

Design and Access Statement

Rear Conservatory Extension at Ground Floor Level

197 Alexandra Park Road, London N22 7BJ

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the construction of a rear conservatory extension at ground floor level to the existing dwelling at

197 Alexandra Park Road, London N22 7BJ.

The proposal seeks to provide additional living accommodation and enhance the access and relation with the garden through the erection of a contemporary conservatory extension and associated external works including a new external staircase providing access to the garden and,

Partial conversion of basement into habitable space with minimum structural work

2. Site and Surroundings

The property is a 1930s/40s terraced house residential dwelling located on the north side Alexandra Park Road.

The dwelling occupies a long, sloping site with a substantial rear garden. The existing building is arranged over a non-habitable lower ground floor/ basement, ground and first floor levels, with the rear garden slopping away from the main house.

The surrounding area is characterised by terraced properties of varying ages and architectural styles. Rear gardens are generally private and well screened by existing boundary treatments and landscaping.

The site benefits from existing pedestrian and vehicular access from Alexandra Park Road.

3. Planning Context

The proposal constitutes a modest domestic extension to an existing dwellinghouse and has been designed in accordance with:

- National Planning Policy Framework (NPPF);
- Local Plan policies relating to residential extensions;
- Design guidance relating to residential alterations and extensions;
- Relevant amenity and design considerations.

The proposal has been developed to ensure that it remains subordinate to the host dwelling and does not adversely affect neighbouring properties.



4. Design Principles

Existing Property

The existing dwelling is a 2-storey house with an additional converted loft and original lower ground floor/basement storage floor. The house is part of a group of houses that share a reinforced concrete balcony that overlooks the gardens at a mid-level lower position.

The existing ground floor accommodation comprises kitchen/dining area, living room and hall areas with direct visual connection towards the rear garden.

The upper floors comprise 3 bedrooms and one study room.

The Basement or lower ground floor is of considerable height (1.7/1.9m) with garden access restricted by a sewage pipe that runs at about 1.2 meters under the shared balcony. It is used for storage and as utility room. The lack of ventilation, and restricted access make other uses difficult.

Proposed Development

The proposal comprises:

- The erection of a single-storey aluminium-framed glazed structure rear conservatory extension at ground floor level.
- Partial demolition of the existing rear balcony to ease access to lower ground floor/basement .
- Associated landscaping and external works to ease the access and circulation in the rear garden.
- Internal alterations to lower ground floor for partial conversion into habitable space and the allow access to garden.

The extension will create an enlarged open-plan kitchen, dining and living area with improved connection to the garden and allow space for the creation of toilet room to ground floor.

5. Scale and Massing

While positioned at ground floor extending its structure to the lower level, the proposed conservatory is still of proportions of a single storey extension, being:

- Single storey in height.
- Remaining visually subordinate to the existing house.
- Not compete with the architectural prominence of the original building.
- Visually restricted through the use of obscured glazing so that it does not affect the privacy of the neighbouring properties.

The proposal respects the proportions of the host dwelling and maintains appropriate separation from neighbouring boundaries.

6. Appearance

The design adopts a contemporary architectural approach that complements the existing property.

Materials proposed include:

- Powder-coated aluminium framing.
- High-performance double-glazed units.
- Steel external staircase.
- Composite decking and associated external finishes.

The extensive glazing will provide an intemporal lightweight appearance and minimise visual impact when viewed from neighbouring properties.

7. Impact on adjacent properties

The impact on adjacent properties is minimized by:

- the lower height of the proposed conservatory and,
- the translucent nature of the materials.

8. Landscaping

Existing garden areas will largely be retained.

The proposal includes:

- Retention of the majority of the rear garden.
- Existing and proposed planting areas.
- New decking adjacent to the conservatory.
- Improved access between the dwelling and lower garden.

The landscaping strategy helps integrate the extension into the sloping garden setting.

9. Access

No changes to access are proposed.

10. Conclusion

The proposed rear conservatory extension has been carefully designed to provide additional living accommodation while respecting the character and appearance of the host dwelling and surrounding area.

The extension is modest in scale, visually subordinate to the existing house and will not give rise to unacceptable impacts on neighbouring amenity. The proposal will improve the functionality of the dwelling, strengthen the relationship between the house and garden and provide a high-quality addition to the property.