

33A Nelson Road - REAR EXTENSIONS

DESIGN AND ACCESS STATEMENT

LOCATION

No 33 Nelson Road is a terraced house in the Crouch End area. It is divided in three flats. No 33A is a ground floor flat with a rear and front garden. Access to the rear garden is through Flat A.

The neighbouring properties number 35 and 31 have a single and double storey rear extensions.

PROPOSAL

The proposal is a for a single storey rear extension in two parts: one rear extension is to the existing kitchen to form a new dining area. The other extension is to the bedroom to gain an office and book storage space. Both extensions proposed are of equal sizes.

The existing flat is approx 66 m² net. The new extensions are each 12m², together 24m² additional floor area.

These alterations are not in a dominant position and are not visible from the road. There are no proposals to alter the front of the building.

The rainwater drainage will be collected by a gutter and connected to existing gully.

MATERIALS

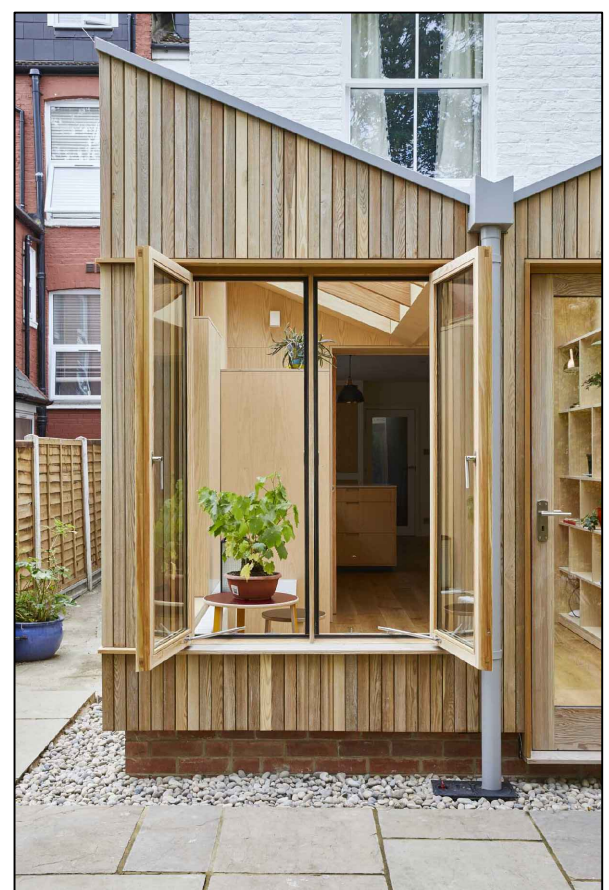
The proposed construction is timber joists with natural timber cladding as finish. Where necessary the cladding will be treated with fire retardant. The double glazed windows proposed will also be natural timber in colour to match the cladding.

The flat roof will be timber OSB boards with grey fibreglass cover.

Internal wall finishes will be painted plasterboard.



no 33 existing rear elevation



example timber cladding