

DESIGN AND ACCESS STATEMENT

Date: 24.01.2023

Property: 59 Hillfield Avenue, London N8 7DS

Introduction

This application is for works to 59 Hillfield Avenue - a single-family dwelling house in a terrace within the Hillfield Conservation Area.

This statement sets out proposals for the erection of a single-storey extension within the rear garden following the demolition of an existing extension.

Use

The proposals are for a single-storey rear extension to create an open-plan kitchen/diner, a new snug and WC.

The new accommodation is entirely residential and there is no change of use proposed.

Amount

The existing dwelling is a three-storey, 5 bedroom house.

The proposed extension is in place of an existing extension.

The proposal is to extend the house to the rear to achieve a net increase of approximately 23m².

Layout

The layout of the ground floor with the new extension has been changed to provide a more usable open-plan kitchen and dining room.

The rooms to the front of the ground floor and upper floors are to remain to the original layout.

Scale

The proposal is of a similar scale to the neighbouring extension and does not affect the character of Hillfield Avenue.

It is matching the height of the existing extension, which it is replacing.

Landscape

The existing garden has no significant planting that will be affected by the development.

The rear extension is to be built over the footprint of an existing extension and hard landscaping.

Appearance

The external walls of the rear extension are to be in brickwork to match existing.

The extension is to have a flat roof with GRP fibreglass or single-ply membrane roofing with a pitched roof-light set behind a parapet wall.

New glazed doors to the rear are to have metal frames in polyester powder-coat finish.

Access

The access to the house is unchanged.

The new extension internally will be at the same level as the adjacent rooms with level access into the rear patio. Existing roof access to the garden from the first floor is to be maintained.

Design Considerations

Our proposals are in line with other developments within the neighbourhood.

A similar proposal for a single-storey rear extension with roof terrace has been approved for the adjacent property at 57 Hillfield Avenue (planning ref: HGY/2009/1496).

At 51 Hillfield Avenue there is a similar sized full width rear extension (planning ref: HGY/2017/3504 and HGY/2006/0664).

A larger sized rear extension has been approved in the neighbouring development at 77 Hillfield Avenue (planning ref: HGY/2014/1976).