



DESIGN AND ACCESS STATEMENT

33A Connaught Road

London

N4 4NT

September 2023

The Design and Access Statement is to be read in conjunction with the Full Planning Application & demolition in a conservation area for Connaught Road, 33A, N4 4NT, London

Design and Access Statement

General

The attached planning application relates to alterations to a terrace house located within the Stroud Green Conservation area, 33 Connaught Road is not listed. The application site relates to a three-storey building, located on the northwestern side of Connaught Road. The properties along this stretch of Connaught Road are characterised by two storeys rear outriggers.

The proposed works comprise of an Erection of a single storey side and rear extension with a courtyard to a ground floor flat to a terraced House to accommodate a new larger open plan kitchen and living area with matching London stock bricks and bifold doors onto the garden. A courtyard (2.6m x 2.1m) is incorporated into the design. Large rooflights on the flat roof to the rear and Velux windows on the pitched roof on the side has been incorporated in the design.

This proposal is for a side and rear infill extension that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family kitchen and living space to the rear.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed extension will provide an improved kitchen, dining and living space in line with current standards and the way homes are now used.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties at no. 35, no. 27, no. 13, no. 11, no. 7a, no. 5 and no. 3 have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration, and we are aware that the property is in the Stroud Green Conservation Area.
- The property is a three-storey residential accommodation, surrounded by terraced houses on both sides with the front elevation facing the Connaught road. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be overlooked from the first-floor windows of the neighbouring properties at no. 35. No. 33B and no. 31 Terrace.

Design and Layout

- By reconfiguring the internal space and making use of the external side and rear space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties no. 35, no. 27, no. 13, no. 11, no. 7a, no. 5 and no. 3 on the Connaught Road have carried out a wide variety of similar alterations/developments by way of rear and side extensions at ground floor level.
- We have been considerate of the relationship between the property and its garden and propose extending to the side and rear only to maintain a good size garden for a London property. Using bifold doors allows the rear of the property to be opened much more to the garden. Additionally, the new courtyard space located to the side maintains light to the central part of the house, while also minimising the impact the new extension will have on the adjacent property at No. 35 and no. 31.
- We propose extending the original kitchen to create a more flexible kitchen, living and dining space that will be more fitting for the size of property.
- We propose retaining the existing access from the main front entrance through the foyer into the kitchen.
- We have proposed using part of existing kitchen for new bathroom moving the kitchen dining and living space to the rear of the property in the new extension area.
- To maintain the flow of movement from the front foyer, we have proposed that both access points remain the same. One leading to the dining / lounge area (the same as is before) and the other through the proposed utility space to the kitchen.

Relationship with Neighbour's

- The relationships with the neighbouring properties at no. 35, no. 33B and No. 31 have been carefully considered in this design proposal. Because the proposal only affects the side and rear of the dwelling with the rear extension going out as far as the existing rear extension towards no. 31. No. 35 has a side extension, and it will not have any impact.
- No. 35 already has a side and rear extension hence there will be no impact and no. 31 have a rear extension at the same depth of our proposed extension towards the rear.
- The proposed works will not be visually intrusive on the neighbouring No. 35 and no. 31 property or garden because of the high walls and hedges.
- We have proposed that the gutter will be positioned on the applicant's side only and will not overhang onto the neighbour's property.
- The proposal will demolish the existing rear extension and replace it with new rear and side extension.

Landscaping

- The new kitchen will lead straight onto an outside patio area which is at the same level of internal floor levels with a step which will lead to the garden area at the rear of the property. The rest of the garden remains same.
- The garden has tree at the rear of the garden, mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties, the extension will have a pitched roof to the side and flat roof to the rear part of the extension to replace the existing rear roof extension roof..

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - Tiled pitched roof (dark grey artificial slate) on the side extension to match the existing roof.
Bifold doors on the rear wall
 - London Stock brickwork for the external walls to match the existing materials.
 - A casement window facing into the proposed courtyard to match the finish of the other windows.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

This proposal is to build a side and a rear extension onto an original terrace house, to enhance the image and function of the space on the ground floor. In formulating our proposals, we have considered the current conditions of the property which is currently configured as a 3 storey terrace house with two storey rear outriggers. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Enhancing the original property's features.
 - The material and design have been chosen to match the existing and enhance the surrounding properties.
 - Creating a contemporary, yet complimentary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies.

