



48 and 48A Palace Road, London, N8 8QP

Design Access and Planning Statement
Amdor Ltd
October 2024



Fig. 00 - Aerial View

This Design and Access Statement has been prepared in support of the application to enlarge the 2 residential flats 48 and 48A Palace Road, London, N8 8QP (the site). The application seeks to extend the ground floor to the side and rear as well as the roof space within the main body of the property and rear outrigger.

The proposal to create a modern single storey rear and side extension and garden room. At the upper flat the proposal seeks to introduce a loft extension to convert the roof space to bedroom accommodation with en suite bathroom & home office to the rear.

This proposal will provide increased living accommodation, maximising natural daylight and ventilation. The improved internal arrangement will provide net gain of 2 further habitable spaces offering additional accommodation.

The additional ground floor accommodation will provide an open plan living area with direct access into the rear private garden, and external courtyard. The development will be constructed of materials that are robust, hard wearing and in keeping with the existing construction.



Fig. 00 - Aerial View

- rear wrap around extension
- roof extension
- site

48 Palace Road is a two storey terraced house likely built at the end of the 19th Century. The building is typical of its type which is repeated along the road where the outriggers join to their respective neighbours forming the terrace of properties. The property whilst typical of its type has no outstanding architectural merit to speak of.

The rear of the property benefits from a very well proportioned private garden. There is a mixture of low grade vegetation, and no trees will be removed as part of this development. Many neighbouring properties have received approvals for similar extensions, generally single storey rear and side extension of a similar scale to the proposal and evident throughout the street roof extensions of varying scales and proportions.

The front of the property is set back from the road with a private garden.

This property is not within a conservation area, listed or locally listed. Visible change from the public highway will be minimal and limited to the loft extension.



Fig. 03 - Existing Plans (NTS)

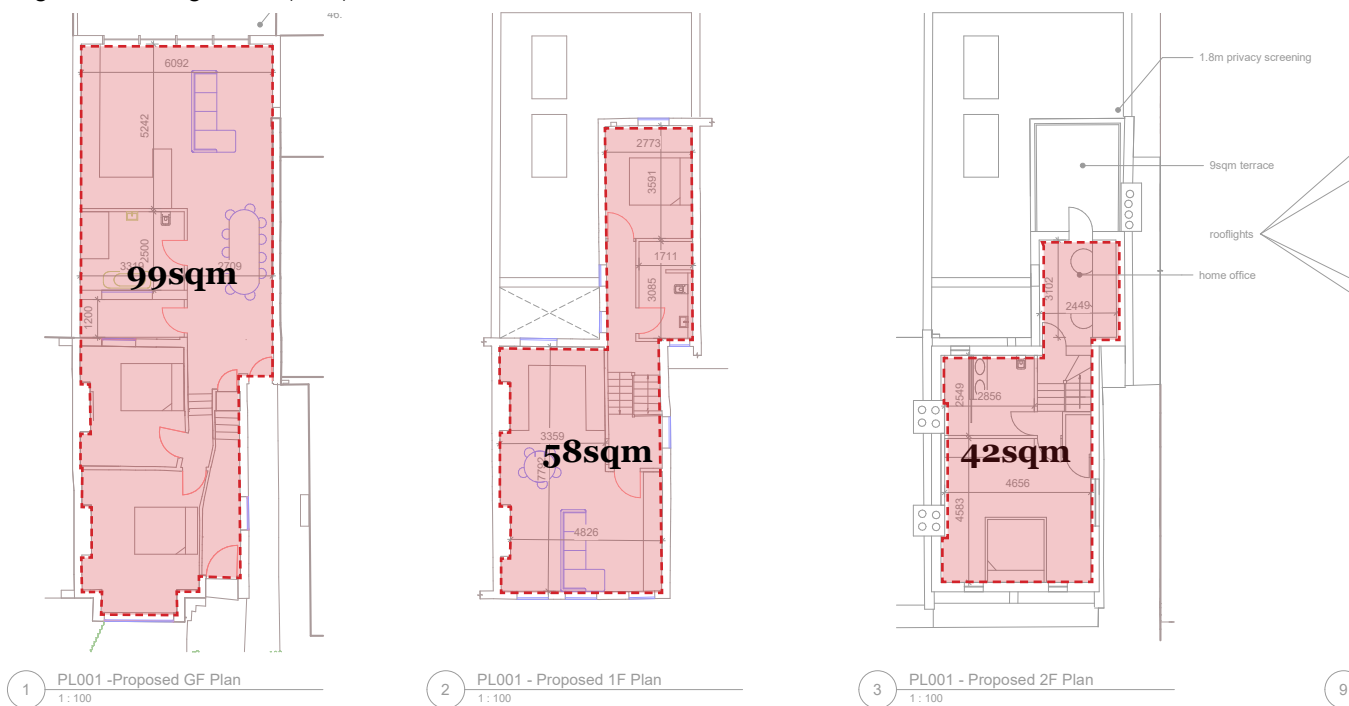


Fig. 04 - Proposed Plans (NTS)

The proposed ground floor measures 99sqm (GIA), an additional of 38sqm from existing. The first floor remains unchanged whilst the loft adds an additional 42sqm of residential accommodation. A total of 72sqm floor area is proposed.

