

Design and Access Statement for 146 Peabody Cottages, Lordship Lane N17 7QN

1.0 The Proposal

The rear of main building and extensions are damaged by fire. Clear the site of all debris and asbestos; construction of a new rear extension with internal alterations to modernise the house.

2.0 Current Usage

The house is currently vacant due to the fire.

3.0 Modernisation

The rear extension will be rebuild using modern materials such as external London yellow Bricks and internally blockwork. The estate was constructed in 1904 and this particular property requires modernisation.

4.0 Proposed Design Approach

The main reason for this application is that the application is because the building was fire daaged. We are asking to be allowed to demolish the current rear extensions and asbestos bathroom and rebuild it to current building standards.

The property is situated within the Article 4 designated area for the Peabody Estate. No works will be carried out to the front of the property. The appearance of the property from the front elevation will stay the same, therefore the current street scene will not change.

The rear extension will only extend out by 5.0m as the existing building.

The aerial photograph of the estate attached to this application shows size and locations of other replacement extensions.

The proposed rear extension will create a larger kitchen incorporating a dining / family area more suited to modern living improving the living standards of the residents.

A new ground floor bathroom will be installed and will be accessed off the main corridor.

The chimney breasts are being removed to provide better sized rooms and internal layouts. Note:- the chimney stacks and pots are retained and capped.

There will be no visual impact to the front of the property, and thus the look and feel of the estate will be kept the same.

The refurbishment will provide better quality house catering for modern living and provide modern facilities, improving on what currently exists and also improving personal safety by removal of asbestos.

5.0 Impact on Neighbours

The rear extension will only extend out by 5.0m on what was existing on 1st July 2023.

The height of the rear extension will be 2.80 metres, with the parapet wall detailing rising 15 cm above this minimising the impact on the neighbours at 145 and 147 Peabody Estate.

6.0 Details and Materials

Materials used for the extensions would be in London Stock Brick to match as much as possible the original house and be sympathetic to the building and the local area.

7.0 Sustainability

The new additions will be built to current building standards.

8.0 Access

The new extension will be accessed via the original house. The Floor to the new extension will be flush with the existing floor.

9.0 Layout/Scale/Appearance

The proposal will have minimal visual impact at the rear, and no visual impact to the front of the property. The scale and appearance will be similar to other rear extensions that have been approved on the Peabody estate.

10.0 Flood Risk assessment

The property is situated in flood zone 1, as such the property is not situated in an area at risk of flooding.