

# Design & Access Statement

Project: Extensions & Alterations  
at 23 Creighton Avenue,  
London, N10 1NX

Reference: 2303\_R004

Date: 20/07/23

Applicants: Oliver Lewis & Rebecca Harrison  
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London, N10 1NX

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[Fig. 01] View of street facing facade of 23 Creighton Avenue

## The Proposal

The existing property is a 3 storey, semi-detached house with a basement. It is not listed or within a conservation area itself, but the rear garden backs onto the Muswell Hill Conservation Area.

The applicants wish to demolish the existing low grade rear conservatory and replace it with a full width single storey rear extension, with some internal alterations to the ground floor. The proposal is more suited to contemporary family living, and will improve both the aesthetics of the property and its environmental performance.



[Fig. 02] Aerial view of Creighton Avenue

## Design

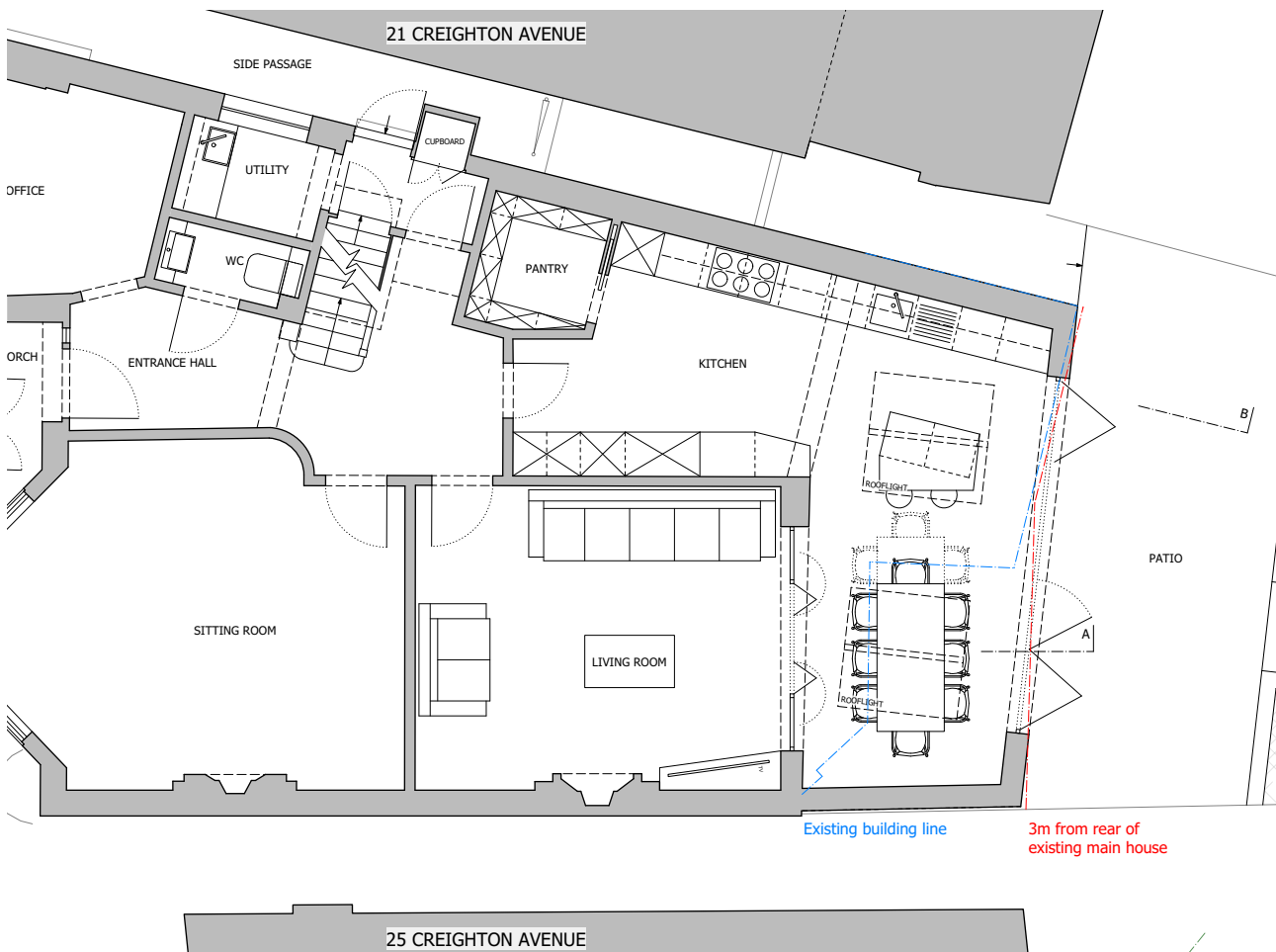
The proposed alterations concern the ground floor only, and have been designed to sit comfortably with the existing building and wider context, while being articulated honestly as a good quality and finely proportioned addition to the building fabric. The form and materials of the design seek to avoid any negative effects on surrounding buildings and context.

