



Trevor Brown Architect

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**Design and Access Statement
46 Clifton Rd, London N22 7XN**

Preface

The following Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Haringey guidance and is to be read in conjunction with the accompanied drawings.

23rd January 2023

Revision: -

Site:

179_0000 - Location Plan

179_1000 - Site Plan

Existing Drawings:

179_0001 - Existing Floor Plans

179_0100 - Existing Sections

179_0200 - Existing Elevations

Proposed Drawings:

179_1001 - Proposed Plans

179_1100 - Proposed Section AA

179_1101 - Proposed Section BB

179_1101 - Proposed Section CC

176_1200 - Proposed Elevations

1.0 Introduction

Trevor Brown Architect has been instructed by the Client to prepare a Prior Consent Application to use increased permitted development and then a Permitted Development Application for the proposed alterations to their 3-storey property at 46 Clifton Road, N22 7XN Application for the proposed alterations to their 3-storey property at 46 Clifton Road, N22 7XN.

The brief for the proposed works includes: To add a ground floor rear extension

2.0 Planning History

46 Clifton Road

Ref.: HGY/2015/1563

Certificate of lawfulness for roof extension with rear dormer window and 2 roof window to the front pitch

Permitted Development

Adjacent Properties:

7 Clifton Road

Ref.: HGY/2021/2462

Erection of two storey rear extension (ground and lower ground floor)

Approve with conditions

Reasons:

The subject site is a mid-terrace dwelling. The rear of these dwellings is considerably lower than the front and continues to fall to the rear, creating a lower ground floor and raised terraces. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

16 Clifton Road London N22 7XN

Ref.: HGY/2022/1493

Enlargement of rear dormer and installation of solar panels on top of rear dormer, repositioning of front rooflights, demolition of existing rear extension and outbuilding and erection of a single storey rear extension and a lean-to semi-open area, creation of a paved terrace in rear garden and associated landscaping, installation of bike and bin stores to front garden, replacement of front windows, and alterations to front boundary wall and associated works.

Approve with Conditions

Reasons:

The application site is a two-storey mid-terraced property on the southern side of Clifton Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The property has an existing rear dormer and two front rooflights and sits on raised ground. The rear garden slopes upward from north to south.

38 Clifton Road London N22 7XN

Ref. HGY/2021/2349

Certificate of lawfulness: Single storey infill on the rear elevation (south) matching the existing single storey extension.

Permitted Development

3.0 Site Description

The application site relates to an Edwardian, mid-terraced property located at Clifton Road. The front elevation consists of a porch and a bay on the ground floor. The elevation is from red bricks. The first floor is rendered and has 2 no. bays. A triangular bay centered above the entrance door and a larger 3 sided bay above the ground floor bay. The windows on both ground and first floor are white UPVC windows. The full width roof of the porch and ground floor bay is clad with red clay tiles. The main roof is clad with clay tiles as well.

The ground floor elevation consists of bricks that are painted grey. The first floor is rendered with white painted pebble dash. The windows are from white UPVC and are crowned with segmental arches from red bricks. The roof has an almost full width dormer clad in red clay tiles.



Existing Front Elevation



Existing Rear Elevation

4.0 Proposed works

The proposed works will include: A single-storey rear extension on the ground floor



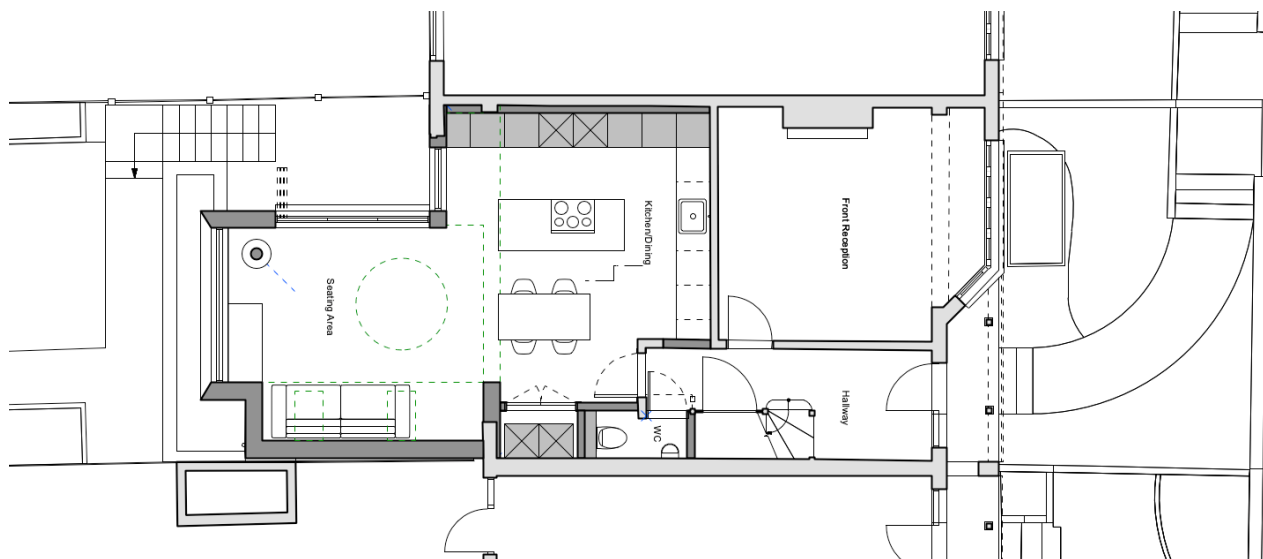
Proposed Rear Elevation from Garden

4.1 Use

No.46 Clifton Road's existing and proposed use is that of a residential single dwelling (Use Class C3). The ground floor extension provides additional habitable space.

4.2 Design Process and Layout

Prior Notification on Extensions and the Permitted development rights for householders - Technical Guidance is defined by the following key criteria:



Proposed Ground Floor Plan

- Ground floor extension

01. The proposal is to add a single storey extension which extends beyond the rear wall of the original house by 5.0m, for which the maximum height would be 3.5m and for which the height of the eaves would be 2.2m, measured from the ground level adjacent to the extension.
02. The total height of the extension is 3.5 meters which is less than 4 meters allowed and does not exceed the height of the highest part of the roof of the existing dwelling house
03. The height of the eaves of the part of the dwelling house enlarged is 2.3 meters and would not exceed the height of the eaves of the existing dwelling house
04. The proposed extension is not part of the front elevation and has a single storey
05. The proposed materials for the extensions are to complement the existing building and of similar appearance of the exterior of the existing dwelling house. The walls will be rendered. The proposed extension doors and window are to have double glazed dark grey aluminium frames

4.3 Amount

01. The application's site area is 205 sqm
02. The existing area of curtilage not covered by building is approximately 123.6sqm
03. The proposal covers 17.3 sqm of the existing curtilage. As a result of the works, the total area of ground not covered by building within the curtilage will not fall below 50% of the total area of the curtilage.

4.4 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

4.5 Private Access

Access arrangements to the dwelling are not changed.

5.0 Assessment of the proposal

The proposed development complies with the current national and local policy.

The proposed internal changes, (ground floor extension) increase the floor space and improves the habitable space.

As a result, the proposed alterations will increase the quality of life for the occupants and their overall sense of well-being.

6.0 Trevor Brown Architect Ltd

We specialise in the design of residential architecture including managing the construction process where we ensure our high-quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client's taste and desire, with the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.