

DESIGN AND ACCESS STATEMENT

P r e p a r e d For. . .

233a Alexandra Park
Road,
London,
N22 7BJ

*Updated
September, please
refer to additional
site photos. **Note**
changes in red
text.*

CONTENTS

INTRODUCTION. 2

SITE. 3

EXISTING PROPERTY 4

PROPOSAL. 5

LANDSCAPING/ACCESS/BINSTORES.....6

CONCLUSION.....7

INTRODUCTION



This Design and Access Statement relates to a householder planning application at 233a Alexandra Park Road, London, N22 7BJ.

The property forms the lower portion of a mid-terraced house.

The proposed works are primarily a rear side infill extension and increasing the floor to ceiling height within the existing lower ground floor alongside an internal refurbishment.

Minimum changes are proposed to the front façade, including the removal of security bars and the provision of a new door to align with the increased floor to ceiling height within the lower ground floor. A new internal courtyard will increase the natural light to both the bathroom and bedroom / office. These changes will not be visible from the street.

In addition to the enclosed courtyard, the proposed work involves a rear side extension with steps down to the large rear garden.

As a result of the initial application being rejected, we have conducted a pre-application meeting with Neil McClellan on August Twenty Ninth. Mr. McClellan recognised that substantial efforts have been made to reduce the height of the proposed extension wall, thereby reducing the overbearance concerns that were raised in the initial application. We note that all feedback provided by Mr. McClellan during the pre-application meeting has been implemented throughout the plans.

SITE

233a Alexandra Park Road, London, N22 7BJ is a mid terraced property located centrally on Alexandra park Road. Alexandra Park Road slopes heavily from the left to the right hand side leading down to Alexandra Avenue. With the rear of the property also sloping down in three tiers to the bottom of the garden.

The main entrance to the house is on Alexandra Park Road and faces South, with the large rear garden facing North. No extensions have been undertaken thus far to the ground floor flat.

We note for completeness that due to the orientation of the property and garden the side return between properties does not receive any direct sunlight as a result of the height of the properties. Please refer to the photos provided on the next page (that were taken at One PM) to demonstate the level of sunlight that reaches the property at it's peak.

The property is not within a Conservation Area or a listed building. The property is part of a terrace made up of flats/ houses of the same age and style. With a modern block of flats several buildings up the road and modern townhouses directly opposite.



Rear elevations of neighbouring properties

SITE



Rear elevation of 229 & the block of flats / 227 APR.

We note the block of flats to the far right of the photo substantially overbears the side return of the neighbouring property.



Rear elevation of 233 & 231 with no direct sunlight to the side infill due to the height of the existing building (photos taken at 1300)

Rear elevation of 231 with two sash windows to bedroom / rear wall, small casement to kitchen and French doors looking down the garden (therefore the French doors will not face the new proposed and will therefore not affect the light entering either of the rooms)



Rear elevation of 233, 231 & 229 APR

Existing Property



Front elevations of neighbouring properties & rear neighbouring projection

The existing property has been split into two flats with a shared entrance. Flat A has full exclusive ownership of the front and rear gardens. The property currently consists of a main bedroom, living room, kitchen / diner, bathroom, and large store / utility (at 1.9m floor to ceiling located within the lower ground floor).

Proposal

The proposed works are primarily a full internal refurbishment.

Front of property

Minor changes are made to the lower ground floor front window, with a new internal courtyard increasing the natural light to both the bathroom and the new bedroom / office. These changes will not be visible from the street. The internal courtyard will enable the existing drainage provisions to the rear of the property to remain.

Ground Floor:

Internal refurbishment.

No changes are made to the front of the property.

Internal remodelling provides a central hub with the kitchen, living dining room being open plan, all having direct access to the garden via crital style aluminium fenestrations. **To address the concerns raised in the rejection notice in relation to the previous planning application, we have introduced three internal steps down to the open plan kitchen/living area and amended the roof to include a mono pitch to the side return, thus reducing the overall exterior height of the extension. The kitchen will have a side door or window out to the courtyard, otherwise the courtyard will be flanked with brick to match the existing property style.**

