33 Inderwick Road
London
N8 9LB

Design & Access Statement

Date: February 2015

Rev A: Relative Ground Levels adjusted between Nos 31 & 33 Inderwick



Document 1252/P/DOC.01/Rev A

strange
associates

DESIGN STATEMENT

Location

The property is a mid-terrace Victorian single family residential property located in the Crouch End ward of the London Borough of Haringey.

The property is not located within a Conservation Area but is in a primarily residential neighbourhood.

The property comprises Ground & First Floor residential accommodation. The owners wish to build a single storey, side rear return infill extension and rear return extension to provide additional living accommodation.



DESIGN STATEMENT

Proposal

Generally
The proposal is for a new single storey rear return infill extension and 3m rear return extension.

The depth of the rear infill extension will be 6.4m from the main rear elevation of the house but will not extend beyond the rear elevation of the rear return.

The rear return extension will extend no more than 3m from the rear wall of the main return and extend no higher than 3m.

The application is for planning consent under Householder Application with respect to the Rear Infill Extension and application for Certificate of Lawfulness for a Proposed Use with respect to the Rear Return Extension.

The existing means of access to the property will remain unaffected.

DESIGN STATEMENT

Relevant Planning History

None

Relevant Planning Criteria

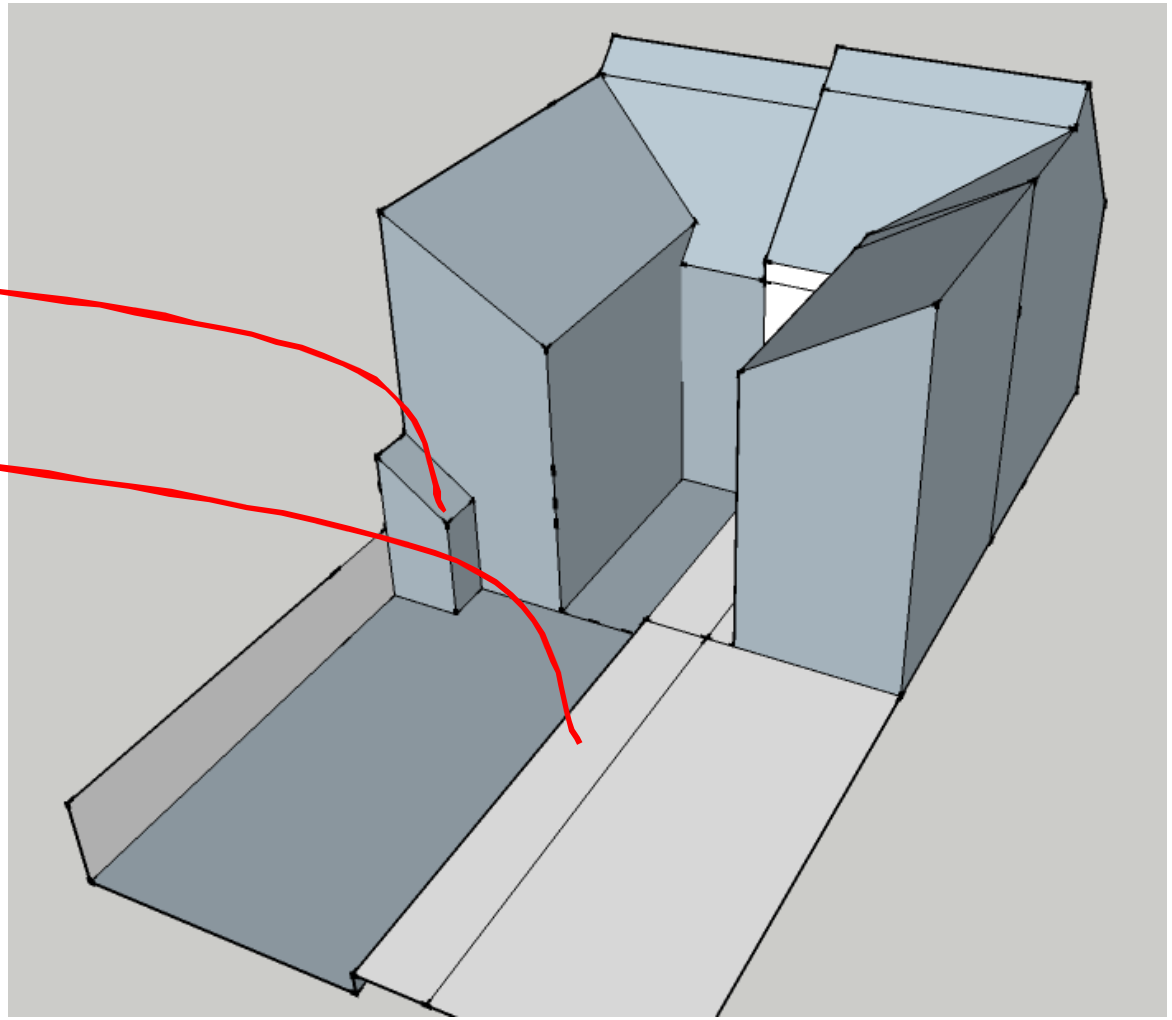
The relevant UDP Policies referred to are:
LB Haringey UDP (2006);
The Town and Country Planning Act
GPDO (1995) Class A

