

29A Barrington Road, London N8 8QT

Design and Access Statement

for

Proposed single storey side and rear extension to existing ground floor one bedroom garden flat to form two bedroom flat.

No.29 Barrington Road is a two storey terraced house, constructed in the early 20th Century, which has been converted into two self contained flats, with one at ground floor level and one at first floor level. The flat at first floor level has been extended into the roof under planning consent granted in 2014.

The property is not listed and is not within a conservation area.

Both flats are entered via an entrance hall at ground floor level. The ground floor flat (29A) is arranged with a sitting room and bedroom within the two main rooms of the original house. The kitchen / dining room and bathroom are located within the outrigger of the original house.

The bedroom, the rear room of the two rooms within the main body of the original house, has access into the garden via a passage at the side of the rear outrigger. Access to the garden is also provided from the kitchen located at the back of the outrigger.

The adjoining property No.31 Barrington Road has a single storey side infill extension also consented in 2014.

The applicants have recently had their first child and wish to provide a new bedroom within their property and to improve and extend their existing kitchen / dining room and relocate their bathroom into a more convenient position.

In order to achieve this, the proposal is to carry out a single storey side infill extension together with a single storey rear extension across the full width of the property extending 3M beyond the rear wall of the existing outrigger. The side infill extension stops short of the main rear wall of the original house in order to provide a small external courtyard which provides light and ventilation to both the new and existing bedrooms and to the relocated bathroom.

The form of the proposed side infill extension is similar to the existing extension to No.31 with a mono-pitched roof sloping down to a gutter along the boundary between the two properties.

The form of the proposed rear extension is also a mono-pitched roof sloping down from the rear wall of the existing outrigger to a gutter on the garden elevation.

The materials for the proposed extension are a dark coloured sheet metal roof covering with velux type roof lights over the new bedroom and patent glazing type roof lights over the dining area. The proposed glazed screen to the garden elevation would be powder coated aluminium framed.

The proposed extension is very much needed by the applicants and we hope that the application will be supported by the Council.