



Trevor Brown Architect

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62 Denton Road, N8 9NT

Design & Access Statement

Preface

The following Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Haringey Design Plan and is to be read in conjunction with the accompanied planning drawings:

Site:

180_0000 - Location Plan
180_1000 - Site Plan

Existing Drawings:

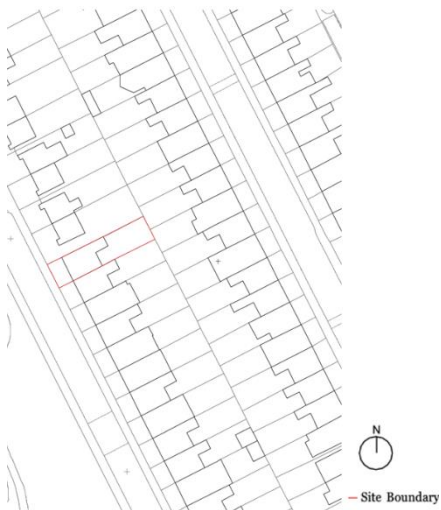
184_0001 – Existing Ground Floor and First Floor Plans
184_0100 – Existing Sections
184_0200 – Existing Elevations

Proposed Drawings:

184_1001 – Proposed Ground Floor and First Floor Plans
184_1100 – Proposed Sections
184_1200 – Proposed Elevations

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13.0 Trevor Brown Architect Ltd



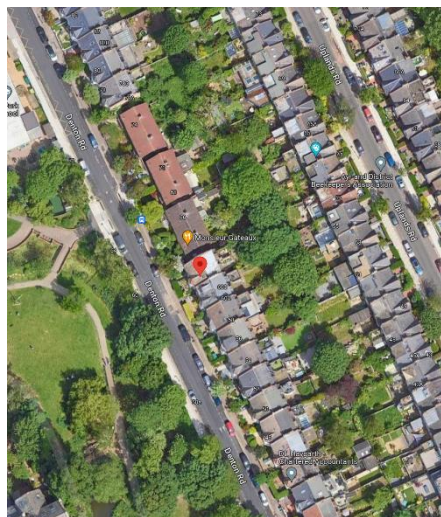
Location Plan



Street Elevation



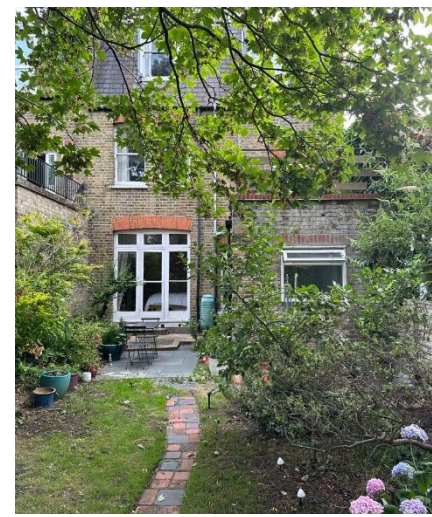
Rear Extension



Aerial View



Rear Elevation



Rear Garden

1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a Planning Application for the proposed alterations to their ground floor one bed apartment property at 62 Denton Road, N8 9NT.

The brief for the proposed works covered by the householder planning application includes the construction of a single storey rear extension at ground floor level.

The intention behind the proposed additions is to create more generous and balanced living spaces that have a greater sense of connection with the rear garden, and to allow more natural light to be admitted into the property.

2.0 Site location & context

The application site contains a two storey dwellinghouse, located on Denton Road, Haringey. The property is a single dwelling house into apartments. The existing building is not listed and is not part of a conservation area.

3.0 Existing Building

The front elevation is made of bricks painted white with stucco moldings painted white around windows and the front door is painted green. The front windows are double glazed with timber frames painted white (bay windows). The rear and side elevations are constructed from yellow London Stock bricks with red bricks arched details to windows. The rear windows and door are single glazed with timber frames painted white, while the rear original extension bathroom window is white UPVC double glazed. The existing main roof is made of slate tiles.

4.0 Use

62 Denton Road existing and proposed uses are of a single residential dwelling (Use Class C3). The proposal improves the existing habitable space and provides an easier connection to the rear garden. The proposed application includes:

- Construction of a single storey rear extension at ground floor level connecting to the existing extension.
- New bifold doors and window to the proposed rear extension.
- Refurbishment to the rear of the existing dwelling and extension to allow for the new proposal.

5.0 Design Process and Layout

- The proposal is to refurbish the existing house and to enhance and improve the habitable space.
- The proposed extension will have a single storey.
- The height of the new part of the dwellinghouse would not exceed the height of the existing rear extension.
- The proposed extension maximum height from adjacent neighbours is 3m.
- The proposed addition will align with the original rear extension.
- A flat roof is proposed over the new rear extension.
- The proposed extension is subordinate to the mass of the main building.
- A block and external insulated render board construction is proposed for the external walls to the main part of the new extension and a block and brick facing construction is proposed to connect to the existing wall. Both new wall constructions will also have an internal insulated layer to achieve the required thermal performances.
- The proposed extension bifold doors and window are to have double glazed black aluminium frames. The proposed bifold doors will open out on to a new patio leading to the garden.

6.0 Planning History:

There is no planning history following our research.

7.0 Amount:

The proposal covers 9 sqm of the 214sqm existing curtilage not covered by buildings. As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

8.0 Appearance and Scale

The proposed rear extension was conceived as a discrete volume located in the rear of the property. Wide bifold doors will open up the ground floor towards the garden.

The bricks used will be complementing the existing building and surrounding context. A proposed render painted façade will be applied to the main volume of the proposed rear extension and at parapet level capped with a new coping stone.

9.0 Landscape

The extension will be constructed on existing hard surfaces. No trees will be affected by the proposed development. No changes are proposed to the front garden.

10.0 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

11.0 Private Access

The existing access into the property from the main street is unchanged.

12.0 Assessment of proposal

The scale and massing of the proposed addition reflects the pattern of development in the area, are subservient to the form of the existing building and respect the amenity currently enjoyed by neighboring properties.

The proposed internal changes and extensions increase the floor space and as such provides an improved and efficient internal layout. As a result, the proposed alterations will increase the quality of life for the occupants and their overall sense of well-being.

6.0 Trevor Brown Architect Ltd

We specialise in the design of residential architecture including managing the construction process where we ensure our high-quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client's taste and desire, with the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.