

COSTE + BENO
Building Design Solutions

Coste + Beno Ltd
Architecture | Construction
info@costeandbeno.co.uk

20 Leaf Close, Northwood
HA6 2YY

49 LINZEE ROAD, LONDON, N8 7RG
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DESIGN AND ACCESS STATEMENT



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I.0 INTRODUCTION

This document has been prepared by Coste + Beno to support our planning application for the retrofit, refurbishment, and extension of this property in Haringey. The project will create opportunities for an expanded kitchen and dining area, enhancing the connection to the garden.

At second floor level, the proposals include the addition of a new ensuite bathroom, providing improved accommodation and amenity to the upper floor bedroom.

I.1 EXISTING PHOTOGRAPHS



Front Elevation



Entrance Pathway



Rear side elevation





Rear Garden & Elevation





Entry Hallway



Front Room



Kitchen



Rear room, garden access



First Floor Hallway



Front Room First Floor



Stair Access to Second Floor



1 of 3 Bedrooms First Floor



Second Floor Access & Landing



Second Floor Bedroom



2.0 CONTEXT

2.1 HISTORY

The site is located in Crouch End, within the London Borough of Haringey. The property is neither listed nor situated within a conservation area. Linzee Road is a short, predominantly residential street defined by a cohesive run of Edwardian terraced houses, characterised by red brick front elevations, clay tiled roofs, and traditional timber sash windows, which together establish a consistent and recognisable streetscape.

The site benefits from good connectivity to the wider city, with Hornsey Station approximately a 15-minute walk away, in addition to a number of accessible bus routes in close proximity. The property is oriented with an east-facing principal elevation and a west-facing rear garden, allowing for favourable afternoon and evening sunlight to the garden.

2.2 EXISTING DWELLING

The existing property is a three-storey Edwardian terraced house with additional accommodation within the loft. The principal elevation is constructed in brickwork and features a two-storey bay window with white rendered detailing, while the rear elevation is built in traditional red London stock brick. The property is set back behind a small front garden and benefits from a longer west-facing rear garden.

At ground floor level, the entrance opens into a central hallway with a staircase rising to the upper floors. To the front, a generously proportioned reception room with approximately 2.7m high ceilings connects to a secondary rear reception space. The kitchen and dining area occupy the rear of the house, extending into the existing rear addition and providing direct access to the garden. A WC is located centrally within the plan.

The first floor comprises a principal bedroom, two further bedrooms, and a family bathroom. The loft has been converted to provide a spacious additional bedroom, benefiting from views towards Alexandra Palace.

2.3 FLOOD RISK ASSESSMENT

The property is located in Flood Zone 1 which has a low probability of flooding.

2.4 PLANNING HISTORY

6 Linzee Road – HGY/2021/1583 - Approved

This application was approved in 2021 for the erection of single storey rear ground floor side infill extension, alterations to ground floor rear fenestration, removal of chimney stack over rear outrigger

41 Linzee Road – HGY/2023/2145 - Approved

This application was approved in 2023 for the erection of a single storey rear wraparound extension with 4no. rooflights. Erection of a side extension with 2no. rooflights.

59 Linzee Road – HGY/2024/3058 - Approved

This application was for a new side return extension with glazed roof and single storey rear extension.

63 Linzee Road – HGY/2019/0100 - Approved

This application was approved in 2018 for the erection of the single storey extensions and oriel window to first floor rear.

65 Linzee Road – HGY/2019/2795 - Approved

This application was approved in 2019 for the erection of single storey side and rear wraparound' extension

3.0 DESIGN & ACCESS

3.1 PROPOSAL

The proposed works to 49 Linzee Road comprise a series of alterations and extensions aimed at improving the functionality, spatial quality, and energy performance of the property. The proposals include:

- Side rear ground floor extension, including a structural opening to create a more open-plan layout and improve garden access.
- Reconfiguration of the existing first floor layout to improve the arrangement of the family bathroom.
- Reconfiguration of the existing loft layout, including the addition of a new ensuite.

3.2 DESIGN METHODOLOGY

The overall aim is to extend, reconfigure and update the property to be suitable for modern family living.

The ground floor has been extended through a side extension, this provides an increase of

The stepped design in plan creates a subordinate emphasis to the new extension, minimising the impact to rear elevation.

The side extension creates more continuous and functional space by using the width of the site to maximum advantage. At the boundary the new wall is kept to approx 2.78m high, a height which has

been permitted on other side extension applications which will avoid loss of light or outlook to the neighbour.

The plan creates an open plan space which is zoned into different uses, with a good sized kitchen, dining space along the side wall and a small seating nook overlooking the garden. A new WC have been incorporated into the ground floor layout, offering convenience and improved service spaces.

The open-plan design of the kitchen/dining area remains central to the layout, with direct access to the garden from the enlarged opening to connect with the garden space.

The first floor has also undergone some reconfiguration to improve the existing family bathroom and hallway. The bathroom is enlarged slightly to allow enough space for a separate bath and shower, plus storage. The hallway benefits from a new rooflight.

The loft space has been sensitively reconfigured to improve the quality of accommodation, enhancing natural light and providing improved amenities through the addition of a new ensuite. A new rooflight above the stair and landing further increases daylight penetration and supports natural ventilation within the loft area, contributing to a reduction in the risk of summer overheating.

