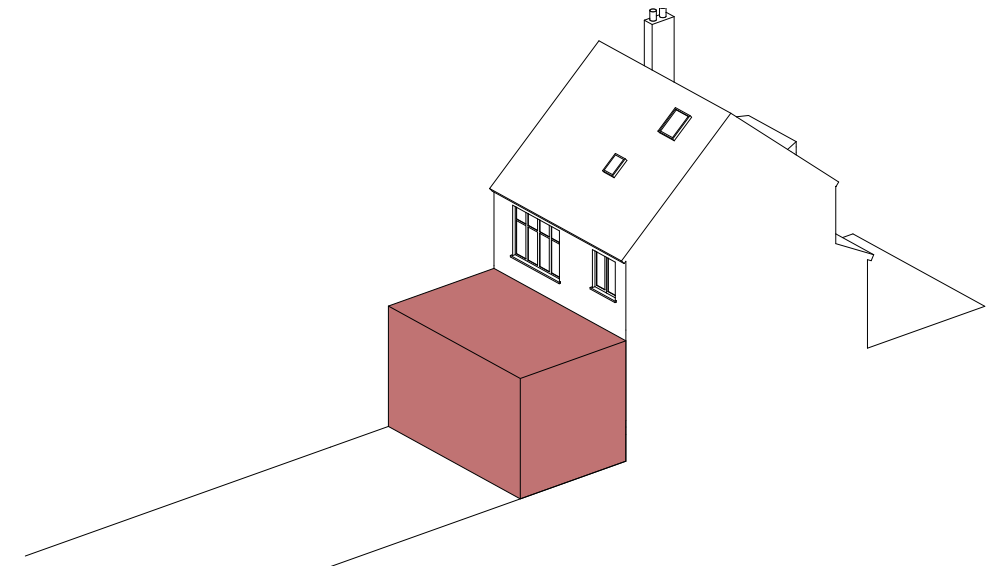


View of the rear garden from the patio.

3.0 DESIGN DEVELOPMENT

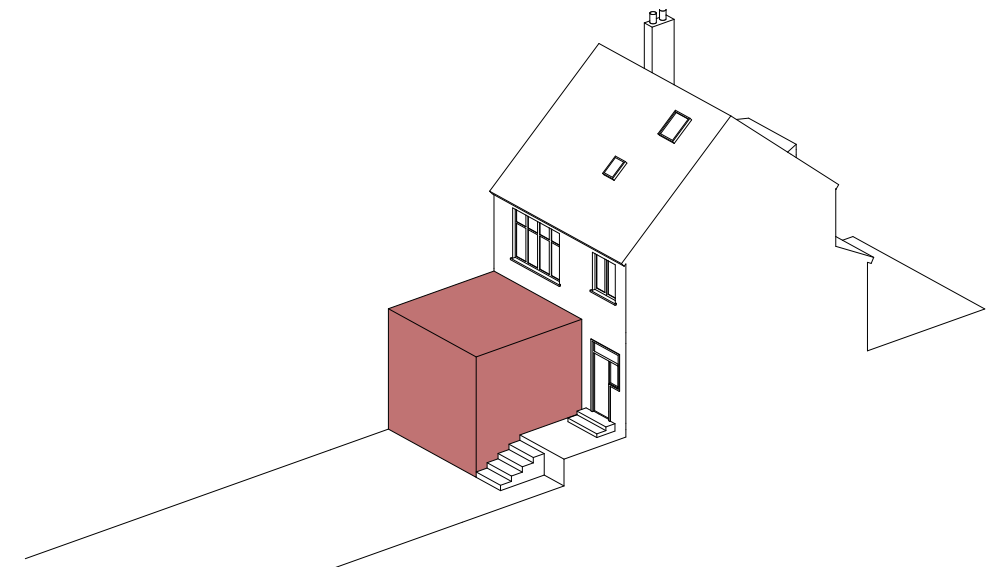
OPTION 1 - FULL WIDTH

Extension wraps the full width of the rear of the existing house. The existing rooms receive little natural light from the west.



