

6 BRYANSTONE ROAD LONDON N8 8TN

JOB NO: 2399

DESIGN & ACCESS STATEMENT

AUGUST 2023

THE EXISTING PROPERTY

The property as originally constructed is a 2-storey terraced house with a long, 2-storey back addition. It is constructed of stock brick with pitched slated roofs.

Permission has been granted for a loft conversion with rear dormers, and this work has been carried out.

The house is not listed and is located within the Muswell Hill Conservation Area.

THE PROPOSALS

The proposals comprise:

- construction of a side infill and rear extension at ground floor level
- insertion of a new window to the back addition flank wall at first floor level
- installation of an air source heat pump in the rear garden

New extension

The proposed extension will enclose the long, dank side passage adjacent the back addition and extend 1.7 metres beyond the line of the existing rear wall of the addition. It will therefore align with the rear wall of a very similar extension constructed at 4 Bryanstone Road; on the other side it will be within the existing brick wall forming the boundary with 8 Bryanstone Road. The extension will therefore have no impact on the outlook or amenity of the neighbouring properties.

New window at first floor level

The applicants wish to divide the first-floor bathroom to form a separate WC room. It is proposed to create a new window opening for this room and install a traditional painted timber side-hung casement window with obscured glazing. The window will therefore offer no opportunities for overlooking adjacent properties.

Air source heat pump

The applicants aim to minimise the carbon footprint of their home and therefore propose to install an ASHP in the rear garden to replace their existing gas boiler. The device will be located some distance from the rear of the terrace and approximately 1.35 metres from the nearest side boundary. A noise output assessment commissioned and appended to this application demonstrates that the noise levels will be within acceptable limits.

ACCESS STATEMENT

The proposed extension will have level access to the garden.