



F-Line Designs

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DESIGN & ACCESS STATEMENT

Full Planning Application

**Subject: Proposed Ground floor wrap around
extension and mansard roof extension**

4 Antill Road, London, N15 4AS

Project ref. FL102

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I. INTRODUCTION

The planning, design and access statement has been prepared in support of a full planning application for 4 Antill Road, London, N15 4AS for the proposed ground floor infill extension and mansard roof extension.

The planning design and access statement will demonstrate that the proposal is of a high-quality design as recommended by NPPF, the local Supplementary Planning Document and the Development Management Policies and in no way causes harm to the neighbourhood by upholding the character and design of the original dwellinghouse.

In determining the scheme, the following plans and drawings should be considered:

- A100 Location plan 1:1250 @A3
- A101 Existing Block Plans 1:200 @A3
- A102 Existing Ground Floor Plan, Proposed Ground Floor Plan, 1:100 @A3
- A103 Existing First Plan, Proposed First Floor Plan 1:100 @A3
- A104 Proposed Second Floor Plan 1:100 @A3
- A105 Existing Roof Plan, Proposed Roof Floor Plan 1:100 @A3
- A206 Existing Front Elevation, Proposed Front Elevation, Existing Side elevation -A, Proposed Side Elevation- A 1:100 @A3
- A207 Existing Rear Elevation, Proposed Rear Elevation, Existing Side Elevation B and Proposed Side Elevations B 1:100 @A3
- A308 Existing and Proposed Sections 1:100 @A3

The subject site is a two-story terraced house property located at 4 Antill Rd, N15 4AS.

The surrounding uses are predominantly residential.

The site is not in a conservation area nor is it a listed building.

II. PLANNING HISTORY

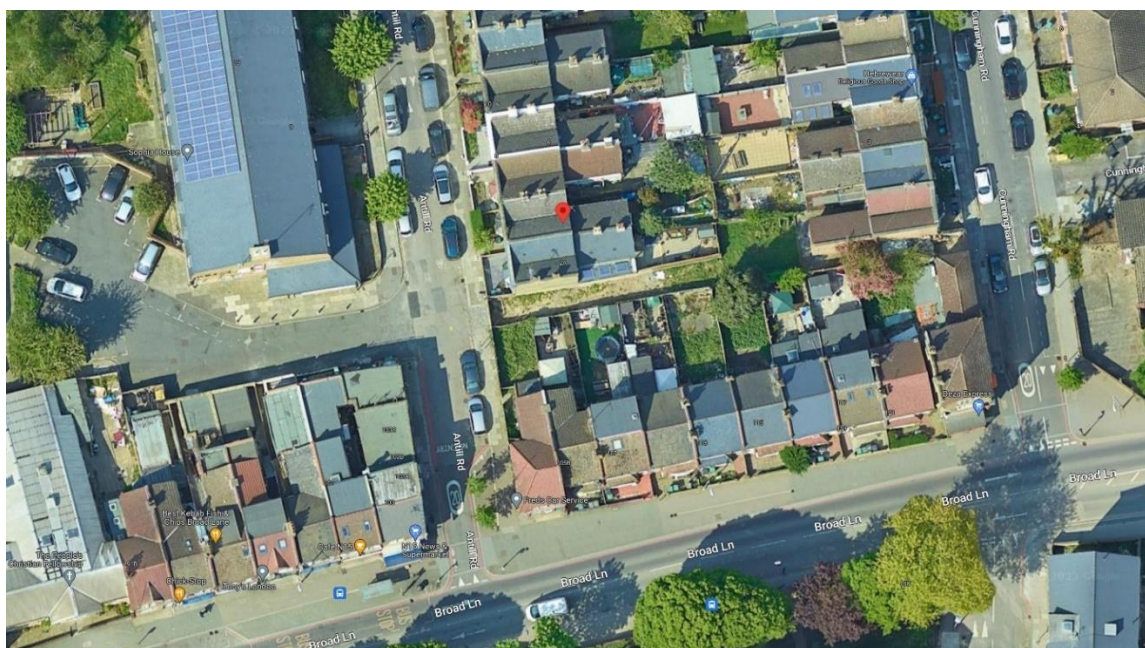
FE/0010/5679/ Proposed 9 Windows and 1 Door Approved 03.10.2012

III. SITE CONTEXT

4 Antill Road, London, N15 4AS is a terraced property mostly residential under use class C3. The site has a level accessibility (PTAL) of 6a, which includes 11 min walk to the nearest station Seven Sisters.

This area is designed by the Council as an Opportunity area.

Most neighbouring properties are split into two flats.