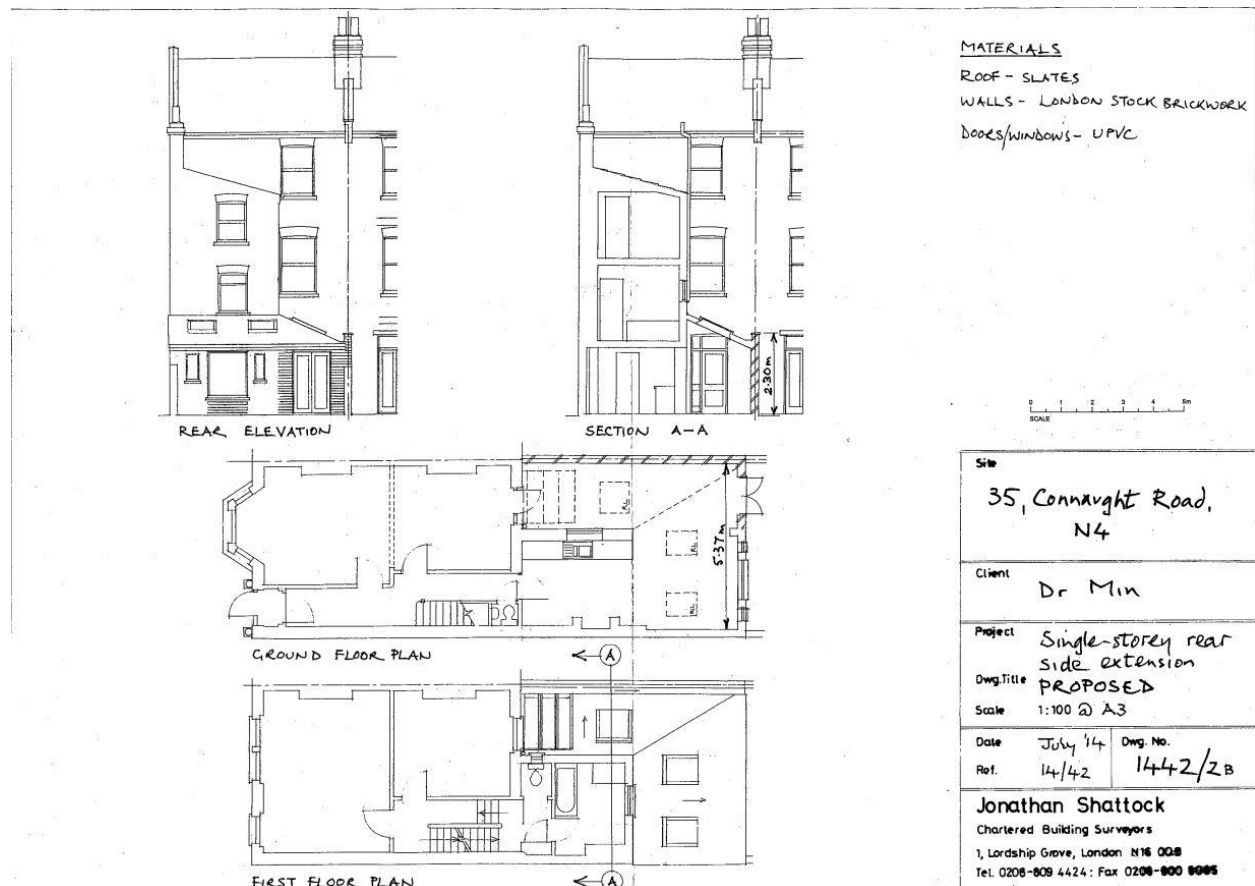
Precedent

Application Number: HGY/2014/2060

Site Address: 35 Connaught Road, London, N4 4NT

Development Description: Side infill and rear extension

Date of Approval: 19/09/2014



Application Number: HGY/2016/1683
Site Address: 5 Connaught Road, London, N4 4NT
Development Description: Side infill and rear extension
Date of Approval: 02/06/2016

Rev Date Description

Please refer to adjoining owners planning submission. The proposal has been developed in conjunction with 3 Connaught Road to build a party wall at boundary line for infill extensions.



REAR ELEVATION

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Title
 PROPOSED
 REAR ELEVATION

Job No
 CA-201

Date
 JAN 2016

Client
 Stephen Ungless & Kevin Coal
 5 Connaught Road
 N4 4NT

Project
 5 Connaught Road
 London
 N4 4NT

Scale
 1:50 @ A3

Notes
 0 1 2 3

INDICATIVE ELEVATION

Rev No
 01

Rev
 PH

Stage
 ABC

Drawn
 CHD

MW

Site Images

