

DESIGN AND ACCESS STATEMENT

Date: 26.04.2023

Property: Ground Floor Flat, 135 Crouch Hill, London N8 9QH

Introduction

This application is for works to a ground floor flat within a three-storey semi-detached house in the Crouch End Conservation Area.

Proposals include:

Erection of a single-storey rear extension.

Lowering of part of the rear patio.

Change of rear glazing including a new window to existing side wall in the alleyway.

The extension is in the rear garden and as such has no impact on the street frontage of Crouch Hill.

Use

The proposal is for a single-storey rear extension within the rear garden to provide an additional bedroom.

The new accommodation is entirely residential and there is no change of use proposed.

Amount

The existing ground floor flat is approximately 76m².

The proposal is to extend the house to the rear to achieve a net increase of approximately 25m².

Layout

The flat occupies the ground floor of a converted three-storey house.

The layout of the ground floor with new extension has been changed to provide an additional bedroom and an enlarged kitchen dining room.

The rooms to the front of the flat are to remain to the same.

Scale

The proposal is of a similar scale to the neighbouring extension and does not affect the character of Crouch Hill.

We have created a courtyard facing 137 Crouch Hill to avoid any overbearing effect on that property.

Landscape

The existing garden has no significant planting that will be affected by the development.

The single-storey rear extension is to be mostly built on existing hard landscaping.

Appearance

The external walls of the rear extension are to be in brickwork to match existing.

The extension is to have a flat roof with GRP fibreglass or single-ply membrane roofing with a sedum green roof and a roof-light set behind a parapet wall.

The sedum roof

New wrap-around glazing to the rear along with new bedroom and shower room windows are to have metal frames in polyester powder-coat finish.

The new window to the side alleyway is to be with painted timber frames.

The glazed door opening from the ground floor bedroom into the courtyard have been enlarged

The original opening for the glazing from the ground floor bedroom into the courtyard has been reinstated to its original height matching that of the adjacent property at 137 Crouch Hill.

The first floor bedroom window has also been enlarged to create a higher opening with new French doors and a Juliette balcony.

Both glazed doors to these bedrooms are to be traditional with painted timber frames.

Access

The access to the flat is unchanged.

The new extension internally will be at the same level as the adjacent rooms.

The access from the side alleyway into the rear garden is to be maintained.

Design Considerations

Our proposals are in line with other developments within the neighbourhood.

Similar proposals for a single-storey rear extensions have been approved for the adjacent property at 133 Crouch Hill (planning ref: HGY/2022/0545) and at 131 Crouch Hill (planning ref: HGY/2012/0239).