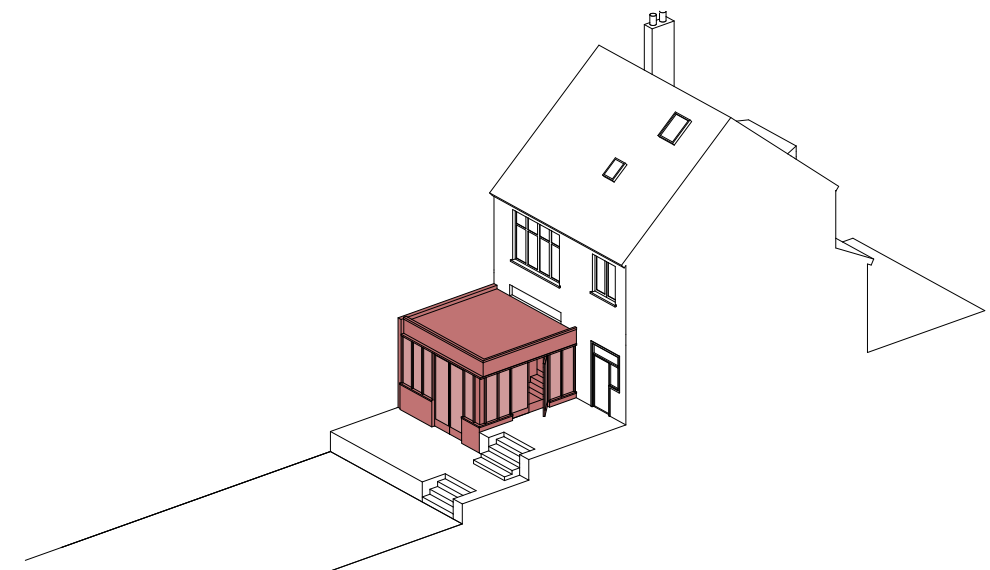
OPTION 2 - HALF WIDTH

Extension covers half of the rear elevation allowing for some natural light to penetrate into the ground floor of the existing house. The patio is greatly reduced.



OPTION 3 - LIGHTWEIGHT HALF WIDTH

A lightweight extension with ample glazing and a high clerestorey window maximises natural light and views out into the garden. The patio is enlarged to create meaningful external space.



3.1 DESIGN PRINCIPLES

The proposal adds a lightweight extension to the rear of the property. The extension creates a better connection with the garden allowing for views out from deep within the house, framed by the timber structure.

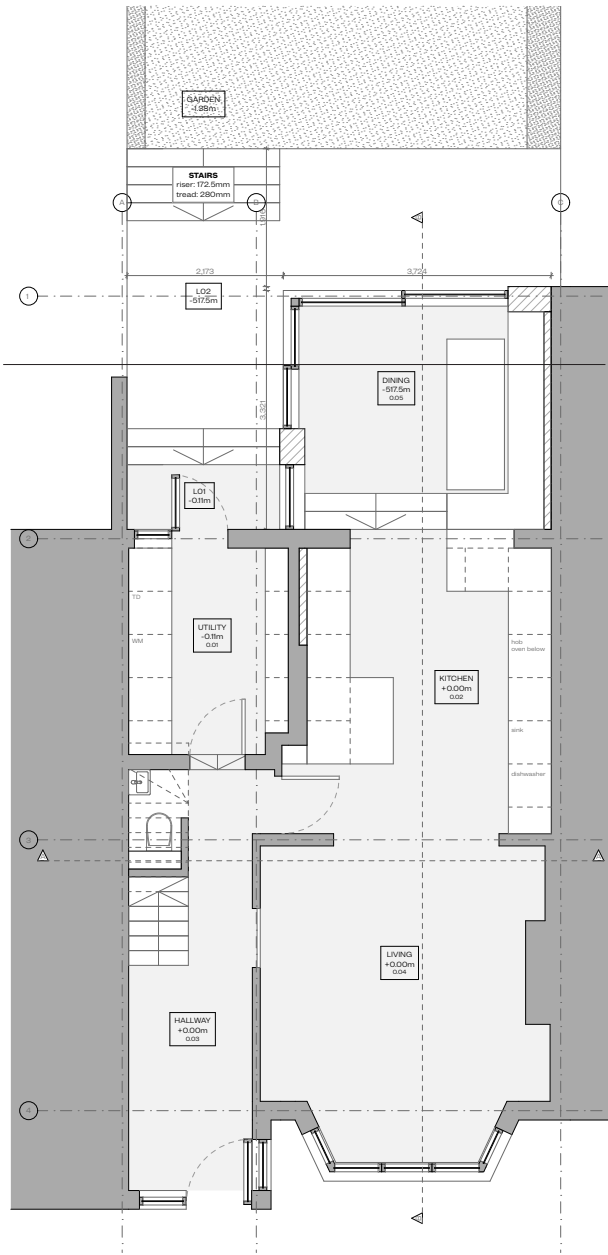
The patio has been divided into two levels that are accessed via the extension.

