A2studio
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DESIGN AND ACCESS STATEMENT

Date: 28.05.2015

Property: 104a Hillfield Avenue, London N8 7DN

Introduction

This planning application seeks permission for the internal reconfiguration of a ground floor flat and the construction of a single-storey extension within the garden of 104a Hillfield Avenue, London N8 7DN to create an additional bedroom within the flat. The extension is in the rear garden and as such has no impact on the street frontage within Hillfield Avenue.

The property is a three-storey mid-terrace house in the Hillfield Conservation Area.

Use

The proposals are for an extension within the rear garden to provide a new kitchen/dining room, with the existing flat reconfigured to create an additional bedroom. The new accommodation is entirely residential and there is no change of use proposed.

Amount

The existing lower ground floor flat is approximately 60.5m^2.

The proposal is to extend the flat to the rear to achieve a net increase of approximately 13.9 m$^{2.}$

Layout

The flat occupies the ground floor of a converted three-storey house. The internal layout remains largely original, with the principal rooms intact providing living and bedroom accommodation. It is proposed to maintain the integrity of the principal rooms, with the existing kitchen relocated to the new extension to provide a new bedroom.

Scale

The proposal is of a similar scale to the neighbouring extensions.

The extension height is to be 3m (taken from the existing garden level of 104 Hillfield Avenue) on the boundary with 106 Hillfield Avenue, where the external ground level is approximately 1m higher.

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The extension is to have a roof which slopes down to the boundary with 102 Hillfield Avenue, where the garden level is slightly lower, with an eaves height at 2.3m (taken from the existing garden level of 104 Hillfield Avenue) to avoid any overbearing effect.

Landscape

The existing garden has no significant planting that will be affected by the development.

The single-storey rear extension is to be built on existing hard landscaping.

Appearance

The external walls for the proposed extensions are to be in brickwork to match the existing.

The rear extension is to have a mineral felt flat roof with a roof-light set behind a parapet wall which is topped with a pre-cast concrete coping.

New window and doors are to have aluminium frames in polyester powder coat finish.

Access

The access to the flat is unchanged.

The level of the new extension will allow for level access from the new Kitchen / Dining Room to the rear garden.

Design Considerations

Our proposals are in line with other recent developments within the neighbourhood.

Very similar proposals for single-storey rear extensions in neighbouring properties such as 20 Hillfield Avenue (HGY/2014/1731) and Flat 1, 94 Hillfield Avenue (HGY/2014/1284) have been approved.