

92a CHESTERFIELD GARDENS, N4 1LR,

DESIGN AND ACCESS STATEMENT

January 2023

INTRODUCTION

This Design & Access Statement accompanies an application to London Borough of Haringey for full planning permission for: "A full-width single storey rear extension and partial side return" at 92a Chesterfield Gardens. This is an amended design to a proposal that received planning approval on 17/03/2022 - Ref: HGY/2022/0350

This application has been prepared by Craig Page Architectural Design as the planning agent on behalf of the applicant.

The location of the proposed development is illustrated below in red:



The Application Site has a total area of 145 sqm and an existing building footprint of 67 sqm.

THE SITE & SURROUNDING AREA

The property is a victorian mid-terrace 2-storey house on Chesterfield Gardens, typical of the Haringey Gardens. It comprises of a single-storey ground floor flat and garden at 92a (the applicant) and two-storey first floor flat above at 92b (flat above).

The rear south facing elevation is built out of London stock brick, with red brick arches above original window openings. The ground floor has an existing extension faced with white render which extends 3.05m from the original footprint. the upper floor flat has a tile-clad dormer extension in the roof space.

PLANNING CONTEXT

Planning approval for 92a has been obtained on 17/03/2022 for a rear extension and partial side return, please refer to application reference: HGY/2022/0350. The revised scheme reduces the rear extension from 4m to 3.5m and extends the side return to allow the kitchen space to be square.

The proposal has been designed to be in line with next door at No.94 Chesterfield Gardens (Application reference: HGY/2022/0559), which has received planning approval and has now been constructed. The proposal has a length of 7.5m along the side of the boundary with no.90, which is the same length as that from the extension granted at no.94.

Reference should also be made to other nearby and similar developments that were granted planning permission, for example those at Nos. 120, 113, 74, 52 and 1 Chesterfield Gardens, and also number 74 Roseberry Gardens.

REASON FOR DEVELOPMENT

The existing ground floor flat has a narrow single storey extension that continues the line of the original Victorian footprint. Due to the narrowness, the space offers few layout options and has limited natural daylight penetrating into the room.

Creating a wider, squarer kitchen and living area allows greater flexibility whilst improving the amount of daylight into the house and forming a stronger connection to the rear garden.

THE PROPOSAL

The proposal is for a single storey rear extension, including the demolition of an existing narrow rear extension within the area of the proposed. The proposed extension is to include a sloped rooflight to give a better quality of light into the living / kitchen space and timber/aluminium- framed bi-folding glass doors on the elevation facing the garden. The new space will enhance and extend the living space on the ground floor, particularly making use of the property's rear view onto the garden.

AMOUNT

The proposal will increase the gross internal area by 12 sqm.

LAYOUT

The extension at the rear will sit on the party fence line on both sides of the property and extends 3.5m beyond from the existing gable wall of the victorian two-storey rear extension into the garden.

SCALE

The height of the rear parapet will remain the same height as the existing - 3m. The sloped side will have a maximum height of 2.5m to reduce the impact on the neighbouring property.

LANDSCAPING

The garden will remain a permeable brick surface with planters to the sides and a 100mm gravel border with the building.

APPEARANCE

The extension will be rendered white as the existing extension. This material is commonly used in the area and will minimise the change for the neighbouring properties.

USE

The use will not change from the existing.

ACCESS

Access to the property will not be changed.

CONCLUSION

The proposed extension will add a flexible and more habitable space discretely tucked into the back garden. The rendered walls and bi-folding doors creates a clean, easily maintainable design that utilises the site footprint and garden more fully, whilst the roof lights increase the quality of internal habitable space. The extension will both enhance the property and the Chesterfield Gardens area.