

42 Midhurst Avenue, London N10 3EN**DESIGN AND ACCESS STATEMENT****DESIGN**

- USE No. 42 Midhurst Avenue is a semi-detached single family dwelling.
- LAYOUT The proposed development includes a new front side passage enclosure and new boundary fence between No. 42 and No. 44 - all as shown on the drawings 1016/ TP01 & TP02.
- SCALE The addition of the side enclosure to the house is kept in scale with the original body of the main house and very much seen as a subservient lightweight extension in line with other existing examples in the street.
We see these proposed changes having a minor impact on the scale of the existing building or its neighbours.
- APPEARANCE The existing house is constructed out of red stock facing bricks at ground floor level and stipple plaster to the first floor level with stipple plaster and timber overhanging gable end above the 2 storey bay window.
The entire front façade is to remain undisturbed.
The new side passage enclosure is intended for bicycle storage for the family and will be constructed out of timber with Corotherm polycarbonate roof sheets. The new timber fence to the enclosure will be 1.8 meters high and built in feather edge natural timber boards set between timber posts, above this to the side elevation only will be Corotherm sheet to allow light through and keep rain out. The proposed new enclosure door, frame and over panel would be constructed in hardwood for painting. The lightweight roof over will also be Corotherm polycarbonate sheet to allow maximum light into the space and retain the "lightweight" feel of the enclosure allowing for minimal impact.
The low fence to the front garden will be open slat natural timber strip fence to a height of 1150mm and the new timber entrance gate would be made and painted to match the existing and set between the 2 existing timber posts.
All of these decisions have been carefully considered in terms of scale and appearance as well as the choice of materials to compliment both the original house and its surroundings relating it to its neighbours and creating a homogeneous built environment.

LANDSCAPE The front garden would be retained as it is.

ACCESS

No changes to the existing main access from the street are proposed.

Access to the public transport network remains as it is at present.