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Planning,

Design & Access Statement

For the proposed

"Additional basement excavation and the formation of a front lightwell"

at

35 Vartry Road

London N15 6PR

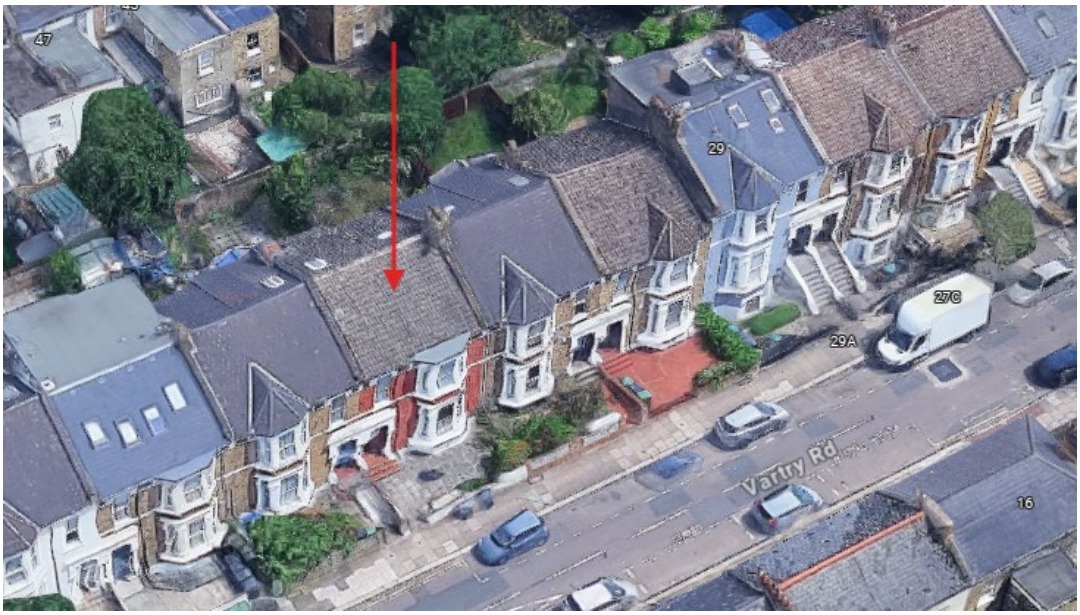
By

Eade Planning Ltd

May 2026

Introduction

1. The land is at 35 Vartry Road, London N15 6PR.
2. The property is a mid-terraced house.
3. The application site comprises of what appears to be a two-storey building from street level but encompasses a split level to the rear. The property is in C3 use comprising of a single family dwellinghouse.
4. The application seeks planning permission for the expansion of the property below ground level.
5. The development consists of extending the basement to provide two additional rooms for the enjoyment of the landowner. The work also entails the installation of a metal rail around the front lightwell and insertion of windows to the rear elevation.
6. A number of properties along this terrace already enjoy basement levels.
7. The site is pictured below.



Proposal Description

8. The description given is the 'Additional basement excavation and the formation of a front lightwell.'

The Proposal

Basement excavation

The additional basement depth and extension work provides additional habitable spaces to the existing layout. There are no impacts of loss of daylight, privacy or overlooking caused by the minor works, in fact the development is hardly visible from the street scene other than the metal railings.

The insertion of a front lightwell provides means of light and ventilation to the proposed front room. The design of the basement and lightwell in its totality align with the principles of Hackneys SPD. The current ground build-up is paving; there would therefore be no loss in soft landscaping. The black metal railing is proposed to be screened by natural foliage to reduced the harshness of the railing on the streetscene however this is a recognised feature in the local area forming part of its character.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

9. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

10. The development improves a ingle dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.