194 MUSWELL HILL ROAD , LONDON N10 3NG Ref : 335 / 09 MARCH 2015

DESIGN & ACCESS STATEMENT for REAR EXTENSION to FAMILY HOUSE

A SITE LOCATION & CONTEXT

1 194-200 Muswell Hill Road forms a small terrace of 4 period houses built in the 1920's with with large rear gardens. The application site , 194 is the southern end terrace family house occupying a large corner plot with a side lane providing vehicular access to a club house, The Royal British Legion Club. The site has a generous forecourt providing on-site car parking for Several cars.

2 The application site is located within the council's Muswell Hill conservation area no. 3 designated 1974. No. 194 Muswell Hill Road is not a listed building and there are no listed building nearby.

B REAR EXTENSION (refer to submitted drawing nos: 335 / P 1 & P 2)

1 No. 194 is a two storey building constructed in facing brick masonary with a substantial tile pitch roof with several dormers and a rear gable providing loft bedrooms within the roof space.

2 The proposed application is for a rear ground floor extension with overall measurements of 11 metres wide x 4.8 metres deep to enlarge the existing kitchen diner. The rear extension is 3.5 metres set back from the site boundary to adjoining property 196. It is also subsrtantially set back from the front elevation of the house. It has a maximum height of 3 metres with a flat roof and is built in a masonary cavity wall construction with facing bricks to match the existing building. The existing timber fencing along the car park forecourt will be replaced by a facing brick wall with generous sized planters for greenery.

3 Apart from a lantern roof light set behind brick parapet walls, only the west garden rear elevation have external openings. Glazed metal frame folding doors are proposed to provide direct access from the enlarged kitchen dining room to the patio and rear garden.

4. This is not a full width rear extension with a covered side passage proving a ramp access from the car parking forecourt to the new rear extension. This side passage will provide secured bicycle storage including bins, re-cycling and garden stores.

5 There are three small fruit trees in the middle of the rear garden which are not affected by the rear extension and the rear garden remains in its current generous size.

6 Being a single storey rear extension which is not full width it has no impact on overlooking or loss of daylight to the adjoining houses.

C LAYOUT AND ACCESS

1 Currently there are external steps to the front door which inhibits disabled access. The proposed Side ramp will allow for disabled and wheelchair access to the house. The existing ground floor WC is retained.

2 Apart from enlarging the existing Kitchen , the extension will also provide a much needed utility room for a large family house.

3 Apart from replacing a large window to the rear first floor window with a timber sash windows there are no other proposed extensions or alterations to the upper floors of the existing house.

This statement is prepared by the Architect

Charles Khoo RIBA.