

DESIGN & ACCESS STATEMENT

48 GREAT NORTH ROAD N6 4LT



I.0 INTRODUCTION

The purpose of this project is to renovate the entire property of this dilapidated house to transform it into a new family home.

We have proposed rear, and side extensions on the ground floor, 2nd floor roof terrace and rebuilding of the existing garage to be in line with the front of the building.

Careful consideration has been given to the external appearance of the new extension to ensure we complement the architectural characteristics of the original building by the use of matching materials to the front elevation and for the rear elevation we have proposed similar finishes to the adjoining property.

2.0 SITE LOCATION & CONTEXT

The property is located on Great North Road which is located on the borders of London Borough of Haringey and London Borough of Barnet. The site is not in a conservation area.

Number 48 is a Victorian 3 storey property which forms part of the semi detached houses on the southern side of the street of Great North Road. Refer to fig 2.1.

At the rear of these property lies the railway and opposite there are a number of modern 60's and 70's built flats and apartments. Refer to fig 2.2



fig 2.1 Street Elevation - Great North Road

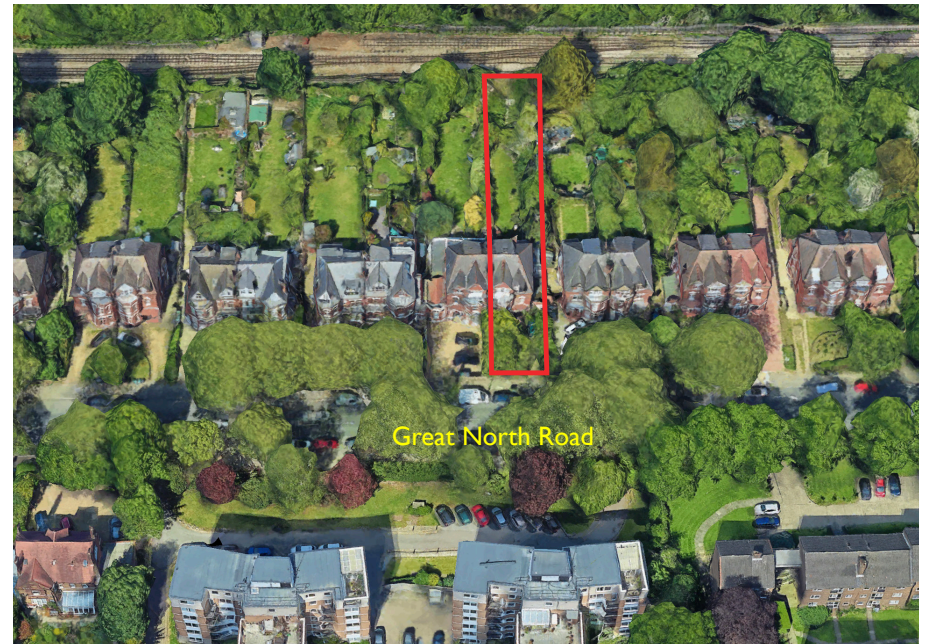


fig 2.2 Satellite view showing site outlined in red

3.0 DESIGN & CHARACTER

3.1 FRONT ELEVATION

The proposal to the front of the property is to demolish the existing garage as it is no longer fit for purpose and rebuild it so that the garage sits flush with the front external wall.

The garage will be built in red brick to match the existing and the front fascia design will be constructed to replicate the triangle detail to the bay and emulate the adjoining neighbour of no.50 side extension. Refer to fig 3.2 and fig 3.3. However unlike no.50 we intend to maintain this as a garage and will install timber painted doors

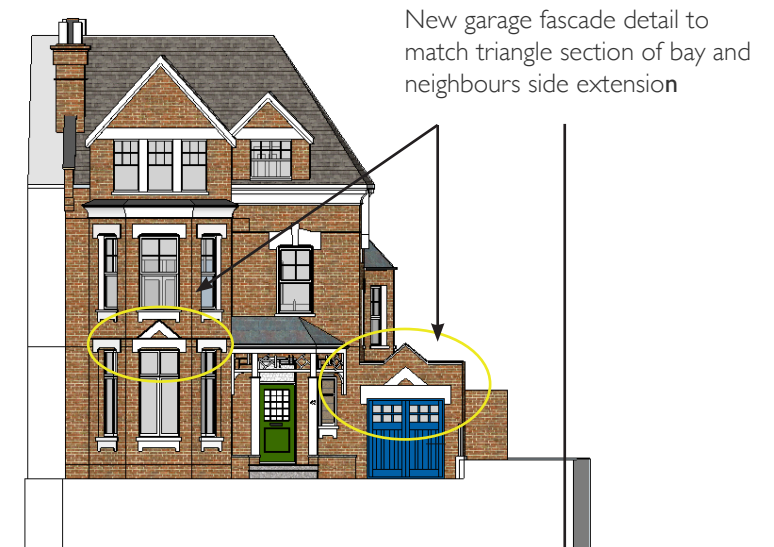


fig 3.2- Proposed Front Elevation



fig 3.3- Existing Elevation of No. 50

3.0 DESIGN & CHARACTER

3.2 REAR & SIDE ELEVATION

The proposal is to extend to the rear and the side return in order to open up the ground floor to create an open plan kitchen, diner, playroom and separate office.

