



DESIGN AND ACCESS STATEMENT

Garage conversion and front elevation alterations

Site	1 Courtside, London, N8 8EW
Applicant	Householder planning application
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1.0 Introduction

This Design and Access Statement supports a householder planning application at 1 Courtside, London, N8 8EW. It should be read with drawings BL-2613-PD-100, BL-2613-PD-200 and BL-2613-PD-201.

The proposal is to convert the existing integral garage into ancillary habitable accommodation and alter the ground-floor front elevation. The garage door would be removed, the opening partly infilled with matching facing brickwork and a new double-glazed uPVC opening window installed. The existing ground-floor WC window would be reused in a revised position to serve an enlarged WC/utility area. No separate dwelling is created.

2.0 Site and Existing Building

The application property is a three-storey dwelling within a terrace/group of similarly scaled houses on Courtside. Its ground floor contains an integral garage at a lower floor level than the principal accommodation, together with a hall, WC, kitchen and dining room. The upper floors are unaffected by the proposal.

The elevations combine facing brickwork, horizontal cladding panels and uPVC-style windows. Garages, recessed entrances, projecting/recessed ground-floor elements and varying window arrangements contribute to the established appearance of the road.

3.0 Proposed Development

The submitted scheme comprises:

- conversion of the existing integral garage to a gym/habitable room ancillary to the dwelling;
- removal of the existing garage door and partial infill of the opening with facing brickwork to match the existing dwelling;
- installation of a double-glazed uPVC opening window, with proportions and detailing selected to complement the existing windows;
- raising the former garage floor to align with the principal ground-floor finished floor level;
- enlargement of the existing WC to form a WC/utility area, including a washing-machine unit;
- reuse and relocation of the existing ground-floor WC window within the established front building line;
- reduction of the recessed external low-level storage area to approximately 0.5 m²; and
- no works to the first or second floors and no increase in the building footprint, height or roof form.

4.0 Design Approach

The proposal is deliberately limited to the existing ground-floor envelope. Replacing the garage door with a domestic window and matching brick infill will allow the converted space to read as part of the dwelling while retaining the principal structural bays, upper-floor rhythm and overall composition of the building.





New brickwork will match the existing as closely as practicable in colour, texture, size, bond and pointing. The proposed window will be double-glazed uPVC and will complement the material, colour and opening style of the existing fenestration. Cills, reveals and perimeter making-good will be coordinated with the existing elevation.

The relocated WC/utility window remains within the existing front building line. The associated walling and making-good are small-scale works and do not introduce a projection or materially alter the building envelope.

5.0 Street Character and Context

Courtside does not now present as a completely uniform or unaltered group. The accompanying street photographs show variation in ground-floor treatment, window design, entrance arrangement, cladding colour, landscaping and hardstanding. They also show at least two nearby dwellings with comparable garage/frontage alterations in which the original ground-floor garage treatment has been replaced or materially changed.

This established variation is important context. The proposal would not introduce a new or isolated form of alteration; it would sit within an already varied street scene. Its restrained material palette and alignment with the host dwelling make it an appropriate response to that context. The proposal retains the upper-floor composition and does not erode the scale or overall architectural rhythm of the group.

6.0 Scale, Massing and Appearance

The works remain within the existing envelope and do not increase footprint, height, depth or roof mass. The visual change is confined to the ground floor. Accordingly, the proposal remains subordinate to the host dwelling and will not appear overbearing or incongruous.

Proposed materials are facing brickwork to match existing; a double-glazed uPVC opening window to complement the existing fenestration; and matching or closely complementary cills, reveals, pointing and external finishes.

7.0 Access and Internal Arrangement

The existing pedestrian entrance and external access arrangements remain unchanged. No new independent entrance is created. Raising the former garage floor to the existing internal level will improve the relationship between the converted room and the remainder of the ground floor. The retained recessed storage area will be smaller, as indicated on the proposed plan.

8.0 Residential Amenity

The proposal does not extend towards neighbouring properties and creates no additional height or depth. The new window faces the street/forecourt and does not create a materially different overlooking





relationship from the established front-facing windows along Courtside. There will be no material loss of daylight, sunlight or outlook to adjoining occupiers.

9.0 Parking and Transport

The conversion removes the ability to park a vehicle within the integral garage. However, it does not create an additional dwelling or materially intensify occupation of the property. The existing forecourt/hardstanding, vehicular access and crossover are not altered by the application. The proposal therefore changes the form of one existing parking area rather than generating a new parking demand associated with additional residential units.

10.0 Sustainability

Reusing the existing structure avoids an extension to the building footprint and makes efficient use of the established built form. The new double-glazed opening window will provide natural light and ventilation. Detailed thermal performance, ventilation, structure, damp protection, means of escape and fire safety will be addressed through the Building Regulations process.

11.0 Conclusion

The proposal is a modest, well-integrated alteration that improves the functionality of the dwelling without increasing its scale or creating a separate unit. Matching brickwork, complementary fenestration and retention of the upper-floor composition will respect the host building.

The wider street is already characterised by varied and amended frontages, including comparable garage/frontage conversions. In that context, the proposed works will not appear isolated or harmful. There will be no unacceptable effect on neighbouring amenity, access or the overall character and appearance of Courtside. The application should therefore be supported.





Appendix A - Street Context Photographs

The following images record the varied frontage treatments along Courtside and nearby examples of ground-floor garage/frontage alteration. They are included as contextual evidence; exact house numbers should be added to the captions only once confirmed.



Photograph 04: Courtside street context - varied ground-floor entrances, garage treatments, windows and cladding.



Photograph 05: Courtside street context - nearby dwellings displaying altered garage/frontage treatments and varied fenestration.

