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40 Blake Road, London N11 2AE

Design and Access Statement

5 BARRATT AVENUE, LONDON N22 7EZ

SIDE EXTENSION



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1. **Overview and Context**
   The existing property is a mid-terraced two storey Edwardian house in the Wood Green Common Conservation Area. It is proposed to extend the kitchen to the side at ground floor, as has been done with a number of the neighbouring properties.



Existing rear elevation

2. **Accommodation and Layout**
   The existing house comprises kitchen, dining and living rooms and small utility conservatory downstairs and three bedrooms with bathroom and wc on the first floor. The loft has been converted to a fourth bedroom and shower room with the addition of a small rear dormer as approval HGY/2025/2513.

   It is proposed to extend the existing, small, kitchen to the side, and open up a route to the kitchen from the dining room. The external appearance of the extension would be in keeping with, and complementary to, the original building.

3. **Planning Policy and Precedent**
   A number of properties in the same terrace of houses already have side extensions, including:

   7 Barratt Avenue (next door to the applicant) – HGY/2012/1974
   9 Barratt Avenue – HGY/2012/1403
   11 Barratt Avenue – HGY/2014/3157
   and 1 Barratt Avenue – HGY/2009/1873

   In addition, no 3 Barratt Avenue, next door to the applicant, has approval for a side extension HGY/2023/1689. This proposal matches that approved design in depth and parapet height.

   The use of matching brickwork and traditionally-detailed timber glazing means this proposal would be entirely in keeping with this part of Wood Green Common Conservation Area.

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This design is a site specific and sensitive response that proposes high quality matching materials in compliance with DPD Policy DM12 ‘Housing Design and Quality’, DM1 ‘Delivering High Quality Design’ and Local Plan (2017) Policy SP11 which requires high standard of design respecting local context and character, a requirement supported by London Plan (2021) Policy D6. The fact that the extension will not be visible from the street, the matching materials, and the consistency with neighbouring side extensions, ensure that the heritage of the original building and street are respected in accordance with DPD Policy DM9.

4. Proposal Design, Materials and Massing

The proposed extension would not be visible from the street.
In height, depth and overall form it matches that approved for the adjacent property no3, HGY/2023/1689.
Facing brickwork would match existing as would white-painted timber window and glazed doorset.
An arched parapet and back door adds interest to the design and echoes the soldier arches of the existing building.

5. Access

There would be no change to access into the property as a result of this proposal.

6. Landscaping

No existing landscape would be affected by the proposals.

7. Energy and Sustainability

The roof, floor and external walls would be insulated to current Approved Document L standards, meaning that the resulting building would be more thermally efficient than existing. The new window, glazed doorset and roof lantern will perform better than the elemental values of Approved Document L thereby further limiting heat loss.

END

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