The design has been carefully considered, with the aim to achieve a minimal and contemporary feel, maintaining a strong link to the existing property by the use of matching external materials to the original house.

The rendered painted finish was chosen to complement the neighbours extension, and we have proposed large glass sliding doors opening out to the expansive 36meter garden.

The proposed roof terrace with white metal railings is not uncommon to the houses within this line of terraces as the rear gardens back onto the railway. Taken from Google Earth it is evident that house no 34, 40 50, and 52 all show roof terraces.

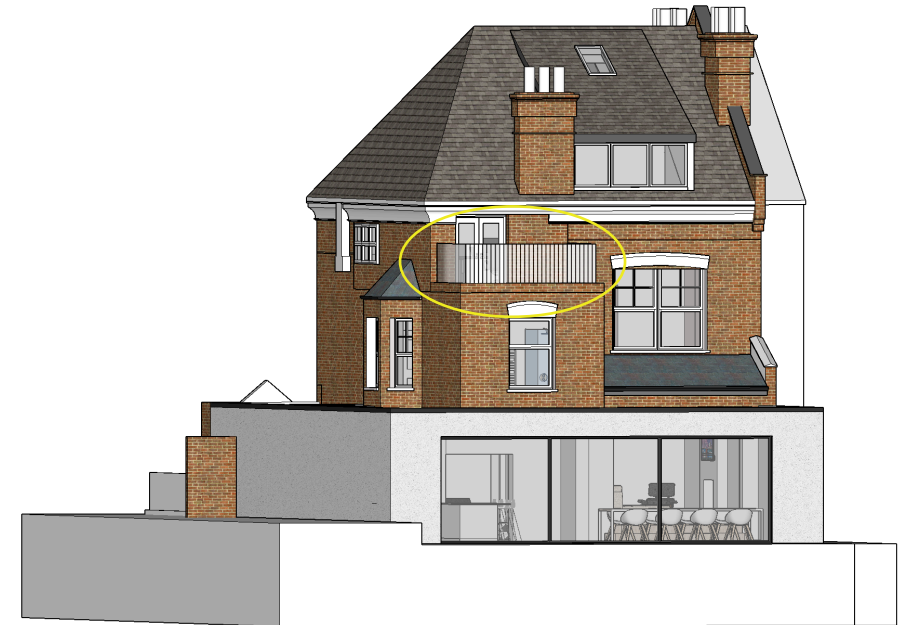
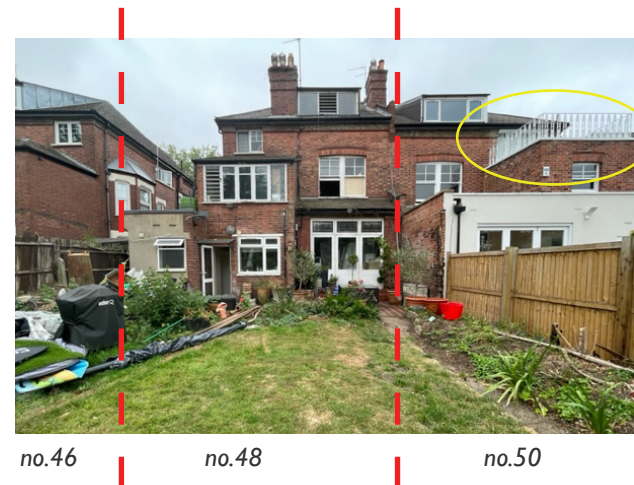


fig 3.3- Proposed Rear Elevation



4.0 SCALE

The property currently has a garage, conservatory and bathroom / kitchen all located at the rear and side return which require demolition as they are in complete disrepair and structurally do not comply with building regulations. Refer to fig 4.1 showing outline of existing building.

The proposal is to construct a new side extension up to the boundary which will also form the garage at the front of the property. The rear extension will be continuous, and will span the entire length of the rear elevation.

Currently the property has 2 levels on the ground floor, with the lower ground at the rear of the property being level with the garden. We propose to maintain the same ceiling height as per the existing structure which will allow an internal head height of 2.1m at the step down from the higher floor threshold. This will require an extension height of 3.2m as we will need to allow for additional insulation to comply with current building regulations. This is only slightly higher than the current rear building.