3.3 SCALE & MASSING

The proposed ground floor side extension is designed as a subservient addition to the host Edwardian dwelling, ensuring that it remains visually subordinate and does not detract from the character or prominence of the original building. The extension adopts a pitched roof form, reflecting the traditional sloping rear roof profiles commonly found along the terrace, thereby reinforcing its contextual response.

An integrated structural glazed rooflight is incorporated within the pitched form to maximise the penetration of natural daylight deep into the plan, enhancing the quality of the internal spaces. The scale and massing of the extension have been carefully controlled, with the boundary wall height limited to approximately 2780mm. This ensures the development remains proportionate to neighbouring properties, minimises any perceived sense of enclosure, and avoids undue impact on adjoining amenity.

The proposed second floor ensuite extension is designed as a modest and subordinate addition, with scale and massing carefully controlled. Projecting only 1.8m, it maintains a lightweight and recessive presence within the overall roof form.

The extension will be clad to match the existing slate tiles, with ridge and eaves heights aligned to preserve the established roof profile. This type of addition is common along the street, and the proposal remains in keeping with the character and rhythm of the surrounding context.

3.4 MATERIALS

The proposed material palette has been carefully considered to establish a harmonious relationship between the existing building and the new interventions, while expressing a contemporary architectural language. This approach allows the extension to be clearly legible as a modern addition, yet ensures visual cohesion through the use of complementary tones, textures, and proportions.

The second floor ensuite extension proposed will be constructed of traditional slate tiles to match the character of Linzee Road.

3.5 FIRE SAFETY STRATEGY

To address fire safety requirements, the following strategy has been incorporated into the proposals:

- 1) The property forms part of a terrace on Linzee Road, with access to both front and rear gardens.
 - A. Fire service access will remain as existing, directly from the street.
 - B. Occupants can escape to the street via the front entrance door.
- 2) The design includes measures to reduce risk to life, including mains-powered, interlinked smoke and heat detectors throughout the house, including the extensions.
- 3) The risk of fire spread will be controlled through the use of appropriate materials and construction in accordance with Building Regulations, with further detail to be agreed with Building Control, including compartmentation and protected escape routes.
- 4) The primary means of escape is via the ground floor entrance, with an alternative exit to the rear garden. Upper floors escape via the protected stair to the front door, with escape windows provided to habitable rooms.
- 5) As a single-family dwelling, a formal evacuation plan is not required; however, guidance will be provided to the occupants and included within the handover documentation.
- 6) Firefighting access will be directly from the street, and no dry risers are required for a dwelling of this scale.
- 7) An interlinked smoke detection system will be installed on all floors, with a heat detector provided in the kitchen.

POLICY

POLICY D12

Policy D12 of the London Plan (2021) states that fire safety should be considered at the outset of a project. Section A, relating to development proposals which are not major, sets out the below requirements:

Policy D12 Fire safety

Section A

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures .
- 3) are constructed in an appropriate way to minimise the risk of fire spread .
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

3.6 NEIGHBOUR'S IMPACT

The side extension will have no increased light impact to neighbouring property due to its orientation. The side extension is tucked behind existing shading and therefore no worsen.

There are no overlooking windows proposed, therefore no impact to neighbouring privacy.

Second floor bathroom extension extends approx 1.80m and is adjacent to neighbour roof, causing minimal shading upon this roof. Overall this extension is in keeping with similarly approved applications and will not impact habitable spaces, in addition the 1.8m is sufficiently limited as to not impact views or overlook any neighbours.

3.7 ACCESS

Access to the property will remain as existing, with the principal entrance retained at ground floor level from the front of the dwelling. The proposal does not introduce any changes to site levels, and all internal floor levels will be maintained to match the existing arrangement. The extensions and internal reconfiguration have been designed to ensure clear and logical circulation throughout the house, with safe and convenient access between spaces. Overall, the development preserves the established access strategy while improving the usability and functionality of the dwelling.

3.8 SUSTAINABLE IMPROVEMENTS

This proposal seeks to incorporate several sustainable features into its design to ensure the construction and day to day running of the property has a low environmental impact.

This will be achieved through:

- The property will be well insulated throughout the new extensions, and where possible, the existing building fabric will be upgraded throughout to improve the performance of the building relating to heat loss.
- The new construction works will use renewable materials, such as timber framing as the structure where possible.

This document is to be read in conjunction with the following accompanying drawings as listed below:

Existing drawings

- 10.100 Location Plan
- 10.201 Existing Ground Floor Plan
- 10.202 Existing First Floor Plan
- 10.203 Existing Second Plan
- 10.204 Existing Roof Plan
- 10.271 Existing Front & Rear Elevation
- 10.272 Existing Side Elevation
- 10.273 Existing Section

Proposed drawings

- 20.201 Proposed Ground Floor Plan
- 20.202 Proposed First Floor Plan
- 20.203 Proposed Second Floor Plan
- 20.204 Proposed Roof Plan
- 20.271 Proposed Rear Elevations
- 20.272 Proposed Side Elevations
- 20.273 Proposed Section