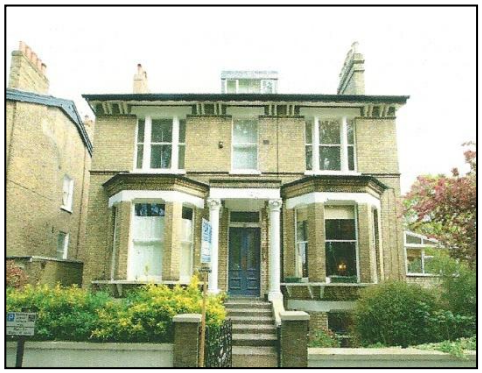
Design and Access Statement

Property:	1E Bloomfield Road, N6 4ET
Applicant:	Bruno Monteyne & Emilia Lepardo Address: 1E Bloomfield Road, N6 4ET Email: bmonteyne@hotmail.com
Architect:	Paul Monteyne Address: Flanders Fieldweg 13, B-8790 Waregem, Belgium Email: paul.monteyne@telenet.be
Development:	Garden Changes 1E Bloomfield Road
Ref:	1E Bloomfield Road – Design and Access Statement - 20150301

The statement should be read in conjunction with the supporting plans that have been submitted with the planning application.

Clarification location:
This property may be better known as "1 The Park, N6 4EU Highgate". Recently the ground floor flat has had its address changed to "1E Bloomfield Road, N6 4ET Highgate" as the main entrance for the ground floor flat has been changed to the other side of the building, on the Bloomfield Road side.

Context:
1 The Park is Period building dating from approximately 1873. There are 4 almost identical buildings next to each other in The Park. The street runs between Southwood Lane and Talbot Road in the Highgate Conservation Area in the London borough of Haringey.



1 The Park



The Park: four almost identical buildings

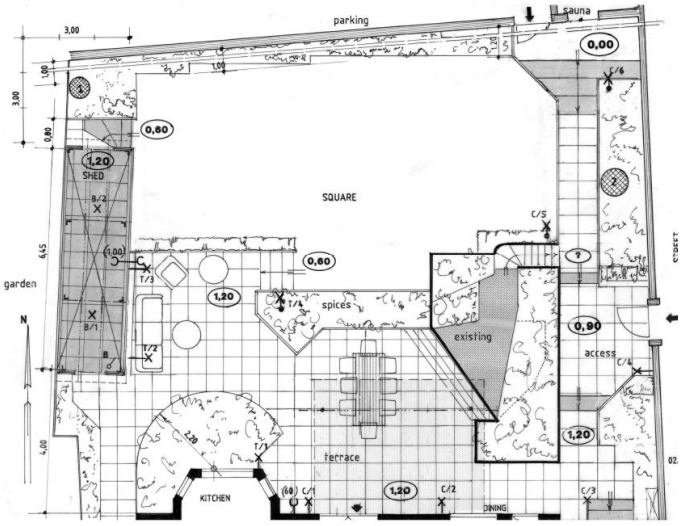
Amount:
The works proposed are all related to the gardens in the front and the back of the building:

- Reinstating green landscaping in back garden (currently 85% covered)
- Changing the level of the front garden to allow better light entry in flat
- Moving garden shed backwards into the garden
- Open glass cover over parts of the new terrace
- Reinstating windows on the back of the building more in line with original design





