DESIGN AND ACCESS STATEMENT

> 4 Dorset Road, London, N22 7SL_

27th January 2016

The property is a 2 bedroom Victorian cottage located within a terrace of similar properties, a short walk from Alexandra Palace station within the Wood Green Common conservation area.

1.0 Amount

The proposal includes an extension of the property of 4.7sqm at ground floor level to provide a WC that will form part of internal rearrangements to meet the needs of the owners.
The massing of this proposal is designed to match the precedent set by the extensions added to adjacent properties, with its design establishing an improved connection with the garden and patio areas.

2.0 Layout, Scale and overlooking

The proposed alterations are considered to be of modest scale, being approximately 1.7m wide and 2.8m deep, this footprint is considered to be less than the existing rear additions made to neighbouring properties.
The height of the extension is approximately 3m above the patio floor level, and slopes to a height of 2.7m on the boundary with the neighbour to respect their amenity. This is also the lowest the roof can sit without conflicting internal headroom and therefore its use.

A 1.75m high fence currently exists along this boundary which will be retained beyond the area affected by the extension.
High level windows have been included for privacy in the WC, and a full height fixed pane window is included adjacent to the existing property to reinstate the natural light provided by the window removed in the works.
It is not considered that the proposal causes any overlooking, with no windows offering views intos neighbours' properties or gardens.

3.0 Landscaping

No works are proposed for the garden, which is well maintained. Although the extension has been considered to have a positive impact on the experience of the existing rear garden through its scale and material.

4.0 Appearance & Heritage Statement

The character of the existing building and the terrace it sits within is recognised by its inclusion in the Register of Locally Listed Buildings of Merit (1997).
Situated at the rear of the property, the extension preserves this character and adheres to conservation area appraisal by avoiding any impact on the character and appearance of the street resulting from the "amalgamation of properties, the impact and requirement for parking, signage and the loss of original details".
The removal of a section of the existing facade is required to convert an existing rear window into an doorway for the new extension, in addition to this the ground floor section of chimney will be removed to increase usable floor area within existing kitchen.

The proposal uses natural timber cladding over a painted brick facade to sensitively relate to both the existing garden and materiality of the rear facade in preference of a extension that attempts to pastiche the unique characteristic of the existing property.

6.0 Use

The improvement of the ground floor arrangement helped largely through the addition of a ground floor WC will provide much needed amenity for contemporary living. The additional space will enable this property to better perform as a family home for its residents.

7.0 Access

Not applicable