

Project Number: 22019  
Date Issued: 31.01.2023

## Design and Access Statement

9 Alexandra Park Road, Muswell Hill, London, N10 2DD,

Rear ground floor extension and accompanying Pergola.

### 1.0 Site and Surroundings

1.1 The site is situated at the Western end of Alexandra Park Road as part of a semi-detached property split over three-storey with a carport at basement level. Properties from Colney Hatch Lane and Hilden Court, back on the rear garden, of the subject property, from the west and east, respectively.

### 2.0 Existing and Proposed Use

2.1 The property is under residential use. It comprises a single family home of 4 bedrooms, 2 bathrooms, combined living, kitchen and dining space and a rectangular shaped garden of circa 19m by 9m and 180sqm in area. There was an existing conservatory of approximately 4.8m by 2.6m affixed to the living space at the rear of the property that was deconstructed in 2022.

### 3.0 Area and Scale

3.1 The gross external area added by proposal will be 12.8 sqm. This is equal to area of the conservatory that once stood there. The extension is also designed to use the same footprint as the previous conservatory.

3.2 The extension will have a sloped roof rising to 4.5m from ground level at its highest point. This will be an increase of 1.5m in height from the former conservatory. The roof line of the proposed will sit 75mm below the roofline of the existing extension.

3.3 The single leaf brick wall to the boundary will be increased, forming a parapet to accommodate the increase in height of the proposed extension. Care has been made to reduce this impact by turning the axis of the ridge allowing the boundary wall to be sloped down away from the house.

### 4.0 Appearance

4.1 Great care has been made to complement the Muswell Hill Conservation Area while taking into account the current climate crisis that we find ourselves in. The massing of the proposal has been designed to use

the same language and materials of the existing property while considering the importance of producing zero-carbon buildings.

## 5.0 Access/Transport

N/A