The existing conservatory is dated and environmentally inefficient. The proposal seeks to be more coherent with the existing house providing room for a modest kitchen / dining area to suit modern living. The new fabric of the extension will be highly insulated and the glazing will be carefully selected to maximise natural daylight, while minimising heat loss. This will improve comfort levels and help minimise the energy demand of the property.

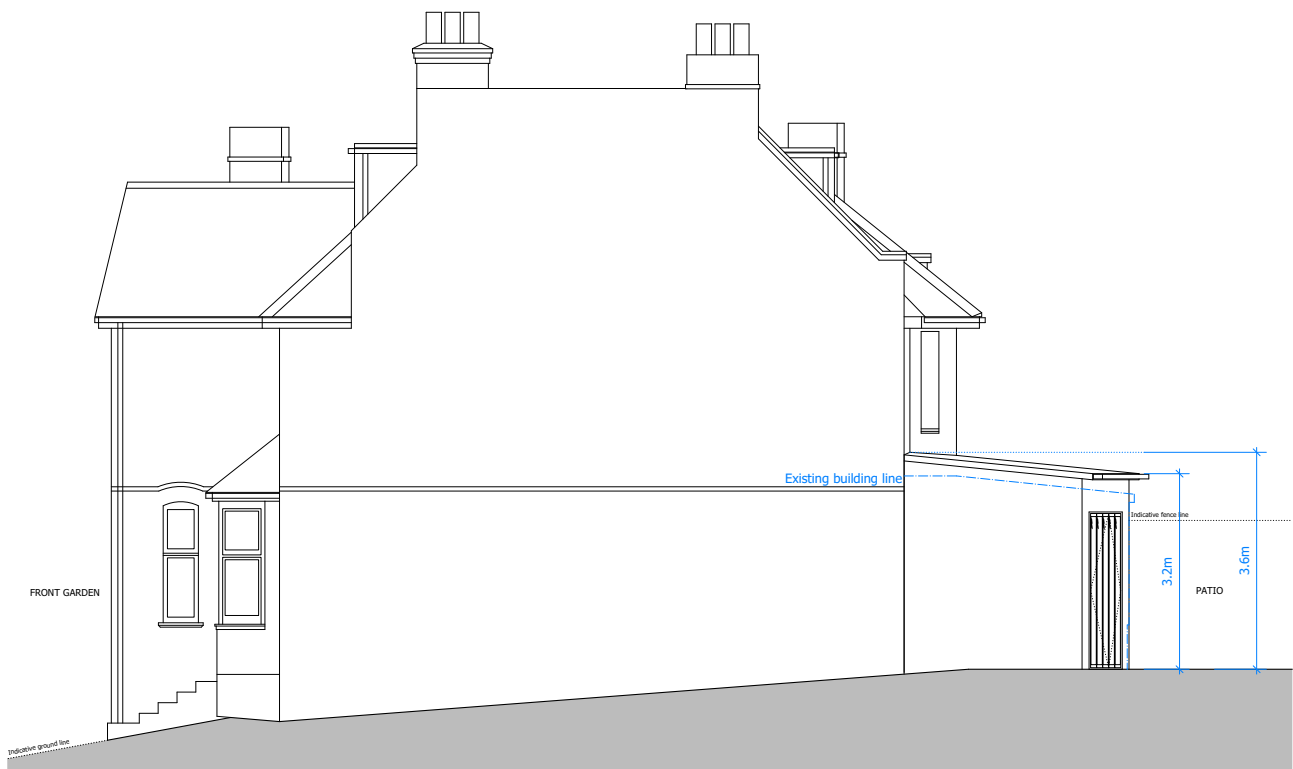
The proposal is designed to be subordinate to the original building, with each flank taking an offset below 3m from the rear line of the existing main house, and the roof remaining under 4m at the highest point (see Figures 03 & 04).