DESIGN STATEMENT

Existing massing to rear

Existing rear return and outbuilding

Difference in levels between 33 & 31 approx. 770mm

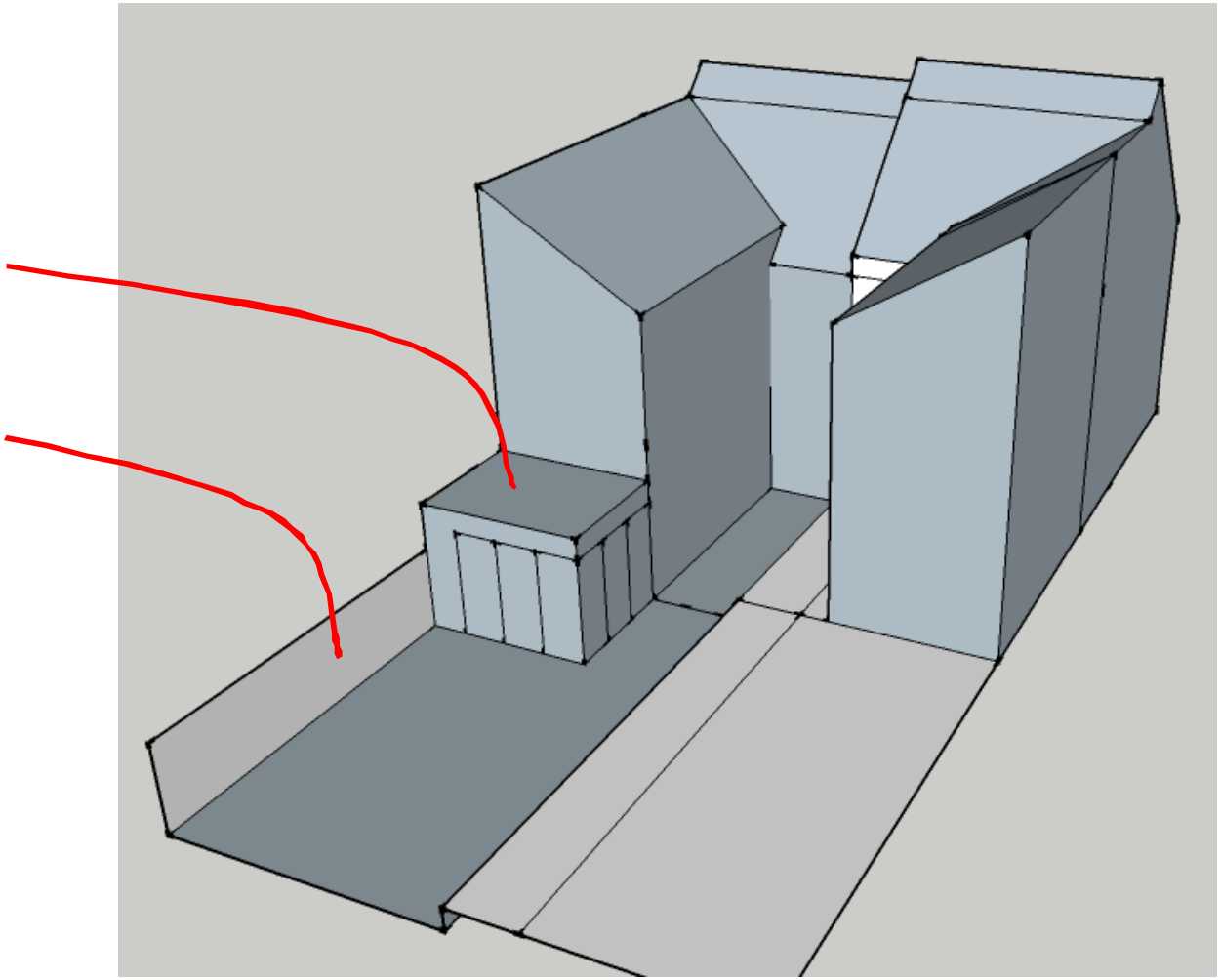


DESIGN STATEMENT

Proposed massing to Rear
(Rear Return Extension)

Proposed 3m rear return extension

