

Design & Access Statement

89 Nightingale Lane, N8 7QY

1. Introduction

This statement has been prepared in support of the planning application for 89 Nightingale Lane, and should be read alongside the full planning documentation including drawings 89NL01 to 89NL06 inclusive.

This application seeks approval for a single-storey extension to the rear of 89 Nightingale Lane.

This report aims to present the design rationale for the scheme.

It was prepared by Jaron Ghani

2. Site Context

89 Nightingale Lane is a two-storey late Victorian mid-terrace house, set mid-way within a terrace of similar properties.

It has a well-proportioned west-facing garden which on its west side abuts the gardens of a property on Beechwood Road, so is not directly overlooked by any property other than its immediate neighbours.

The house is a short walk from the recreational open space around Alexandra Park/Palace.

3. Planning Context

The site is not located within a conservation area, it is not a listed building and there are no Tree Preservation Orders on the site.

There have been no prior planning applications regarding this site.

A 4x2m area at the west end of the garden is under a Japanese knotweed treatment plan. The growth originated from the rear garden of 77 Beechwood Road, a property owned by Haringey Housing department, who commissioned the treatment plan around seven years ago. The treatment plan is being operated by Japanese Knotweed Specialists (JKS).

The treatment plan is reaching its end, and the section in the west of 89 Nightingale Lane's garden has been assessed by JKS to have no active growth as of February 2024. JKS are re-assessing the affected section in March 2024 in order to give a final certification of no active growth.

The plan area is cross-hatched in blue on 89NL02-proposed-block-plan.pdf. The area is around 15m from the house, and so will not impact the building works.

4. Design

The proposal is to build a single-storey extension, wrapping around the side and rear of the property. It will extend the small existing kitchen area to enable it to serve as a kitchen/dining room, and it will also allow the addition of a utility/laundry room within.

Materials for the new extension will be chosen to match the existing building, in order to maintain the character and appearance of the rear elevation. Aluminium frame skylights will be set into the pitched roof on the south side of the extension.

5. Access

There will be no impact of the proposed scheme on access to the property or any of its neighbours.

6. Scale and impact

The proposal will add ~16m² of floor space to the ground floor. It will take up ~16% of the existing ~98m² total outside space including the rear garden and front yard.

The new walls at the boundaries with 91 and 87 Nightingale Lane will be no more than 230cm in height, in order to minimise impact on the neighbouring properties' visual amenity and daylight levels. The extension's pitched roof will peak at no more than 300cm in its centre, and has been designed to reflect the pitch of the existing outrigger and main body of the property (see fig. 1).

The existing patio will be extended at its current level and the garden landscaped, including steps up to the raised lawn area.

The new roof will have drainage via inset guttering behind a parapet wall, and will be joined with the existing roof drainage. Both will feed into downpipes connected to the existing groundwater drainage system. The new patio area will be paved with a grated channel set into the ground, and also connected with the groundwater drainage.

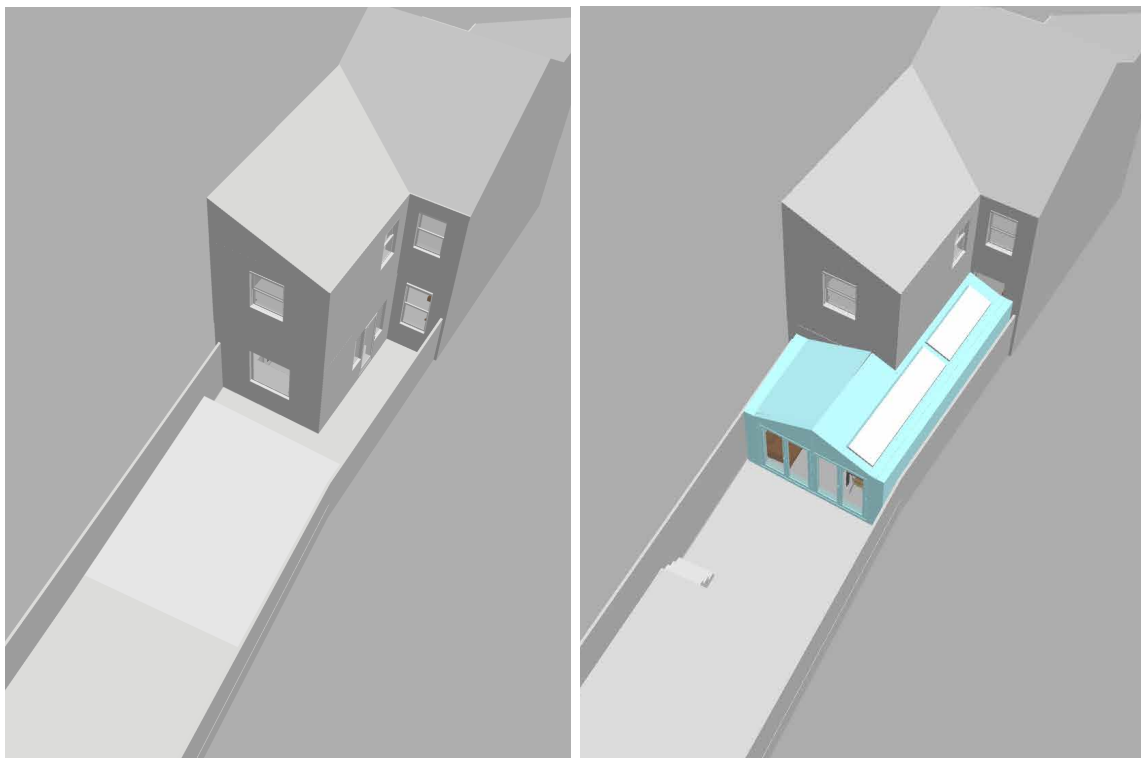


Figure 1: Massing diagrams, before and after

7. Context and precedent

The houses in the neighbouring terrace have a variety of extensions at all levels. While there has not been a 'wrap-around' ground floor extension as yet, this scheme is comparable in scale and mass to similar extensions and garden rooms in the row.

The visualisations on the following pages show that the proposed extension will sit well alongside the neighbouring gardens by way of its relatively low boundary walls.



Figure 2: Visualisation alongside neighbouring properties



Figure 3: Visualisation of side aspect alongside neighbouring properties



Figure 4: Visualisation of rear aspect