

DESIGN & ACCESS STATEMENT

21, Shanklin Road, N8 8TJ

London

INTRODUCTION

The property at **21 Shanklin Road** is an end-of-terraced house within the Crouch End Conservation Area, with numerous properties with different sizes and styles of side return extensions within the local area.

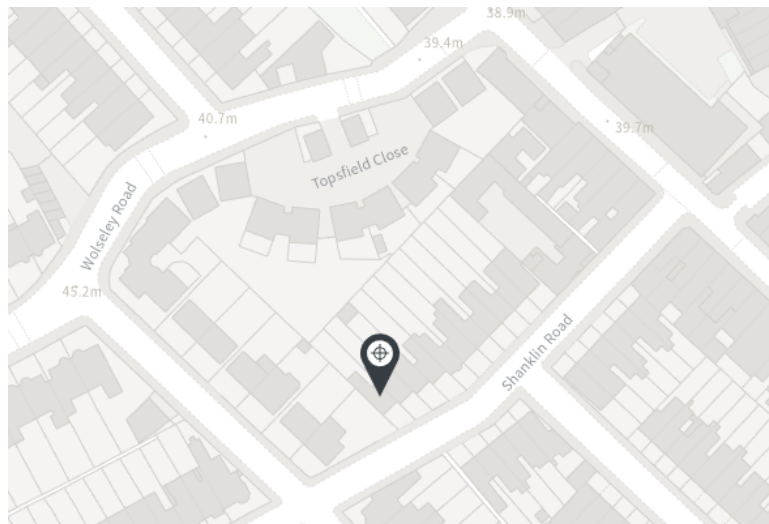
PLANNING PRECEDENTS

Similar applications are as follows:

HGY/2013/0606 |

**19 Shanklin Road London
N8 8TJ**

Erection of rear single storey side return extension. Granted permission.



HGY/2022/1700 | 17 Shanklin Road London N8 8TJ

A single storey side extension, two storey rear extension and dormer extension. Granted permission.

HGY/2020/2096 | 15 Shanklin Road London N8 8TJ

Lawful Development Certificate: Proposed erection of single storey rear extension and insertion of one rooflight. Granted permission.

HGY/2019/2142 | 9 Shanklin Road London N8 8TJ

Erection of single storey ground floor infill side to rear and single storey rear extension. Granted permission.

HGY/2012/2356 | 16 Shanklin Road London N8 8TJ

Erection of single storey rear side return extension. Granted permission.

HGY/2004/1134 | 14 Shanklin Road London N8 London

Retention and erection of a single storey side extension and replacement garage building. Granted permission.



Context and precedents on Shanklin Rd

Design Approach

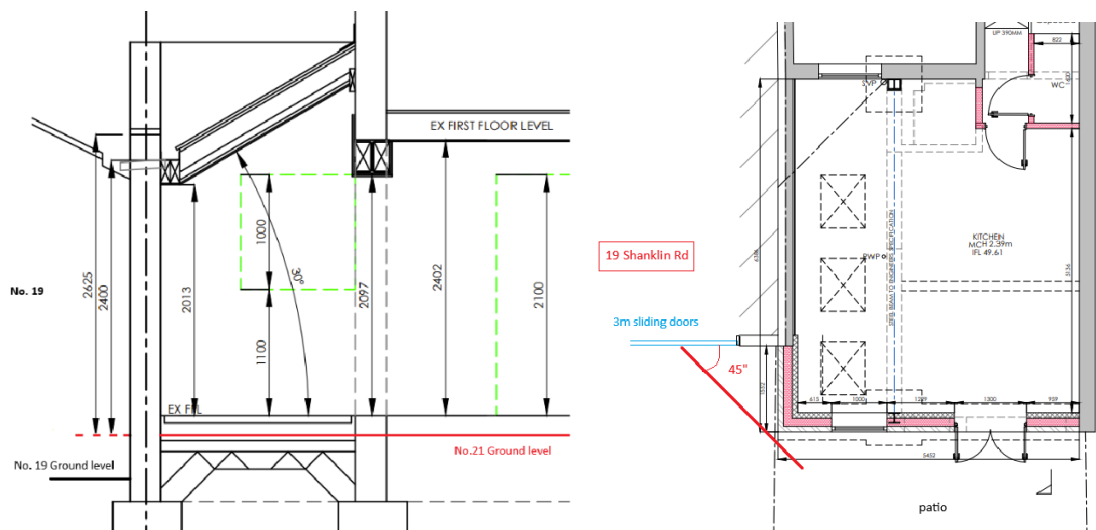
A limited number of external alterations are proposed to adapt the property for contemporary living while preserving its character. The design has been carefully developed to minimise its impact on the surrounding area. No substantial changes are proposed to the front elevation, ensuring the existing streetscape remains unchanged. The majority of the works are located at the rear of the property, where they will have minimal visual impact on neighbouring properties and the wider street scene.

Proposed Works

The proposals aim to enhance and modernise the existing dwelling in a manner that respects the character of the street and local architectural context. The proposed development comprises:

- To improve the functionality and increase the usable floor area of the ground floor, a single-storey rear side extension is proposed. This form of development is consistent with similar extensions at Nos. 9, 14, 16, 17 and especially their direct neighbour at 19 Shanklin Road, all of which have recently been granted planning permission.

- Throughout the design process, particular attention has been given to protecting the amenity of neighbouring properties. The scale, height and footprint of the proposed extension have been carefully considered to ensure that the development integrates with the established pattern of extensions along the terrace while avoiding any undue impact on adjoining occupiers.
- Regarding the shared boundary with No. 19, the existing extension at No. 19 has a height of approximately 2.8 metres when measured from its own ground level. As the site levels rise towards No. 21 (see section & elevation plans), the proposed extension has been designed with a pitched roof and an eaves height of 2.4m that aligns with the height of the neighbouring extension along the shared boundary. This approach ensures that the perceived height from No. 19 is kept to a minimum, reducing the sense of enclosure and softening the visual impact of the development.



Proposed and ground floorplan with context

Extensions height and 45degree rule

- At the back, the proposed extension will extend approximately 1.5 metres beyond the rear wall of No. 19. This relationship arises because No. 19 is already set back from No. 21. Importantly, the actual depth of the proposed infill extension is consistent with that of the neighbouring extension at No. 19 and with similar developments elsewhere on Shanklin Road. The proposal therefore follows the established pattern of development rather than introducing an unusually deep or dominant extension.
- Finally, careful consideration has been given to the impact on the living conditions of the occupiers of No. 19. The proposed 1.5m projection beyond the neighbour's rear wall has been designed to comply with the 45-degree guideline when assessed from the nearest sliding doors within the rear flank elevation of No. 19. This demonstrates that the extension has been proportioned to safeguard daylight and outlook to the neighbouring property, ensuring that it does not result in an unacceptable loss of residential amenity.

Conclusion

The proposed extension has been carefully designed to provide a high-quality enhancement to the existing dwelling while respecting the character of Shanklin Road and the amenities of neighbouring properties. Its scale, height and form reflect the established pattern of rear extensions within the terrace, and the design has been specifically developed to minimise its impact on No. 19 by matching the adjoining eaves height, responding to the site's changing levels, and respecting the 45-degree guideline.

As the works are confined to the rear of the property, the proposal will preserve the appearance of the street scene and will not result in any unacceptable impact on the surrounding area.

The development is considered to comply with the relevant local and national planning policies and represents a sympathetic, well-designed addition to the property.