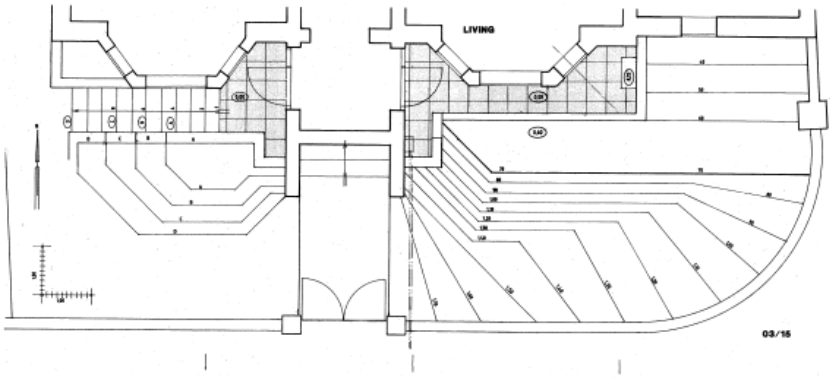
AS-IS view garden – 85% covered



TO-BE garden – with green grass on the back



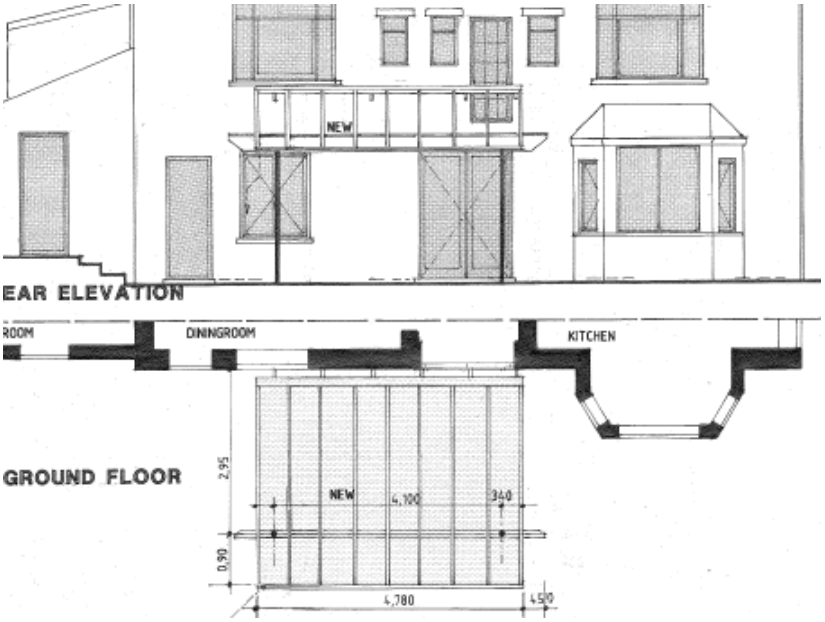
AS-IS front garden (1 side)



TO-BE front garden (lower level mainly)



AS-IS windows back wall



TO-BE windows back wall & Glass Cover

Main reasons for the proposed works:
There are several reasons for the proposed works:

- *Better use of space*: the garden is currently very child unfriendly. Besides the trampoline in the existing pond, there is no other space where the children can easily play, despite the garden being very large
- *Environmental*: Current windows on the back side are single glazing and therefore less energy efficient. They are the only remaining single-glazing windows left in our property
- *Design*: both the windows and the garden are brought closer to the initial design standards of this property and the neighbouring properties, by removing the "French-style windows" and converting more of the garden back into green space.
- *Extended use of outdoor garden space*: by providing the open glass cover over the terrace, we can materially extend the use of the garden. It permits table, boots, toys to remain outdoor without being damaged by occasional rain or drizzle.
- *Quality of living*: being partially underground limits the amount of light we are getting in the flat. By lowering the levels of the front garden we aim to bring more light into the building (the front gardens are on the south side of our building)
- *Dilapidation*: the existing garden shed is starting to fall apart and needs replacing, hence our proposal to rebuild it and in a more convenient space in the garden.

Appearance:
The appearance of building is maintained from outside view.

- The back garden is not visible from the street, only visible for people living in the flats higher up in the building
- The front garden is partially visible from the street The Park, but view is very limited due to the hedges that are currently located on the edge of the garden.
- The back windows are not easily visible from the street. Some neighbours across the street are able to see the windows from their house.
- The new garden shed is the same height as the existing one, but moves more backward, hence should be no major change in appearance
- The glass cover over the terrace should blend into the landscape as it has no walls and is almost entire made out of glass (within timber frame, and standing on 2 timber batons)

Materials:
All materials remain the same or are enhanced to fit better with the landscape:

- Timber sides for the shed
- Timber frames for the new windows
- Felt shingles for the roof of the shed rather than the current plastic sheets
- Glass and timber for the glass cover
- More green material in the garden as current decking and tiles is converted back into green space (grass lawn, bushes, spice corner)

Landscaping:
The garden has established trees. The development stays well clear of those trees and makes no changes to them

Access:
The current garden door is kept in the same location and a new door way is provided from the private parking space (on the back of the building) into the garden.