



DESIGN AND ACCESS STATEMENT

62 Beechwood Road

London

N8 7NG

October 2023

The Design and Access Statement is to be read in conjunction with the Householder planning & demolition in a conservation area application 62 Beechwood Road, London, N8 7NG.

Design and Access Statement

General

The attached planning application relates to alterations to a terrace house in the Campsbourne Cottage Conservation Area, 62 Beechwood Road and is not listed building. The application relates to a two-storey building. The rear of the property has views from Linzee Road which is not in the conservation area.

The proposed works comprise of erection of single storey side extension and installation of roof lights to the front and rear slope of the main roof to a terraced house to accommodate a new larger kitchen area and living space with matching London stock bricks and bifold doors opening onto the garden to the ground floor. Velux windows on the side pitched roof has been incorporate with installation of Velux at the roof level for the loft floor.

This proposal is for a side infill extension that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family kitchen 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 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. 60, no.66, no.68 and no.72 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 Campsbourne Cottage Conservation Area
- The property is surrounded by terraced houses on both sides with the front elevation facing beechwood 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 no impact on the neighbours.
- Due to the position of the property the rear facade is visible from the Linzee Road, however the view is obstructed by a high fence and vegetation which makes the impact minimal.

- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will be partially visible from Linzee Road.
- The proposed extension can only be overlooked from the first-floor windows of the neighbouring properties at no.60 and no. 74 on Linzee Road. However, visibility is limited due to the vegetation in the area.

Design and Layout

- By reconfiguring the internal space and making use of the external side space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the area on the beechwood road have carried out a wide variety of similar alterations/developments by way of side extensions at ground floor level and installation of roof light to the main roof.
- We have been considerate of the relationship between the property and its garden and propose extending to the side only to maintain a good size garden for a London property. Using bifold doors allows the rear of the property to be opened up much more to the garden.
- We propose extending the original kitchen to create a more flexible kitchen space that will be more fitting for the size of property.
- The patio at the rear of the extension is raised to match the internal floor level and with another step down has been added to access the garden to the rear of the property.

Relationship with Neighbour's

- The relationships with the neighbouring properties at No. 60 and No. 64 have been carefully considered in this design proposal. It will not impact on the property as no. 60 has similar side extension at the ground floor. Because the proposal only affects the side of the dwelling, it will not have a negative impact on the no. 64.
- The proposed works will not be visually intrusive on the neighbouring No. 60 and no.64 property or garden.
- 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 proposed extension will not overlook the neighbours or any public highway or public foot paths.

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 the same.
- The current garden area does not contain any soft landscaping. 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 that will be symmetrical with the existing side extension on the property no.60.

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.
 - London Stock brickwork for the external walls to match the existing materials.
 - Bifold door on the rear wall.

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 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 2-storey terrace house. 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, for example the size of the new extension the pitched roof is a mirror copy of the extension on the other side of the same property.
 - 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 for Campsbourne Cottage Conservation Area.

Date of Approval: 18/12/2018



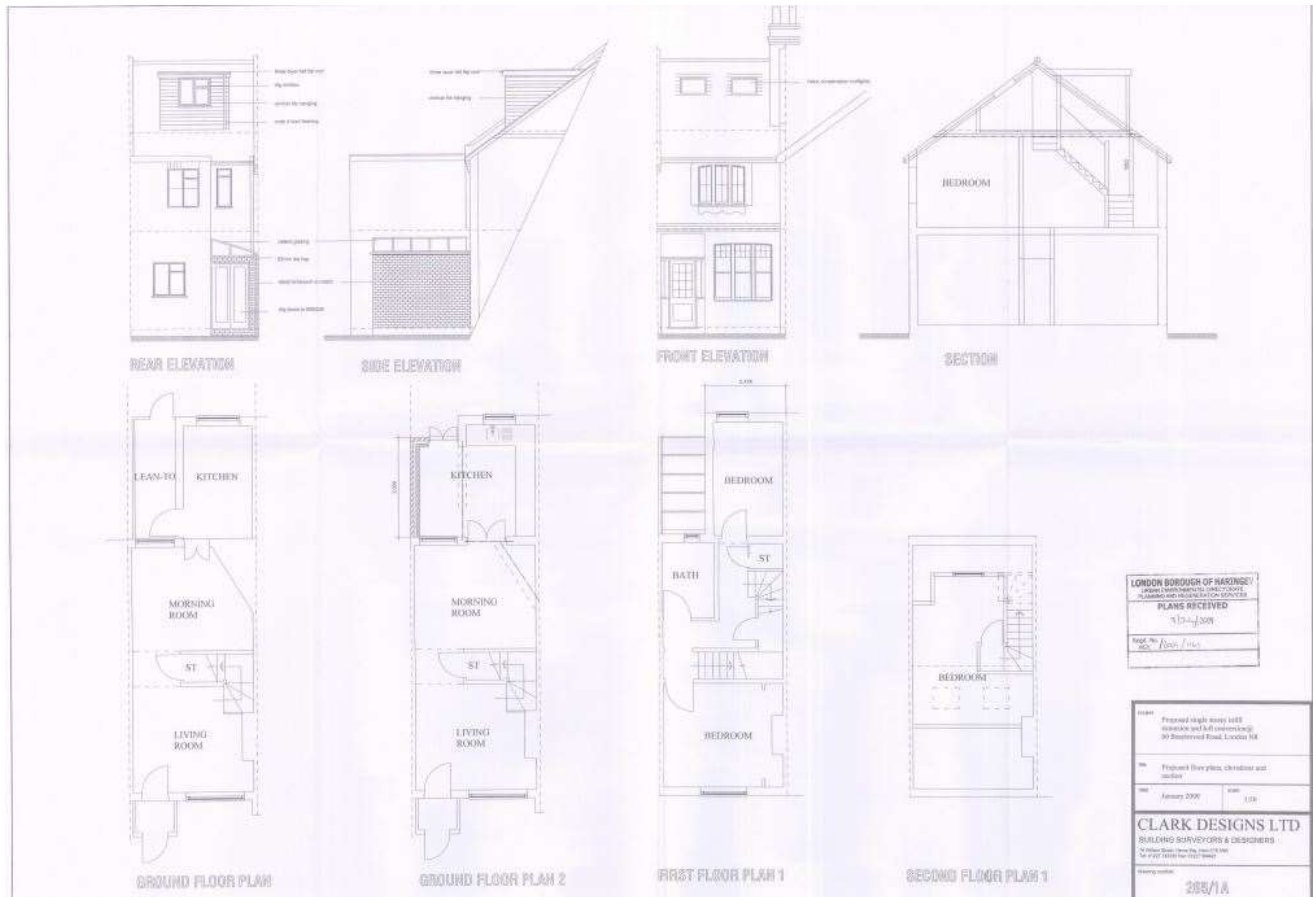
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		1012	44 Bealewood Road, London, MI 760	Proposed Road Elevation	1"=50' @ 4:3	12.10.10	
		1012 - 2010		UPPER	BT	BT	

Application Number: HGY/2009/1161

Site Address: 60 Beechwood Road, London, N8 7NG

Development Description: Rear extension, rear dormer with insertion of 2xvelux to front slope

Date of Approval: 27/08/2009



Site Images

