

Design and Access Statement

Site Address

59 Cranleigh Road, London, N15 3AH

Introduction

This Design and Access statement accompanies a Full Planning Application for the rebuilt of an existing Conservatory space to incorporate it into the Dining/Kitchen Area of the house.

Site / Existing Property

The property is a two storey terrace house built in the 1900's of traditional construction. The property is located within a residential area. The property does not fall in a Conservation Area and is not listed.

Key information about the existing Conservatory space for which this application is for can be found below:

- Conservatory was built in 1992 using Timber and Polycarbonate sheeting.
- Conservatory at #61 was built before #59. Both stand at roughly 30 years old.
- Conservatory occupies the side garden passage and is currently integrated into the house.
- There are 3 separate rooms that lead into the Conservatory:
 - A single door from the Reception Room
 - A set of double doors from the Living/Dining Room
 - A single door from the Kitchen.
- Conservatory currently houses a Sofa, Table, Fridge and Large chest freezer and is mainly used for storage.
- After 30 years the Conservatory is still standing however there are some leaks, and the timber structure is beginning to be compromised due to water ingress. A rebuild is therefore necessary.

The Proposed Alterations

The ultimate purpose of this application is to provide the family which has young children an improved open space. The current Conservatory space has been in use for 3 decades and forms a key part of the house. The proposal is to improve the standard of accommodation on the ground floor by rebuilding the existing Timber built Conservatory to Brick and integrating it fully so the space forms part of the house. This will ensure that the space can be better utilised.

- The existing footprint of the Conservatory will be retained.
- The height of the brick build will be the same height as the existing Conservatory.
- The slight extension of the existing footprint is only to:
 - Utilise a dead space between the existing Conservatory and the Kitchen. A space that is currently used by the Conservatory at #61.
 - Provide an aesthetic finish incorporating the dead space into the existing kitchen area.
- Removal of existing pitched kitchen roof and flattening it so it forms part of the wrap around roof. The kitchen extension was built in 1990 and the design of the pitch is not aesthetically pleasing. The wrapping around and flattening of the roof will provide a better finish improving the design of the property

Conclusion

The applicant having grown up in this property is keen to provide his family and children an improved space that can be better utilised. The proposed development will provide much needed accommodation and in doing so will in no way cause any harm to any adjoining properties. The Conservatory is 30 years old and by rebuilding it to brick will provide the

property with a positive aesthetic finish in keeping with the character of the original house.