

Design and Access Statement

Non-material amendment

Original Planning Application Reference No.
HGY/2022/0467

Proposal: Rear Extension at ground level and
associated works. Refurbishment of existing side
extension and garage.

at

146 Cranley Gardens, N10 3AH

July 2023

Unit 5, The Court Yard
50 Lynton Road
London, N8 8SL

0207 923 1559

www.thearchitects.co.uk

Non Material Amendments

A summary of the key non-material amendments are outlined below. These items are highlighted on relevant existing permission and proposed drawings.

1. Marginally smaller volume overall with a slightly lower level of roof at the front.
2. Slightly reduced rooflight sizes and sliding door openings, avoiding excess heat loss/gain with smaller glazing quantities.
3. 3 rather than 4 glazed panels to the rear garden.
4. The rear gutter has a modified detail - overall dimensions for the bulk of the extension are the same.
5. The flat roof is set at a slightly lower level, avoiding alteration needed to the 1st floor side window.
6. Minor adjustment to utility rooflight away from neighbouring property.
7. No extension to the front of the garage.
8. Raising a parapet wall on the land of the application site only to improve acoustic resistance between properties. The height of this wall is lower overall than is implied by the roof given consent with the parapet details themselves not fully shown on the previous permission drawings.

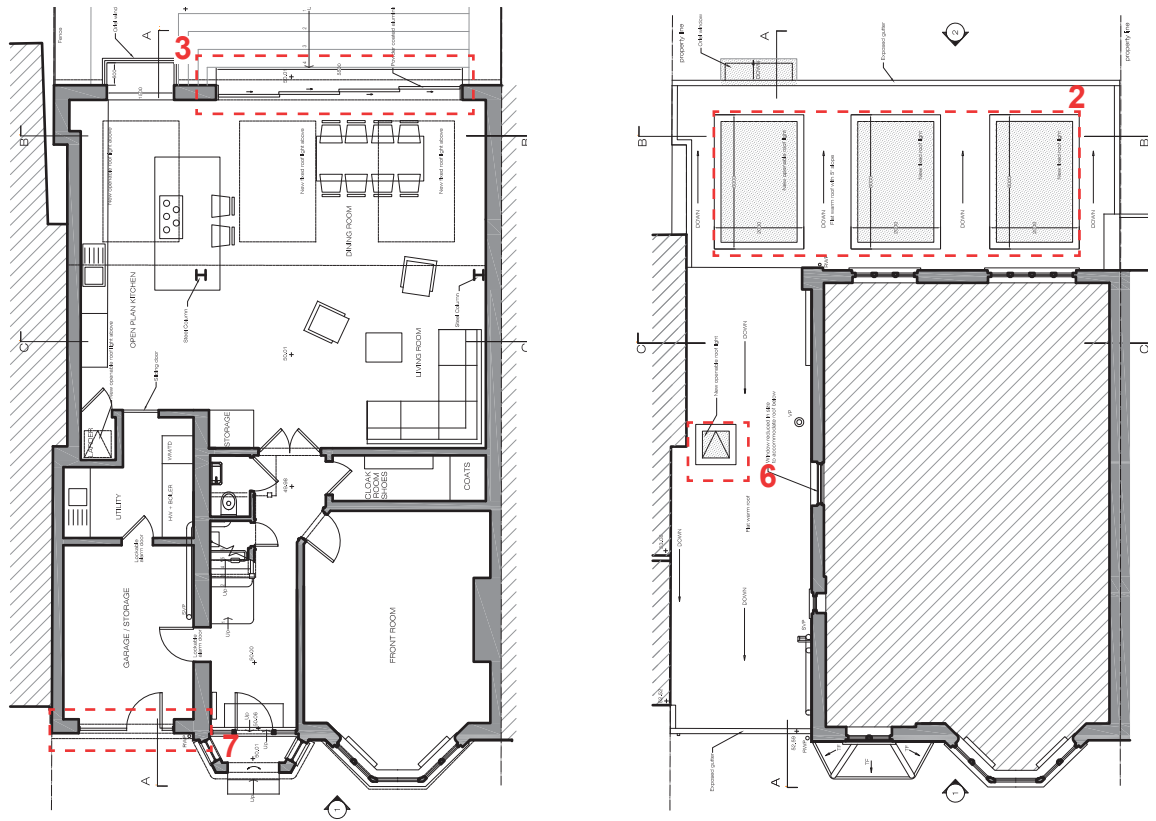


Fig.1. Existing Permission, Plans Drawings AR-01 (Rev 06), nts

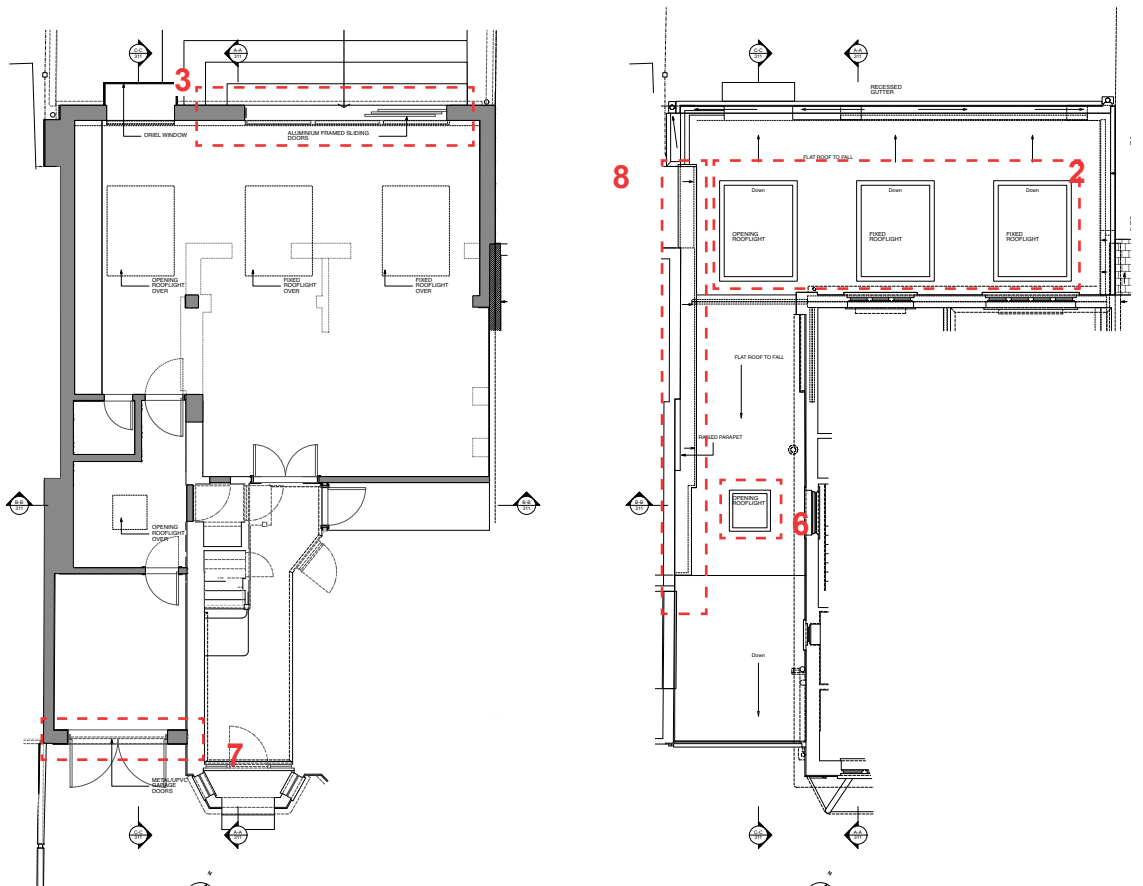


Fig.2. Amendment, Plan drawings CRG_301 & CRG_302, nts

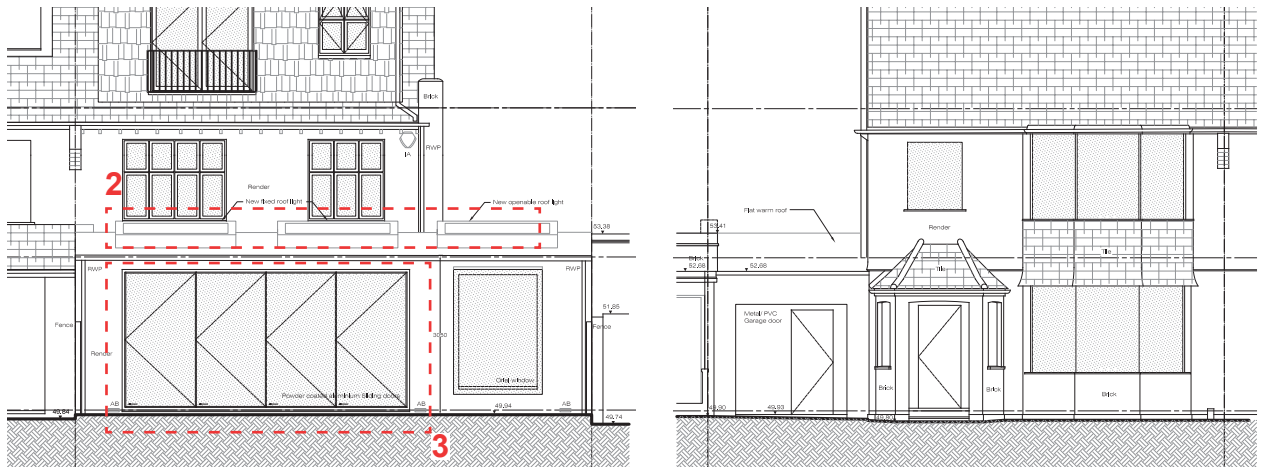


Fig.3. Existing Permission, Plans Drawings AR-02 (Rev 01), nts

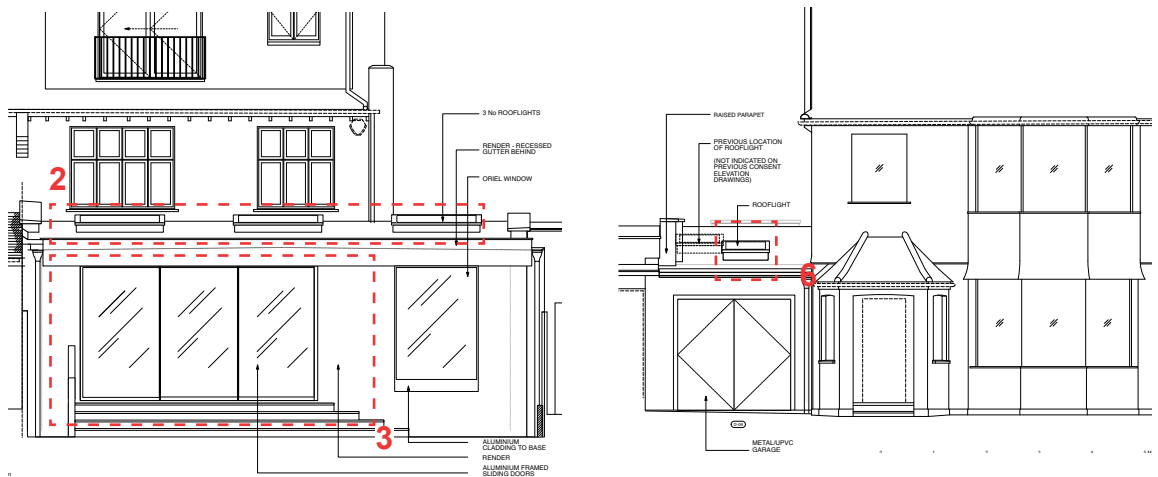


Fig.4. Amendment, Elevation drawing CRG_310, nts

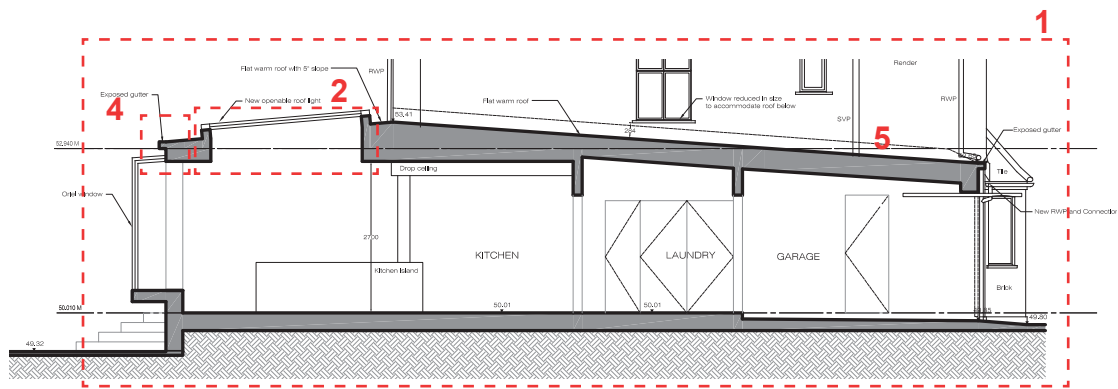


Fig.5. Existing Permission, Section Drawing AR-03 (Rev 03), nts

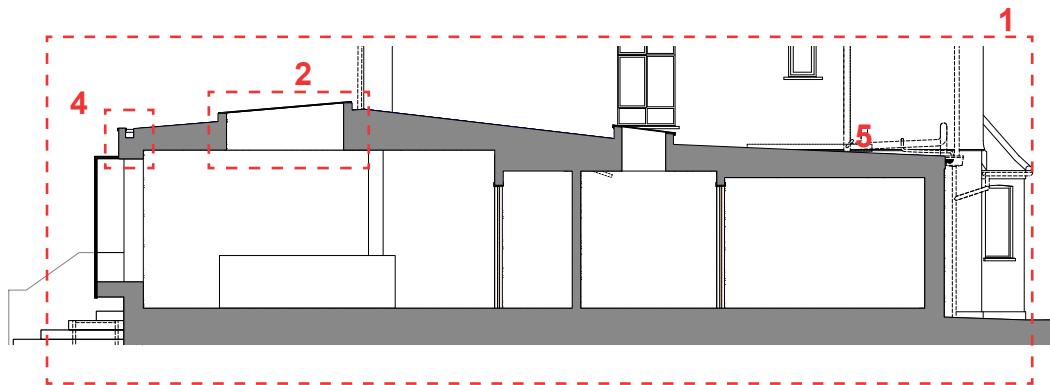


Fig.6. Amendment, Section Drawing CRG_311, nts