Existing 2m high boundary fence between 33 & 35



DESIGN STATEMENT

Proposed massing to Rear
(Rear Return & Rear Infill)

Proposed 3m rear return extension

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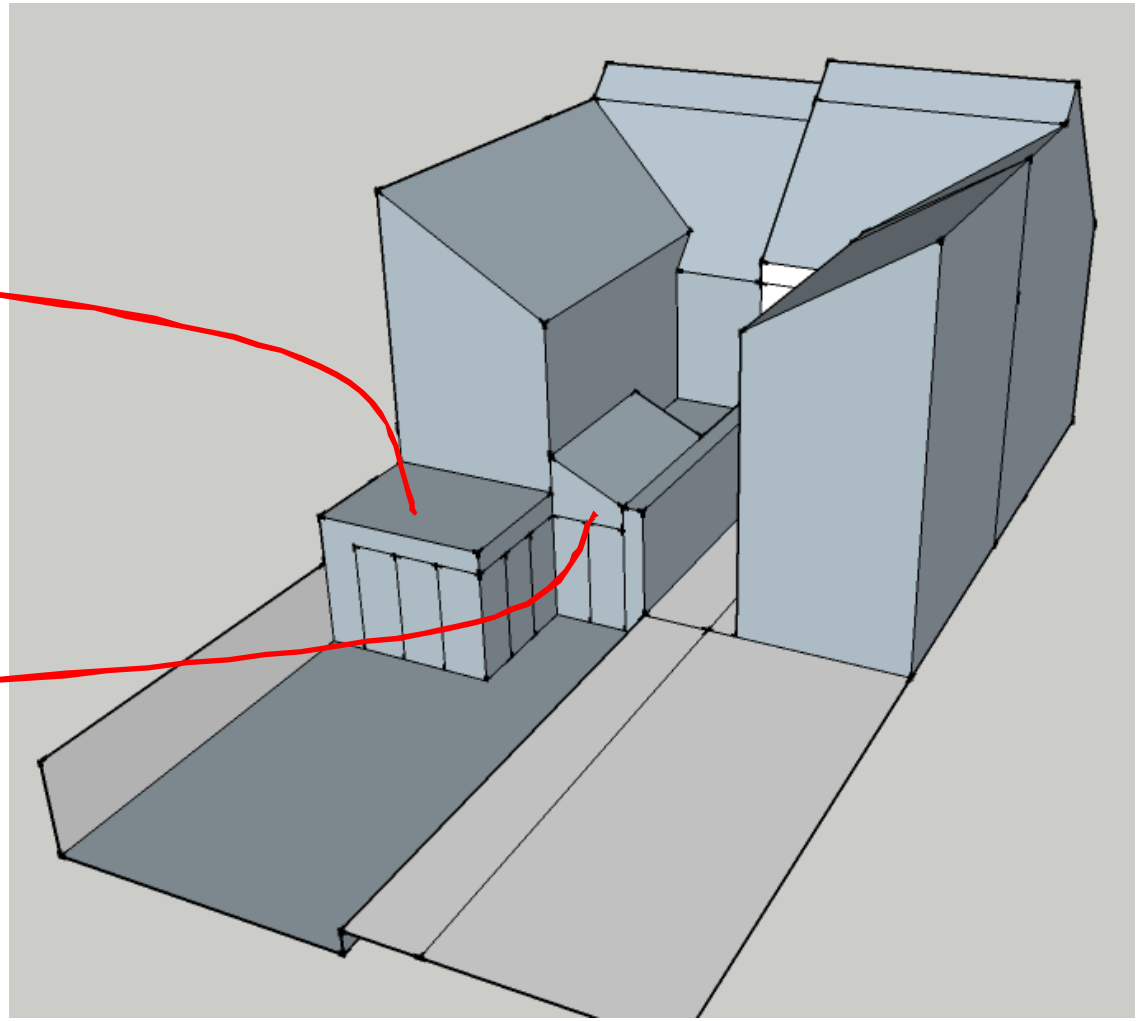
Proposed Rear Return Infill



