27 Barratt Avenue, N22 7EZ London, July 2015

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR AN LOFT CONVERSION WITH DORMER, ROOFLIGHTS AND SINGLE STOREY SIDE EXTENSION

Context

The house is an existing Victorian 3 bedroom end of terrace house in the Wood Green Common conservation area. The elevations are built of red brickwork to the front, with projecting gable with timbered features, and buff stock multi facing brickwork to rear walls. It is intended that the completed project will upgrade the quality of the existing house without compromising the streetscape, and will be a suitable addition to the area, in keeping with the guidelines of the conservation area.



Front elevation



Side elevation

The Proposal
The new owner wishes to provide a family dining/kitchen open space by filling the the narrow space between the existing kitchen and boundary which has become a common addition in the recent years and is permitted development outside conservation area. The new side extension would reduce a heat loss as the insulation level to rear and side elevation as well as roof will be improved.
The large chimney breast will be removed at ground floor level in the kitchen to give a better layout to the kitchen and in the 1st floor rear bedroom.

Design
The proposed side extension would replace an existing timber and glass structure and would be a continuation of the existing single storey kitchen. Walls would be brick to match existing and a slated roof with velux windows, providing light to side extension and lounge.
Loft conversion follows study of precedents in the same street.

Accessibility
Front door access from the pavement, as existing

Materials
In general, materials would be to match those on the existing building.

Summary
This proposal would benefit the subject property without compromising its architectural integrity and would have minimal impact on the character and appearance of the area.