All the rooms meet the national described space standards (NDSS) for a single and double bedroom. Storage exceeds the 2sqm NDSS requirement.

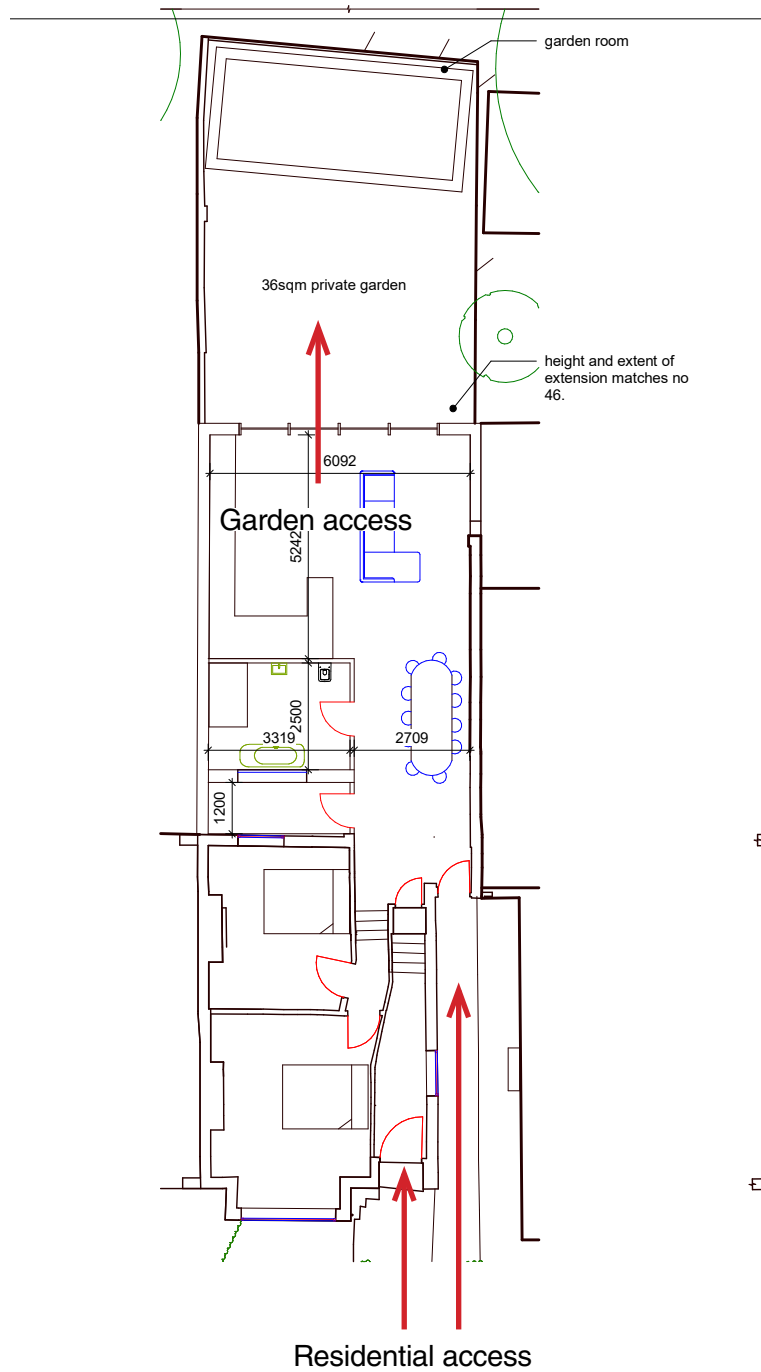
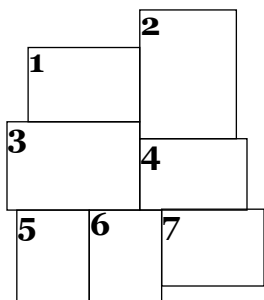


Fig. 03 - Proposed ground floor plan

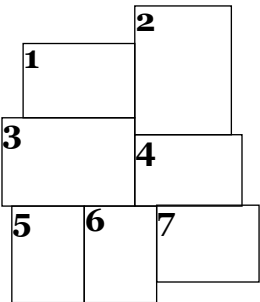
Access remains unchanged with two separate entrances.

Garden and street access remain unchanged.