Pic. 1 Location area

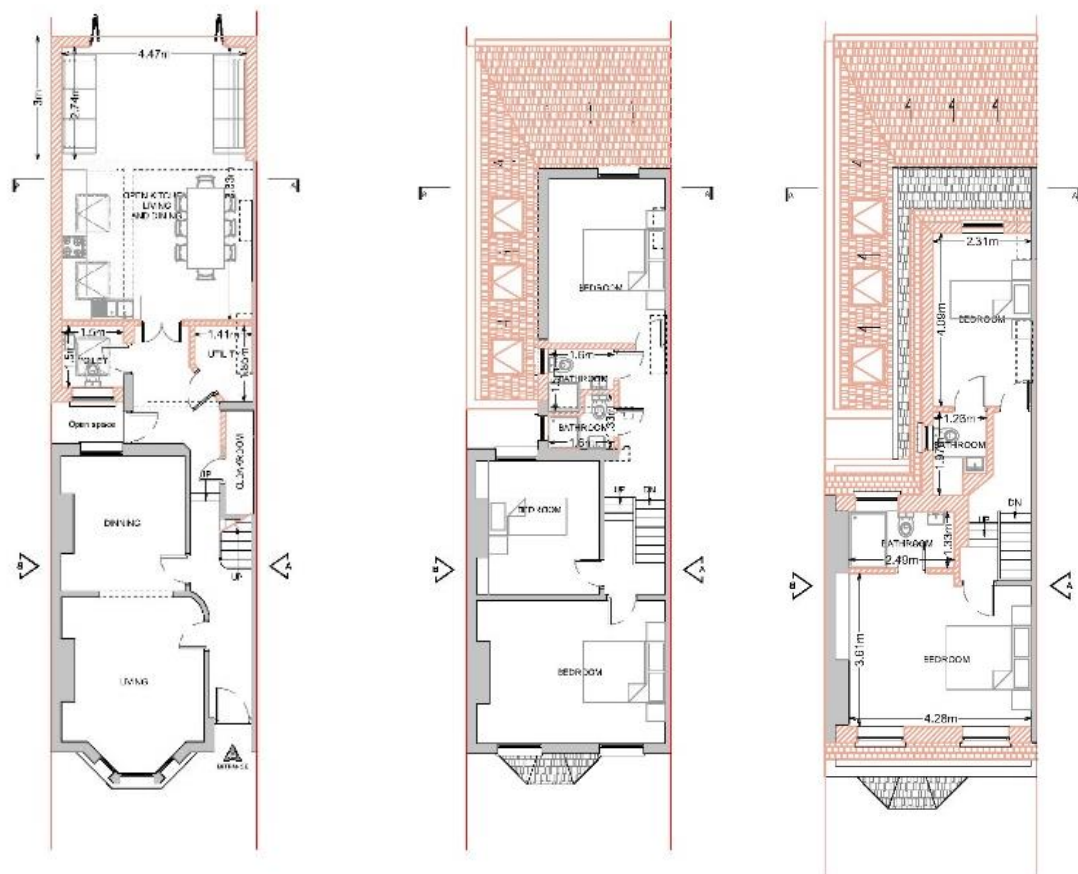
IV. THE PROPOSAL

DESIGN

The proposal suggests the proposed ground-floor infill extension with a new internal layout and mansard roof extension on the roof level.

The ground floor side space will be infilled, and the existing external kitchen wall will be extended 3.00m to the rear in cooperation with the open kitchen living and dining.

The First-floor bathroom will be altered into two shower rooms and majorly a new floor will be added with the proposed mansard roof.



PROPOSED GROUND FLOOR PLAN
scale 1:100



PROPOSED FIRST FLOOR PLAN
scale 1:100

PROPOSED SECOND FLOOR PLAN
scale 1:100

The proposed infill rear extension is designed to match host and neighbouring dwellings in terms of size and material and the proposal will not create a negative impact or disfigure the appearance of the building.

In terms of maximumly utilise the property, proposed mansard roof will create additional floor as a replacement of the butterfly room.

Proposed rear extension will allow to increase the habitable space inside the house by 47.27m²

All proposed alterations for the dwelling will improve the quality of life of its habitants.

13 Tynemouth
Rd, London
N15 4AT



36 Cunningham
Rd, London
N15 4DS

2 Antill Rd,
London
N15 4AS



SCALE AND APPEARANCE

The proposal maintains amenity, harmony, materials, details and most importantly, it is consistent and coherent with the street's existing architectural character. Additionally, the extension will not affect overall view of the street, as it not visible from Antil Road.

MATERIALS

The proposal maintains materials and finishes as the existing ones for the exterior walls facing the rear elevation.

The proposal will not have an invasive design compared to the surrounding buildings.

The proposed rear extension will have exposed brick walls as the existing first-floor rear walls.

The proposed roof for the rear elevation of the ground floor would not be over-dominant in accordance with those already approved proposals in neighbouring amenities.

In the higher elevation mansard roof will be visible from some set back of the front elevation and no other changes will be done to the fenestration of the existing front elevation



uPVC windows

Colour: White to match existing

Location: Proposed extension elevations



uPVC door

Colour: White to match existing

Location: Proposed extension elevations



Exposed brick

Color: Yellow London stock brick to match existing

Location: Elevations

ACCESS

The main access to the property will remain the same.

V. CONCLUSION

The design is of high quality and maintains the architectural style of the existing house.

We believe that the proposed extension is suitable in scale, mass and form in order to not detract from the existing building and surrounding area.

Furthermore, the proposed infill rear extension. Addition and alterations to the floor will provide maximum utilization and a better quality of life for its occupants.

The proposal will not lead to detrimental impacts on neighbours due to the conscious design and materials chosen to match existing.

In addition, the area already has the presence of several similarly designed dwellings with an infill extension.