The extent of the proposal is carefully considered; the east corner matches that of the existing conservatory, and the rear line is angled such that the west corner sits level with the rear building line of No. 25 Creighton Avenue. This massing ensures that, following the BRE '45 degree approach' in section, the proposal does not encroach on the daylight or sunlight of the neighbouring properties (see Figure 05).

Since the proposal is relatively modest in size, the large rear garden remains, and there is no impact on trees. The simplicity of the design and the denseness of the greenery on the rear garden will ensure that there will be negligible impact on the Muswell Hill Conservation Area which the garden backs onto.



[Fig. 03] Ground Floor Plan showing the proposed extension and the relationship to the existing conservatory footprint.



[Fig. 04] West Elevation showing the proposed extension dimensions, and the relationship to the existing conservatory footprint.



[Fig. 05] Rear Elevation showing the BRE '45 degree approach' in section.

## **Precedents**

Along the street, there have been a number of planning approvals for single storey rear extensions. The following applications should be noted:

### **6 Creighton Avenue**

- Permitted Development / Prior Approval (HGY/2022/4431)
- Erection of single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m
- Prior approval issued in 2022

### **17 Creighton Avenue**

- Full Planning Application (HGY/2021/1718)
- Erection of single storey rear extension
- Granted Permission in 2021

### **39 Creighton Avenue**

- Full Planning Application (HGY/2020/3206)
- Erection of rear ground floor single storey extension with rooflights and internal new windows and door to side elevation.
- Granted Permission in 2021

## **Daylight & Sunlight**

The proposed works have been designed to limit any negative impact on the daylight or sunlight available to neighbouring windows or external spaces. The proposal sits within the BRE 45° line from the habitable rooms of No. 25 and from the lowest part of the boundary wall with No. 21, and is designed to minimise the impact to the outdoor amenity space.

## **Parking Provision**

There is no change to the parking provision by these proposals.

## **Flood Risk**

The Environment Agency's flood risk maps shows the site to be at a high risk of flooding by surface water, very low risk of flooding by rivers and the sea, and unlikely by reservoirs or ground water. The extension is to the rear of the property, set to match the existing floor level in the main house, one storey above the level of the road, and is proposed to be built upon existing hardscaped land. As part of the works there will be an improvement drainage and attenuation, and a review of the use of a soakaway, so the proposal will therefore have no significant effect on the overall drainage condition of the property, site, or surrounding area.

## **Sustainability**

The proposed works will be built to contemporary standards, providing a highly insulated external envelope and reducing the overall energy requirement of the property. Generous amounts of natural light will be provided via large glazing to the rear, and rooflights, reducing the need to artificially light the space during hours of daylight. The glazing selected will be double glazed to minimise both heat loss in winter and heat gain in summer.

## **Trees**

There are no registered Tree Preservation Orders on the property, and there are no trees within falling distance of the proposal. The proposed works propose no change to other trees within the rear garden.

## **Access**

Access to and from the property will not be affected by the proposed works.