2 Creighton Avenue –
Design and Access Statement – rev A

This application is for planning permission for converting a single semi-detached dwelling into 4 flats, with a single storey rear extension to the basement which then steps up and provides a .

Site and Area –

- The property is a semi-detached dwelling, on Creighton Avenue in Muswell Hill, London.
- The property currently has multiple tenants.
- The area is fully residential.
- The site is accessed from Creighton Avenue and the access will not be altered.

Pre-Application Design Development and Review –

- A design proposal was submitted as part of a pre-application submission and a meeting was subsequently held on the 30th March 2015 with Matthew Gunning & Tobias Finlayson.
- It was confirmed that the rear extensions to the property would be acceptable, subject to the ground floor extension side wall, facing no.4 Creighton Avenue, to be pushed over by another ½ metre, creating an offset of 3.5 mtrs, to provide sufficient distance from boundary wall.
- The loft flat was deemed acceptable subject to minimal roof intervention and extension work – ie. solely a rear facing dormer to be provided which matches the dormers to no.4.
- The front drive was to remain as existing, with the parking requirements deemed acceptable and any further parking being taken up via on street parking. Creighton Avenue was confirmed as a road which had ample space for additional parking and this development would thereby not cause any negative impact onto the parking status quo.
- A light well to the front drive was to be provided to allow natural light an ventilation to the bedroom to the rear of flat 1.
- A secure and covered cycle storage area was to be provided to be accessible off the front drive.

Final Design –

- The proposal is to convert the dwelling into 4 flats.
- The main works will be an internal conversion with a rear basement and ground floor extension to provide sufficient internal floor area for a sustainable development, to include 2 no. duplex flats to basement and ground floor and 2 further flats to the 1st and 2nd floors.
- Above noted pre-application comments have been fully incorporated and adhered to in the final design.

- Existing total gross internal floor area : 198m2
- Gross internal floor areas to proposed flats –
  Flat 1 (basement and ground floor duplex): 3bed5person @ 105m2
  Flat 2 (basement and ground floor duplex): 2bed4person @ 85m2
  Flat 3 (1st floor flat): 2bed3person @ 63m2
  Flat 4 (2nd floor flat): 1bed2person @ 42m2
- The garden will be split into 2 separate gardens, accessible to the duplex flats from the basement patios.
- Parking for 2-3 cars, sufficient bin storage + a new secure and covered cycle storage area will be provided to the front drive.
- The external materials to the extension will match the existing with render facing and tiled roof.

Location Plan –



Existing Site Photographs –



Street View towards site



Street View of property



Garden View



Street Side View