The ground level of neighbouring property no.46 is approximately 500mm higher than the ground level of no.48 at present. As a result our proposal will have minimal impact to the neighbouring property as it will not exceed a height of 2.7m on the line of the boundary. Refer to fig 4.2

The gross internal area of the entire property is approximately 270m² and we propose to increase this by 30m² to the ground floor.

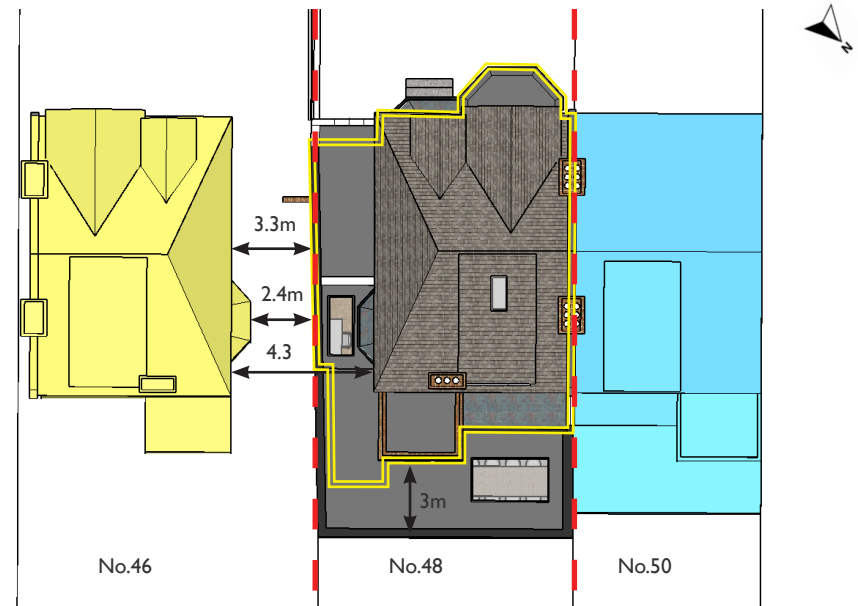


fig 4.1- Proposed Site Plan



fig 4.2- Proposed rear elevation

6.0 PLANNING POLICIES & ACCESS

PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Haringey Local Plan Nov 2020
- DPD Policy DM12 Housing Design & Quality
- Highgate Neighbourhood Plan 2017

PLANNING PRECEDENT

- HGY/2015/2279 - 50 Great North Road - Demolition of garage and conversion into a habital room
- HGY/2021/1576- Flat 3/40 Great North Road - Alteration to form rear balcony
- HGY/2019/0714 - 76-78 Great North Road - Demolition of existing properties and erection of new building containing 7 self-contained flats, erection of new dwelling within rear garden

ACCESS

The access to the property is from Great North Road. There is on and off road parking at the front of the property

VEHICULAR AND TRANSPORT

Great North Road is well placed for public links from East Finchley and Highgate Tube stations



fig 6.1 - Rear Elevation

7.0 EXISTING PHOTOGRAPHS



fig 7.1 Front elevation



fig 7.2 Front elevation



fig 7.3 Garage



fig 7.4 Garage Roof



fig 7.4 Rear elevation



fig 7.5 Rear garden

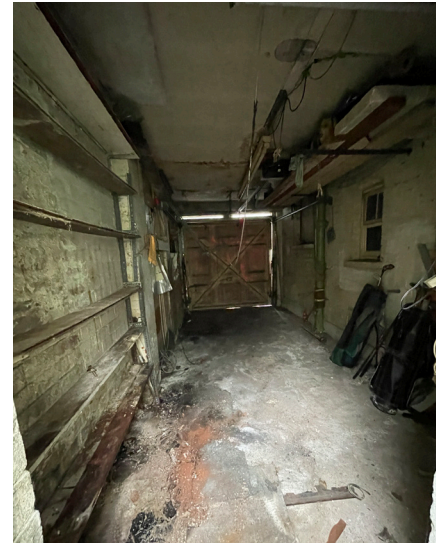


fig 7.6 - Existing garage

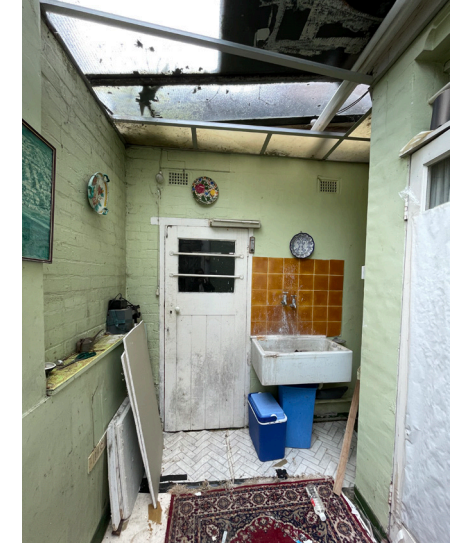


fig 7.7 - Existing Conservatory