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DESIGN & ACCESS STATEMENT

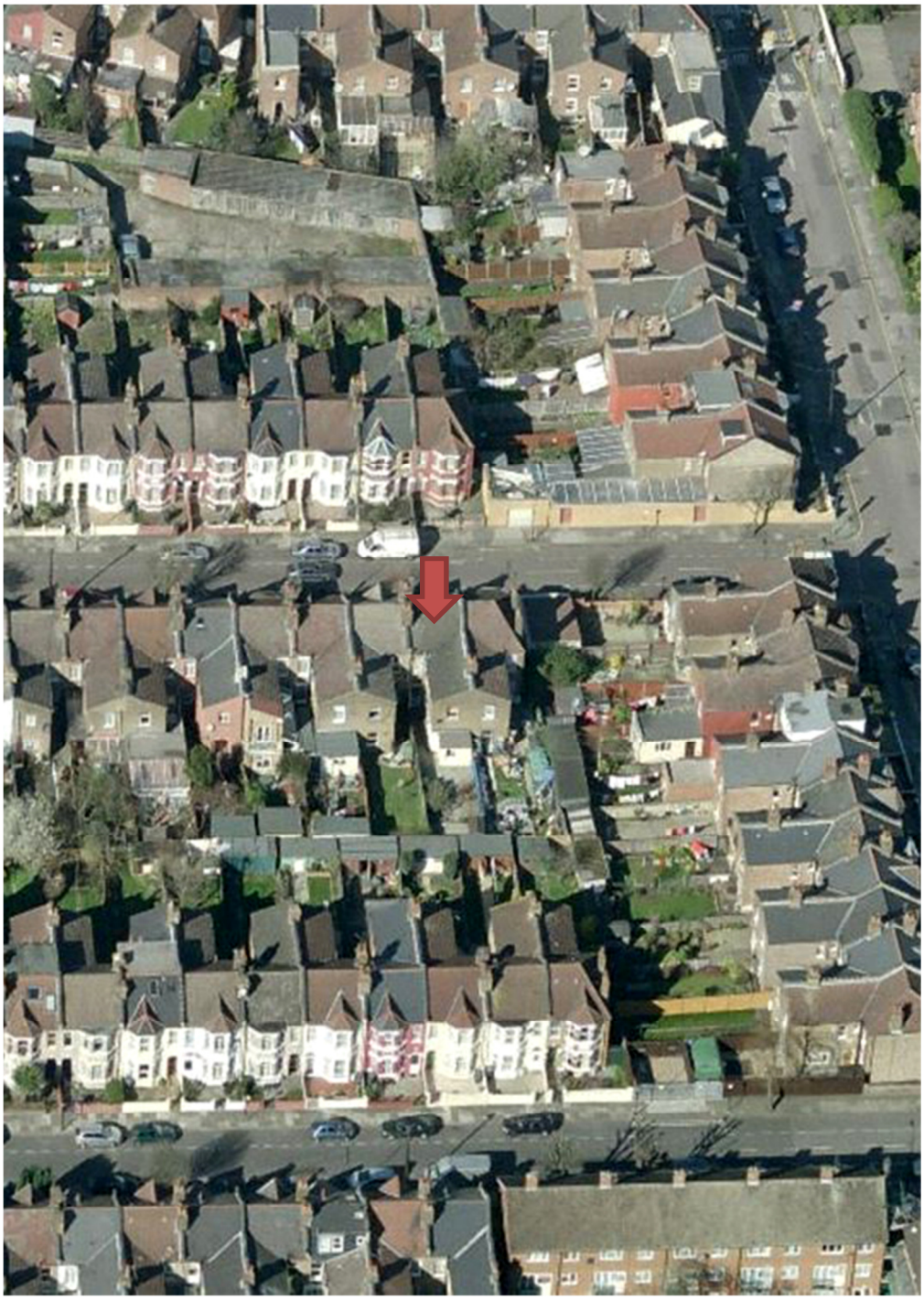
FOR

A FULL WIDTH SINGLE STOREY REAR EXTENSION

AT

GROUND FLOOR FLAT, 120 CHESTERFIELD GARDENS, N4 1LR

MARCH 2015



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1.0 CONTEXT

1.1 Introduction

This Design & Access Statement accompanies an application to London Borough of Haringey for full planning permission for: "A full-width single storey rear extension" at 120 Chesterfield Gardens.