DESIGN STATEMENT

Proposed massing to Rear (Rear Infill)

Flat roof

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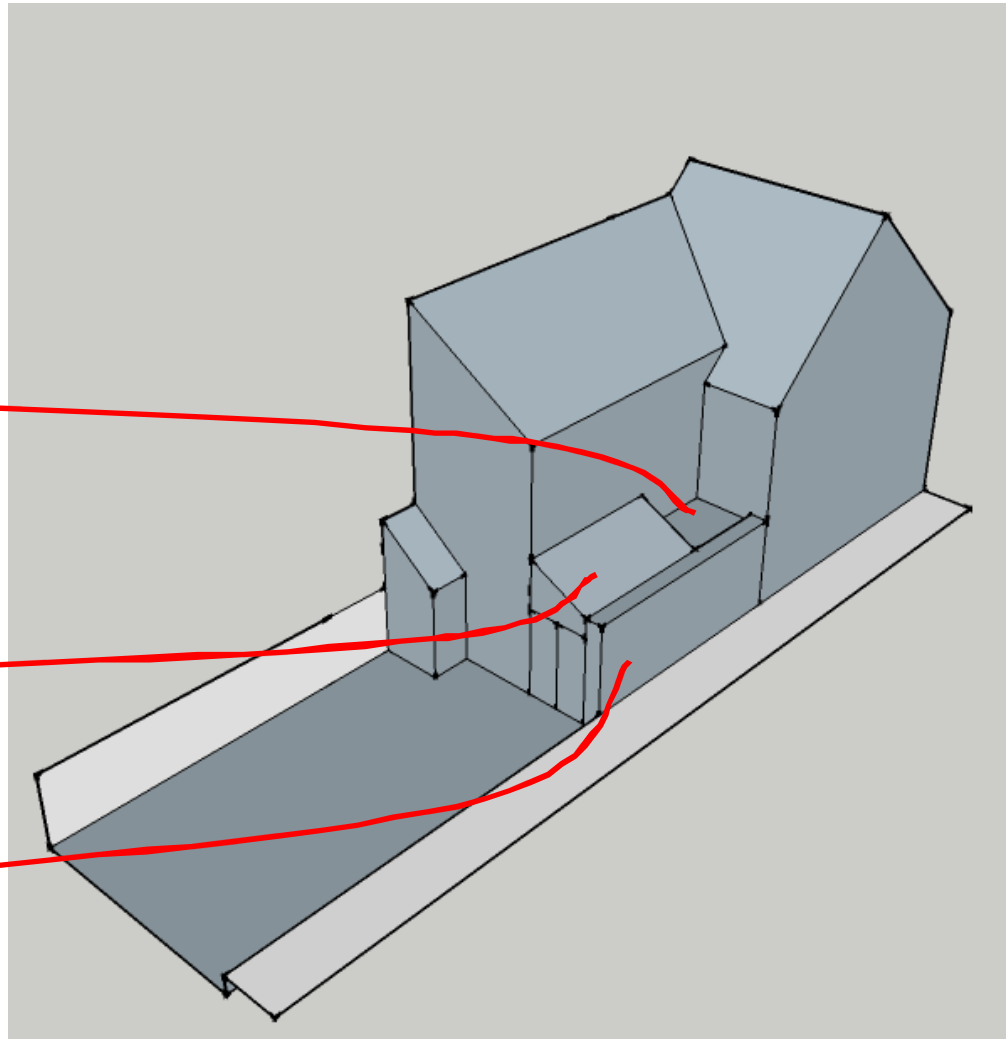
Lean-to roof

Proposed Rear Return Infill approx. 6.4m deep with new flank wall at 1.93m above ground level at No 31



DESIGN STATEMENT

Photographic Survey



Existing Rear Infill looking toward No 31



Existing Rear Infill area

DESIGN STATEMENT

Photographic Survey



Existing Rear of property looking toward No 31 & showing boundary condition



View looking toward No 33 & showing boundary condition