The interior of the house has been altered allowing for a more social and better lit kitchen, whilst maintaining the connection to the garden.

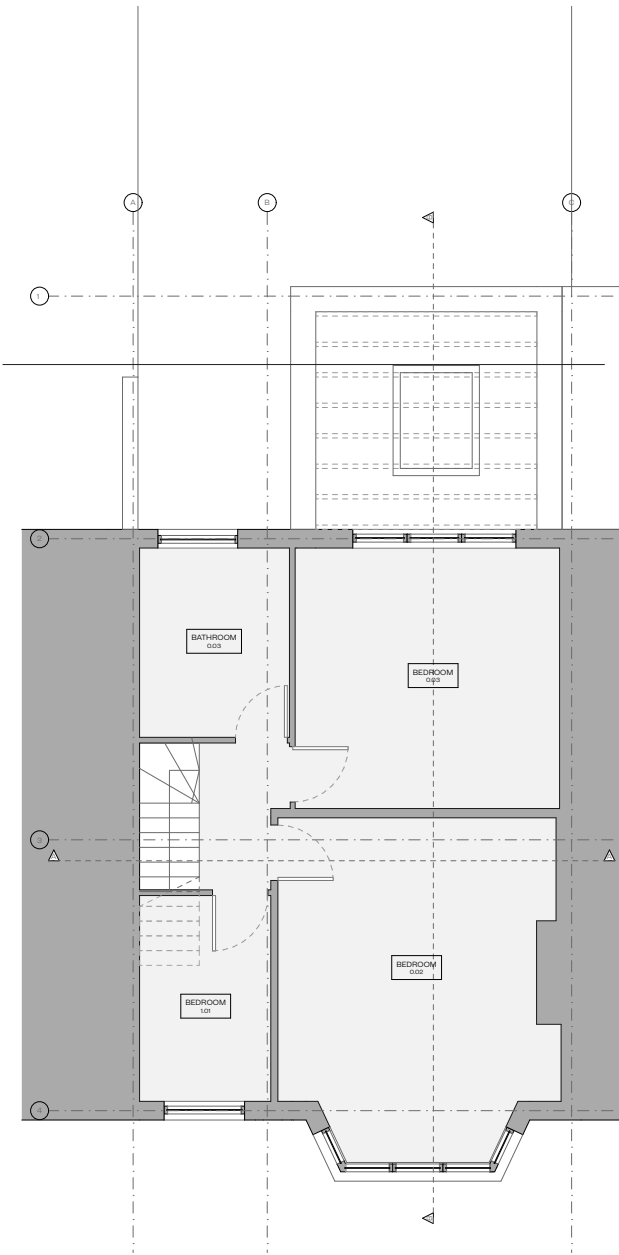


3.2 THE LAYOUT

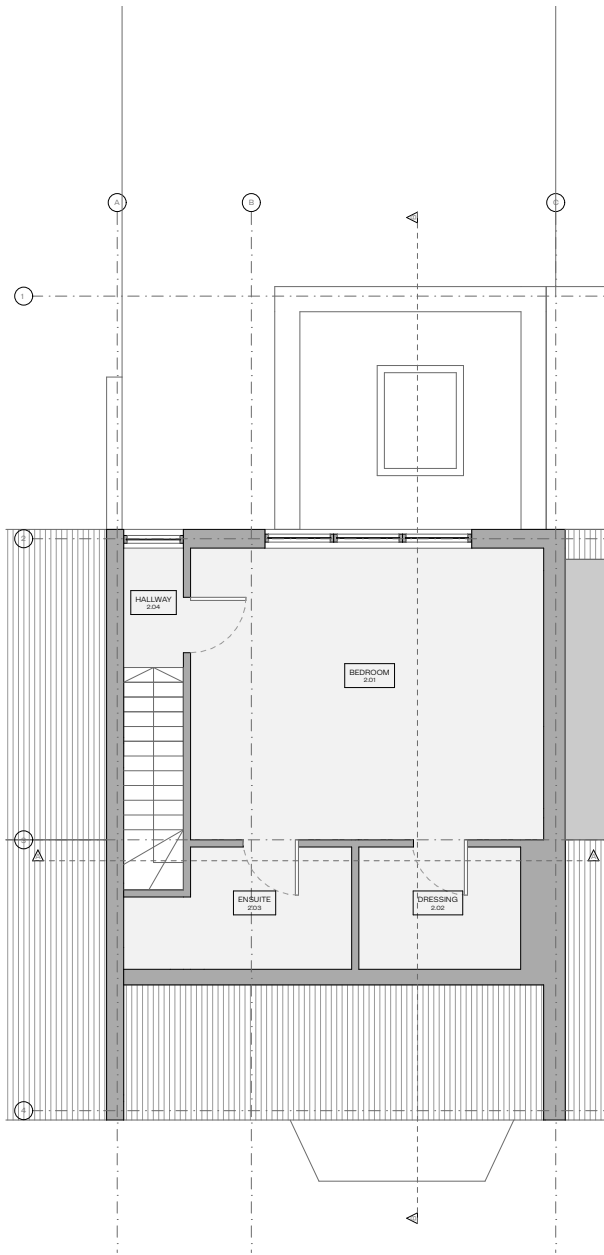
The internal layout has been reconfigured to make the most of the available space. The dining room has been moved into the new extension. The kitchen has been moved to a more central location and the utility room makes the most of the smaller space left by moving the kitchen.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SECOND FLOOR

AREAS

Area Schedule (NIA)

Existing		Proposed	
Ground Floor	49sqm	Ground Floor	60sqm
First Floor	47sqm	First Floor	47sqm
Second Floor	30sqm	Second Floor	30 sqm
Total		Total	137sqm

3.3 REAR ELEVATION

The extension to the rear elevation is constructed from traditional masonry rendered. The glazing meets at the corner to allow maximum light into the dining space and access out into the garden.

The rest of the rear elevation remains unchanged.



PROPOSED REAR ELEVATION

3.4 PLANNING HISTORY

Many of the houses along the street have had extensions approved either through full planning permission or permitted development.

161 Higham Road

INE/0014/5283/

Loft conversion with store room, en suite and associated works

159 Higham Road

HGY/2019/1004

Erection of a first floor rear and side extension

HGY/2019/0216

Erection of a single storey rear extension and garage conversion

67 Higham Road

HGY/2022/3882 - UNDER CONSULTATION

Single storey rear extension and creation of new window on flank wall of existing extension

39 Sandringham Road

HGY/2022/2038

Demolition of existing conservatory and front porch.
Creation of new rear extension and reinstatement of original features to front elevation

6 Higham Road

HGY/2022/0602

Erection of single storey side infill extension

126 Higham Road

HGY/2021/0721

Erection of single storey rear extension

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