



Description of proposals

LiD-086-PL-Design & Access
Statement

05th August 2023

Flat 1
34 Mattison Road
Ground floor
London
N4 1BD

Introduction

This design statement has been prepared in support of the planning application for Flat 1, Ground floor at 34 Mattison Road, London N4 1BD for the replacement of the existing rear door and adjacent windows with bifold doors, and replacement of existing rear side bay windows with new double glazed casement windows. There will also be some internal reconfiguration to remove dividing walls to create an open plan kitchen / dining space at the rear of the property.

Description of proposals

Design, layout and use

The existing ground floor flat has a small kitchen without space for dining. The proposed reconfiguration will provide improved family space for dining as part of the kitchen, with bifold doors to the rear for the family to enjoy an improved connection to the garden. Replacement of the existing bay windows will improve the thermal performance of the windows and reduce energy use requirements.

Amount and scale

There is no change to the existing footprint of the property.

Appearance

The proposed bifold doors will be double glazed PPC aluminium framed to create a contemporary aesthetic whilst being sympathetic to the existing building style and context.

Replacement of the existing timber single glazed sash windows to the side bay window will be with new double glazed timber casement windows.



Rear view of kitchen windows and doors



View of existing side bay windows