

Design and Access Statement

No. 1 Greenham Road, N10 1LN

3076-DAS-100

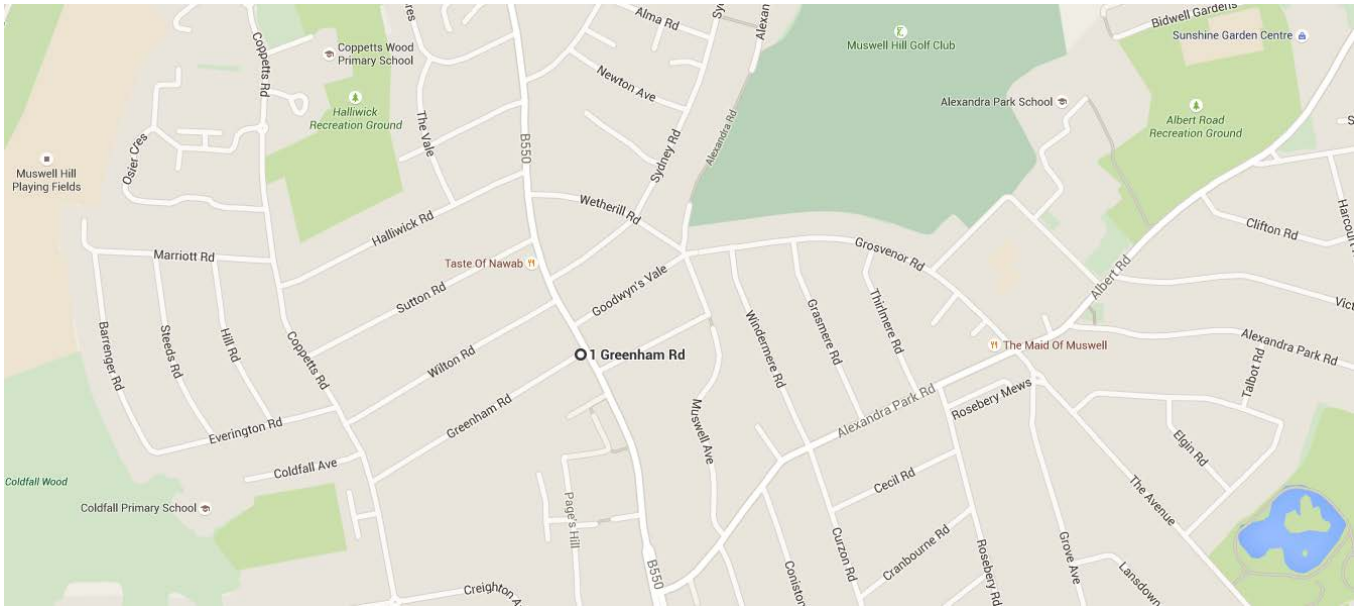
Executive Summary

This statement is submitted alongside an application for a Certificate of Lawfulness for the proposed alterations to 1 Greenham Road, Hornsey, N10 1LN for alterations to the rear elevation and roof of the existing side extension.

We believe the proposed works/use is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended). This proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission is not required

Site

The application site is located on Greenham Road outside a conservation area. The property comprises of a two storey mid terrace house with bay on ground and first floor level. The front garden is bounded by a brick wall with railings. The site features a large garden with a timber fence to either party lines.



The Proposal

The proposed works relate to the windows and doors as part of the rear elevation. Presently, there two French doors from the Dining Room and Breakfast room, lead to the garden. The proposal works attached herewith seek to insert a double window to the breakfast room, with matching infill brickwork to the lower part of the opening. Within the dining room, the combined opening of existing French doors and timber sash window are proposed to be replaced a set of bifold doors.

Appearance

The new fixtures, fittings and materials are proposed to be of the same high quality as the existing. With a traditional design proposed for the bifold doors featuring a flush timber panel to the lower quadrant, and panelled glass to the upper portions of the doors. The windows will be designed to match the existing timber windows in the property.
All new brick work will match existing bricks in colour and size.

Access

The existing access to the property will remain unaltered. The proposed works to the ground floor kitchen will retain or improve access to the rear of the property.

The proposed improvements to the GF retain the flexibility for a bedroom to be formed on the ground floor, if necessitated, at a later date.

Planning History

The existing side extension was built under Permitted Development rights and granted a Certificate of Lawfulness.
The site is not listed, nor is it situated within a conservation area.

Site Photos



Figure 1: Existing flat roof, with roof light to be replaced with timber framed glass lantern



Figure 2: Rear elevation