

3rd June 2026

DESIGN AND ACCESS STATEMENT

8 Uplands Road, London, N8 9NL

The Design and Access Statement has been prepared by Verite Design Management, on behalf of Belinda Lam and Wayne Burton, our clients and owners of the property at the above address, to support the Planning Application.

Proposal:

Demolition of existing outrigger walls and glazed connection structure. Erection of a single-storey rear extension.

1.1 USE

- The property is a single-family residential building; it will remain as such.

1.2 AMOUNT

- The existing building is a single-family house. It consists of:
 - Basement storage
 - Ground Floor: entrance hallway, front and rear reception rooms, kitchen, utility room and bathroom
 - First floor: 3no. bedrooms and an office room
 - Second Floor: a master bedroom and bathroom.
- The proposal anticipates:
 - Demolition of masonry walls to the existing outrigger and glazed connection structure, creating an opening within the existing rear masonry wall, removal of the existing terrace roof structure and coping stones. Erection of a single-storey extension with glazed sliding doors and oriel window seat. The extension sits at two levels, the higher level matching the height of the neighbouring extension at no. 6 Uplands. The existing boundary wall with no. 10 Uplands is to be retained in place at the existing height. The extension will accommodate additional kitchen and dining room space.

1.3 SCALE

- The site area is: 172m²
- The main building's existing area is: 174 m² (GIA – Gross Internal Area).
- The proposed extension projects 500mm beyond the existing outrigger and 4200mm from the main rear wall. This projection is 830mm less than the projection of the adjoining extension at no. 6 Uplands Road.
- The total area of the extended building will be: 190 m² (GIA)

1.4 LAYOUT

- The layout of the existing building will remain similar.
- The main entrance door will be retained.
- The existing lowered kitchen floor level will be extended across the whole of the rear of the Ground floor, with steps between the living and kitchen spaces.
- Utility and WC spaces will be added in the centre of the plan at Ground Floor level.
- There are no changes proposed on the upper floors, except for minor changes to the First Floor terrace layout.

1.5 LANDSCAPING

- A new patio space will be built at the rear.
- The garden will remain similar, covered with lawn and decorative plants. Enhancement gardening works are planned after the main construction works.
- Additional planting is planned at high level at the rear of the existing terrace space.

1.6 APPEARANCE

- The external finishes are selected to complement the existing, with brickwork and metal cladding to reflect the existing materials.
- Glazing will be metal framed, with the exception of the First Floor terrace doors, which are to be painted timber frame to match the existing.

1.7 ACCESS

- There are no changes proposed to the access to the front building.
- Internally, additional lowered floor space is provided to match the level of the existing garden space.

1.8 DEVELOPMENT WITHIN OR AFFECTING CONSERVATION AREAS, A LISTED BUILDING OR ITS SETTING, ARCHEOLOGICALLY SENSITIVE AREAS, SCHEDULED ANCIENT MONUMENTS OR HISTORIC PARKS AND GARDENS

- Not applicable