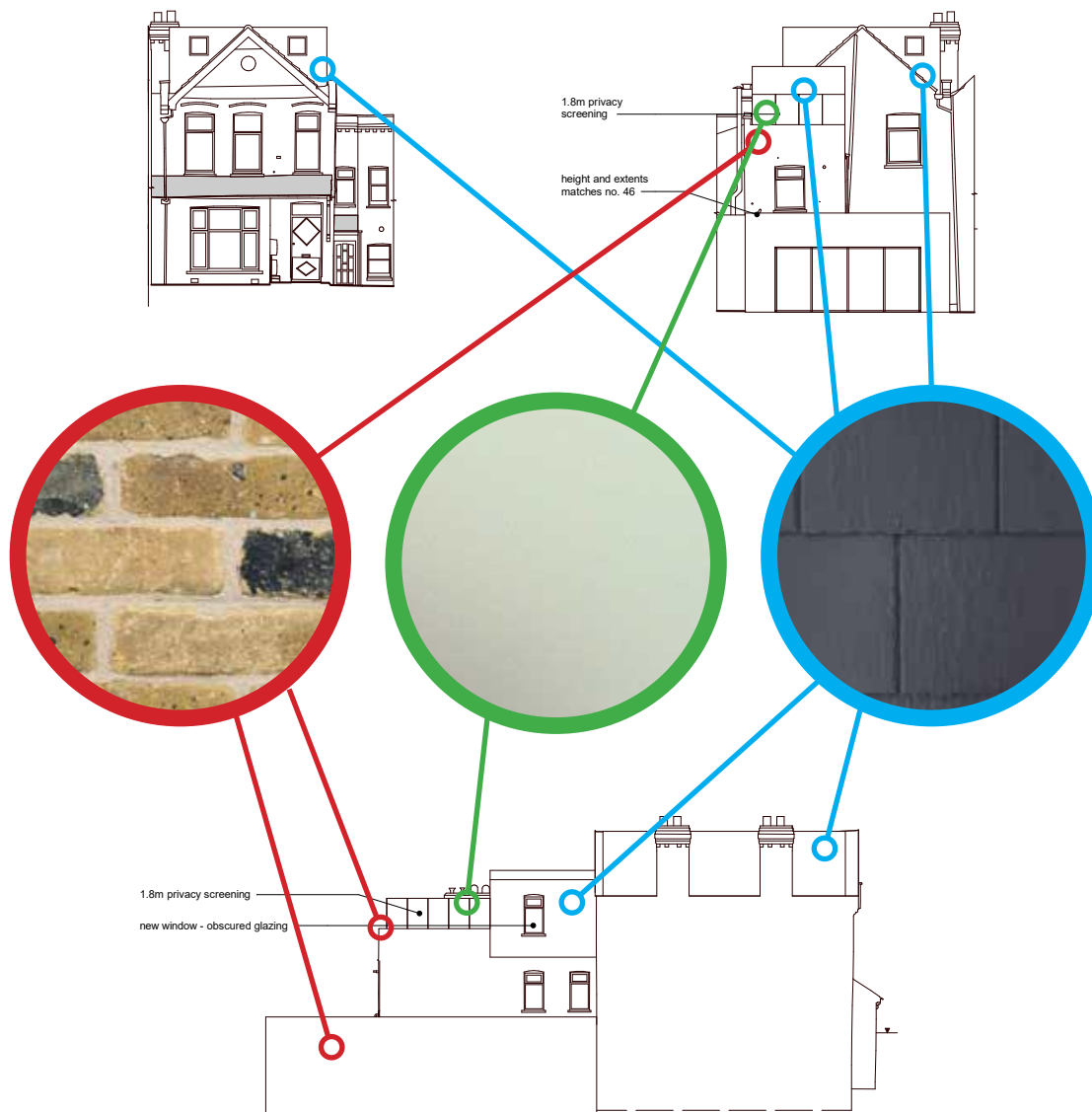
PHOTOS



- 1 - front of property
- 2 - rear of property
- 3 - view from upper front windows
- 4 - upper front room
- 5 - bathroom
- 6 - entrance to lower apartment
- 7 - view towards rear neighbours



- 1 - front of property
- 2- view from lower kitchen
- 3 - view of front garden
- 4 - lower middle room
- 5 - view towards ground kitchen
- 6 - view of rear of property
- 7 - view of rear garden greenery



The materials have been chosen on the basis they are most in keeping with the local area and also the existing building.

A London stock brick has been chosen to match the existing brickwork.

Obscured glazing has been used to act as a privacy screen for the upper terrace.

A natural slate has been chosen for the loft extension as this is the most common material used for this type of extensions.

The property is a square bay fronted terraced house on a residential street. The property is located at the western end of a run of 7 consistent properties on the north side of Palace Road.

The Proposed Ground floor single storey extension will be constructed in traditional masonry. The flat roof will be covered in a single ply membrane (grey). Daylight will be maximised by installing roof lights and full height glazed sliding doors as indicated in the drawings.

The upper dormers will be constructed in slate as to match surrounding dormers including the neighbouring property. Windows are proposed in the front and rear and east elevation.

Impact on neighbours is minimised by not altering the current highway or parking amenities. The proposal seeks to minimise the loss of amenity for neighbouring properties by keep the rear extension modest and in line in height and footprint with the neighbouring extension at no. 46. as well as screening to protect neighbours privacy and guard against overlooking.

BODY OF WORK

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