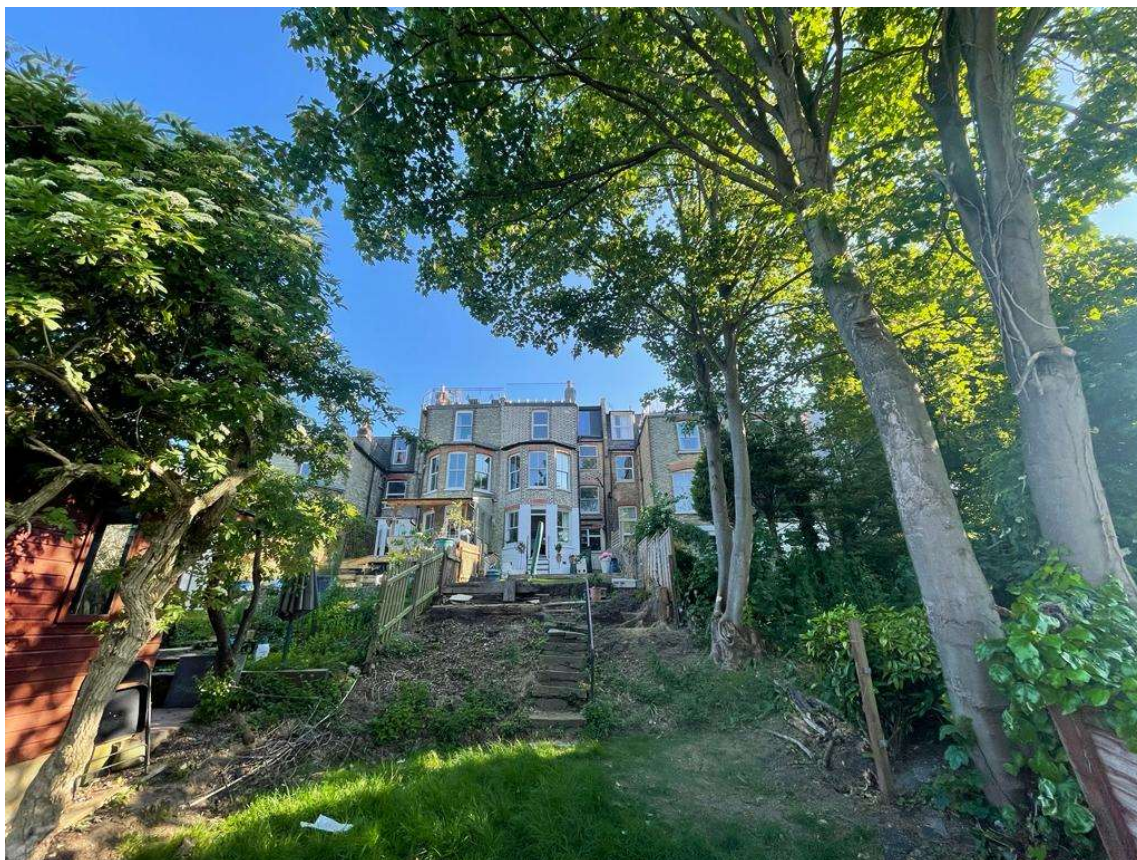
The master bedroom will be remodelled to provide 19sqm of floor area. The existing kitchen will be remodelled to create a second bedroom / office. The existing family bathroom will be refurbis hed creating a shower room rather than a bathroom.

Lower Ground Floor:

Enlargement of the existing basement creating a second double bedroom with ensuite alongside a utility, accessed from the new central stair core.

The new roof will have **two** roof lights to **the mono pitch section**, increasing the natural light into the new kitchen, dining and living room. The perimeter of the flat roof will have a 150mm raised parapet for a clean finish and to hide the rwp.

As well as the alterations, works will include much needed repair and maintenance to the front masonry façade, timber sash windows and entrance door.



Rear Elevation from the bottom of the garden & rear façade with neighbouring projection



Landscaping

A very small amount of landscaping is being done to this property. The central grassed portion will be extended over the central paved portion creating one level grassed portion of garden before being stepped down to the lower section of garden. The area of the central courtyard will be dressed with shrubbery as well as a planting screen being introduced to either side of the decking as to not intrude on the neighbours properties.

Bin Stores

No change is being made to the existing bin stores, located to the front garden.



Access

No change is being made to the access points.

Aerial view of the rear gardens & front façade with modern flats three doors down.

Conclusion



The result of this proposal is that the standard of living is

improved and adapted for the owners for the next part of their lives. It will improve the thermal performance, construction quality and appearance of the rear elevation whilst respecting

the character and appearance.

The internal refurbishment makes the flat work better and makes better use of a currently underutilized part of the flat.

Externally, careful consideration has been made to not change the view from the street view. With the use of plant screening utilized to either side of the rear deck to screen neighbouring properties. The rear projection is being constructed in sympathetic materials with bricks to match the existing.