

Design & Access Report 25th November 2023
Ref: 103a Florence Road, London N4 4DL

The proposed design will provide a more open contemporary space to the rear of the building. Helping to overcome the existing problem of a narrow style kitchen. Providing a better balanced kitchen and dining area with a direct link to the garden via the bi-folding doors.

The new extension building line will finish just short of the existing ground floor extension at 101 this coupled with its northerly aspect will ensure there is minimal overshadowing of the existing building and adjacent properties.

A small open courtyard is also proposed to offer a break in continuity to the ground floor extension. Lessen the effect of massing. Offer light and ventilation to the existing rear bedroom. Provide that important demarcation and link between the old and the new. A secondary fire escape route in case of emergencies.

Having read the Haringey / Islington Stroud Green Conservation area guidelines we feel that the proposed designs will enhance the existing rear of the building where contemporary meets traditional and will not be out of context with the SGCA.

All materials used will be sympathetic to the existing building and neighbouring properties.

Precedent has already been set on the road by similar if not larger extensions at:

No. 101, 76, 89, 91, 96 to name but a few.