Design, Access and Heritage Statement

Proposed single storey rear extension

13 Donovan Avenue

N10 2JU

Design Statement
Access Statement
Heritage Statement

April 2016

13 Donovan Avenue

In support of:

Proposed single storey rear extension

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Prepared By:

Ricardo Pelayo

3 Newcombe Park

NW7 3QN

T: 0208 959 6679

M: 079 1000 1516

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13 Donovan Avenue

Alexandra Palace

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1.0 Introduction

1.1 Purpose of the report

The report gives a background to the application and expands on the information shown in the drawings submitted for planning approval.



2.0 Site and Context

The site lies on Donovan Avenue situated within Conservation area in Muswell Hill.
The property is a two storey with a loft conversion, semi-detached dwelling traditional construction. The walls are rendered painted white, period sash windows and a tiled pitched roof.

The area is characterised by residential development predominantly semi-detached and terrace properties. The properties are generally two storeys in height, many of them having the loft converted.
Most properties are of similar characteristics.

3.0 Design

3.1 Use, scale and layout

The use is currently single dwelling residential.

The dwelling is a semi-detached Edwardian house and comprises of a family unit which is a four bedroom semi-detached.
Organised in three floors where the ground floor is dedicated to living, dining and kitchen with three bedrooms in the first and one bedroom in the second floor.

The current ground floor layout is dysfunctional for the family needs.

Proposed Use

The proposed use of the space is to expand the kitchen and dining area which is most used by the family to gather together as the current space is badly proportioned for today's family activities.

The depth and shape of the proposed rear extension has been designed to allow the development of the activities required and with considerations to the relationship with its boundaries and neighbouring properties

Landscape

The remaining paved and lawn area will stay as existing.

Maintenance

The finishes of the building will remain as existing.

The choice of materials has been also thought for ease economy in maintenance.

The scale of the development allows easy access for maintenance purposes.

The rear garden is an attractive external space that is also easily maintained.

4.0 Access Statement

4.1 Internal Circulation

The current setting of the properties in the street and internal change of level to the rear does not allow levelled access to wheelchairs.

5.0 Heritage Statement

5.1 Nature of the asset

The property and the surrounding buildings do not hold any specific interest i.e. listed building, building of local interest, schedule monument or archaeological interest.
The proposal is not part of the street scene.

Our proposal will have no impact on any archaeological, architectural, artistic or historic interest and its design intends to keep harmony with its surroundings.