DESIGN AND ACCESS STATEMENT
Basement Flat, 84 Cecile Park, Haringey, London

1. DESCRIPTION OF EXISTING PROPERTY;

The existing property is a basement flat in a converted terraced building. The flat is accessed via an external staircase to the front of the property. The flat can also be accessed via an internal staircase which serves all of the flats within the building, however this currently not used by the owner of the basement flat at 84 Cecile Park.

Site Context Views



View from North



View from South

Materials

The existing rear walls are constructed using a combination of red/London stock brick and white/cream rendered sections. The windows are predominantly white painted timber and Upvc. The basement flat has white painted, timber French doors to the rear.

2. DESCRIPTION OF PROPOSED WORKS;

Summary

The proposed works will see the construction of a side extension. The internal staircase leading to the basement will be demolished and closed off at ground level to create additional internal space. The works will also include an internal reconfiguration to create a hallway.

Design Consideration

The design has been heavily influenced by local planning policies. Careful consideration has been given to the design to ensure that it has minimal impact on the surrounding properties.

A new wall is proposed astride the boundary to support the extension. The height of the proposed wall will be 2.39m from the existing ground level. The height of the pitched rood will extend up to 2.55m from the existing ground level.

Materials and Form

The new wall of the proposed extension will be constructed as a cavity wall and finished using London stock brick complete with an aluminium capping detail to the parapet. The pivot door, fixed glazed panel, and glazed pitched roof will be aluminium.

3. **LOCATION;**

The property is located within the Crouch End Conservation Area.

The property is not a listed building.

4. **ACCESS;**

Access to the proposed dwelling will only be accessible via the external staircase to the front of the building. The internal staircase leading to the basement will be closed off.

5. **LANDSCAPING;**

There will be minor alterations to the landscaping within the rear garden to create a larger decked area.