

Haringey Council - Placemaking and Housing
5th Floor, Alexandra House, 10 Station Road
Wood Green, London, N22 7TR

27th February 2023

Householder Application for works to 23 Bancroft Avenue, London, N2 0AR.

Design & Access Statement

Dear Sir / Madam

Please find enclosed a set of drawings and supporting information which form a Householder Planning Application for proposed extensions and alterations to 23 Bancroft Avenue, London, N2 0AR.

As a brief summary, we have recently sought pre-application advice (your ref.: PRE/2023/0022) for these proposals. The advice given on the pre-application report that we received on 7th February 2023 was followed-up with a videocall with the Manager of the Case Officer, Matthew Gunning. On this meeting, Matthew established that the principle of extending at Ground and First Floor both at front and rear of the property was acceptable subject to some alterations to the design. These alterations have been incorporated on our submitted drawings for this current Planning Application.

The proposals as part of this Planning Application are as follows:

1.0 Design:

1.1 External Changes:

1.1.1 Front Elevation and Front Garden:

- It is proposed to re-surface the existing driveway with new paving.
- New Ground and First Floor front extension.
- New recessed porch.
- New First Floor terrace.

1.1.2 Rear Elevation:

- New Ground and First Floor rear extension. The Ground Floor rear extension will incorporate 2no. rooflights.
- New rear terrace at Ground Floor Level.

1.1.3 Left Hand Side Elevation:

- New side window on Ground Floor rear extension.
- New side door and window at Ground Floor to replace existing.
- New side window at First Floor.

1.1.4 Right Hand Side Elevation:

- New side window on Ground Floor rear extension.
- New side window at Ground Floor to match style of existing windows.
- New side window at First Floor.

1.2 Internal Changes:

1.2.1 Ground Floor Plan:

- Internal replanning to accommodate a new study, utility room and open plan kitchen-living-dining.

1.2.2 First Floor Plan:

- Internal replanning to accommodate two new en-suites, enlarged bedrooms, new common bathroom and staircase to Loft floor.

2.0 Access:

The access to this property will continue to be via the main front door, side passages and rear doors to garden.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Judit Martinez Cerezo
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd