

DESIGN AND ACCESS STATEMENT

Addition of a small rear extension over approved roof terrace and internal alterations to create a new bathroom area to the top floor flat at the address above.

It follows approval HGY/2022/4343 as issued on 1 February 2023.

Top floor flat, 1 Annington Road, London, N2 9NB



This design and access statement has been prepared in support to making a full planning application for carrying out alterations to a top floor flat at 1 Annington Road, London, N2 9NB.

The works include the addition of a small rear extension over approved roof terrace and internal alterations to create a new bathroom area to the top floor flat at the address above.

It follows approval HGY/2022/4343 as issued on 1 February 2023.

We would like to extend the existing volume by around 1440mm towards the rear to create additional space that we will use to create an additional bathroom area to the property.

The previous approval included a bathroom area at mid-height between the floor levels and this has proven challenging to execute in construction and structural terms.

Our proposed small extension aims to create additional floor area while at the same time remaining symmetrical to the similar historic extension of the property at the other end of the terrace at Annington Road.

The proposed extension matches the scale, height, volumetric appearance and materials of the existing rear projection at 1 Annington Road.

We believe that the proposed changes will compliment the character of the existing building, do not impact on the amenities of the adjacent properties and create an improved living space that blends contemporary design with the character of the host building.

We do not propose to alter the access around the front or the rear of the flat; for anything further please see the attached drawings and forms that accompany this submission.



View of the side elevation



View of the front elevation



View of the rear elevation and view of the rear of the adjacent terrace



View of the rear elevation and the gap to the boundary; the proposed extension will be practically not visible from the street level; the existing roof and tiles will remain visible.