



Description of proposals

LiD-086-PL-Design & Access
Statement

20th October 2022

34 Mattison Road
Ground floor
London
N4 1BD

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Introduction

This design statement has been prepared in support of the planning application for Flat 1, Ground floor at 34 Mattison Road, London N4 1BD for the addition of a single storey rear extension to the end wall of the existing kitchen.

Description of proposals

Design, layout and use

The existing ground floor flat has a small kitchen without space for dining. The proposed rear extension will provide much needed additional space to the kitchen for dining, with bifold doors and a side access door for the family to enjoy an improved connection to the garden. Glazed doors and a rooflight will provide lots of natural light to create a high quality space of open plan nature.

Amount and scale

The extension is 3m long from the existing rear wall of the building and an eaves height of 2.76m and parapet height of 2.96m (which would comply with permitted development requirements if this was a house and not a flat). The single storey rear extension next door at number 36 also extends to 3m from the rear wall, and will align with the proposal. A single storey rear extension has also been carried out on the other side at number 32 which extends 1.53m in plan and is 3.27m tall.

Appearance

The proposed extension will be a flat roof brick box extension, using brick to match the existing brickwork, and reflecting the flat roof context of the neighbouring single storey extensions. The bifold doors and side access door will be double glazed PPC aluminium framed to create a contemporary aesthetic whilst being sympathetic to the existing building style and context.



Rear view of kitchen windows and doors, with adjacent extension at number 32 Mattison Road



Side view of neighbouring extension at number 36 Mattison Road