This application has been prepared by Kennedy Woods Architecture Ltd. as planning agent on behalf of the applicants, a couple who reside at No. 120 in the Ground Floor Flat.

The location of the proposed development is illustrated below in red:



Fig. 1 – Site Location Plan

The Application Site has a total area of ~ 145sqm and an existing building footprint of ~ 63sqm.

1.2 Reasons for Development

The applicants would like to extend the ground floor level in order to make best use of the view on to the garden, and add much needed additional living space.

1.3 The Site & Surrounding Area

The site is located on a residential road outside of any of the Haringey Conservation Areas. The property is not listed, nor is it adjacent to any listed buildings. The property is a mid-terrace 2-storey house comprising of a ground floor and first floor flat. The front elevation has an expressed bay on the right hand side. Built using a combination of London stock and red brick, the façade has been painted, which is characteristic of the street and surrounding area. The windows are a mix of white uPVC and white painted timber, with a variety of opening types and frame details.



Figure 2. View of No. 120 from Chesterfield Gardens Road.

1.4 The Local Ecology

No trees or protected species will be affected by the proposed development. Air quality will be unaffected by proposals.

2.0 DESIGN PROPOSAL

2.1 Overview

The proposal is for a single storey rear extension clad in timber, including the demolition of an existing 'Lean To' rear extension within the area of the proposed. Internally the flat will be reconfigured to make best use of the proposed extension, for example by bringing the main living spaces to the back of the house with views to the garden.
The existing 'Lean-To' extension is poorly built and when surveyed prior to purchase was noted as containing asbestos within the roo fabric. The proposed extension is to include timber-frame bi-folding glass doors on the elevation facing the garden. The new space will enhance and extend the living space on the ground floor, particularly making use of the property's rear view onto the garden.



Figure 3. View of rear elevation at No. 120 Chesterfield Gardens.
(Showing existing small extension to be demolished)

2.2 Use & Amount

The use will remain in category C3 Residential dwelling. The extension at the rear will sit inside the party fence line on both sides of the property and extend 3.5m back from the existing gable wall of the historic two-storey rear extension into the garden. The proposed extension (~15sqm) is single story, adding an additional ~11sqm of habitable living space to the ground floor flat, on top of the 4.3sqm that will be reclaimed from the existing 'Lean-To' extension.

2.3 Scale

The additional volume of the development is not visible from the street. The single-storey proposal has been designed to be in line with similar developments that were granted planning permission, for example those at No. 113, 74, 1 and 52 Chesterfield Gardens, and also number 74 Roseberry Gardens. It is a full width extension that would wrap around the existing closet wing extension by 1m to allow a slightly more generous living area space without compromising the space between the existing rear extensions and that of the neighbouring property.

2.4 Appearance, Materials, Details

The proposed extension will be finished externally in horizontal timber cladding with a natural finish. Doors and windows are also in timber.
The proposed extension will make use of a flat roof structure, which in addition to the glazed doors onto the garden and the timber cladding will give the appearance of a contemporary addition that is subordinate to the existing brick double-storey rear extension.

2.5 Services, Refuse and Recycling

Bins and recycling will remain stored in their current location at the front of the house.

2.6 Sustainability

The application proposes to use sustainable materials where possible and recycle brickwork or metal where possible during the construction. All new elements including windows, walls and floors will be constructed in accordance with Building Regulations Part L and we will be providing high levels of insulation and detailing at junctions to minimise air leakage. A minimum of 25% of all new light fixtures will be energy efficient. The scheme will provide appropriate levels of natural daylight to the functions of the new rooms resulting in a better amenity space for the inhabitants.

2.7 Precedents

The following properties, all located within a short walk from the development site on Chesterfield Gardens Road, set a precedent for a similar type of development to the one proposed, namely a single-storey rear extension.

- No.113 - Chesterfield Gardens
- No.52 - Chesterfield Gardens
- No.1 - Chesterfield Gardens
- No. 74a – Roseberry Gardens

3.0 ACCESS

3.1 Access

There is no change to the existing access provisions from Chesterfield Gardens Road. Internally the space will be accessed via existing internal stairs and corridors.

4.0 CONCLUSION

The proposal will add much needed space in the most discrete form of development possible and has been designed to be in-line with the scale of similar precedent developments in the area . The design has taken into consideration many UDP and SPD design policies that inform the London Borough of Haringey's approach to this kind of work. We believe that the extension will both enhance the property and Haringey Road area.

Please contact us if you require any further information or clarification.