

DESIGN, ACCESS & HERITAGE STATEMENT

Address: 26 Lansdowne Rd, London N10 2AU

Date: 07/12/2023

Prepared by: Hark Architecture Ltd

The house is a semi-detached house built in the 1930's within the Valance Road Conservation Area.

Valance Road Conservation Area was designated in 2008, it does not have a current adopted appraisal.

The surrounding properties are similar pairs of semi-detached dwellings with a shared driveway leading to semi-detached garages at the rear of the properties.

The house has already been extended into the loft, and been extended to the rear with a small extension spanning half of width of the property.

The existing ground floor rear extension is 2m deep and is in need of repair.

The proposed ground floor rear extension keeps the side wall of the existing extension and span the entire width of the house.

The external walls will be white render to match the existing building.

The roof will be flat with 3 rooflights, which will match the adjacent garage and match other ground floor extensions in the road.

The sliding doors to the rear will be made of aluminum with a grey finish.

The patio in the rear garden will be 3m deep and be raised by 150mm to match the internal floor level to ease access into the garden.

We believe the proposal will make a positive addition to the area and provide a comfortable modern, energy efficient home and will have no impact on neighbouring properties and minimal impact on the conservation area.

SITE PHOTOS:





Proposed 3D Views:

