

Project
20 Maidstone Road, London N11 2TL

Design & Access Statement

Client

Alison Hurst & Rick Lawley

Introduction:

This statement provides supporting information on the proposed works to 20 Maidstone Road and outlines the reasoning behind the proposals and the impact of proposals.

The property

The application site comprises a semi-detached house located on Maidstone Road. It is located within Wood Green. The property sits between another semi-detached house and a block of flats. Elevations are finished in fair-faced brick; red to the front elevation and buff to the side and rear. The front elevation has a gabled bay with masonry corner mullions, a pitched entrance canopy and detached garage accessed via a front drive that is predominantly hardstanding. Windows are currently single glazed timber sashes and casements.

Planning History:

The site does not have any prior planning applications recorded.

Proposals

There are no developments or extensions proposed. All alterations are to the rear of the property that is not seen from the street. Alterations include:

- a) Enlarging the existing kitchen window opening to host patio doors to provide a new garden access and allow more light into the rear room.
- b) Existing conservatory side door to be replaced to match style of new patio doors.
- c) Replacement glazing to an existing side-infill conservatory. The current glazed lantern is leaking and is thermally inefficient and replacement with single pitch glazing roof and larger rear window with double or triple glazed metal framed units is aimed at addressing deficiencies and improving natural light. New glazing frames are proposed in grey / black.
- d) Replacement of windows throughout property to match existing windows. Double or triple glazed units proposed.
- e) Reduction of the rear chimney stack height on the side elevation, which is wholly serving the application site.
- f) Internal alterations include openings between receptions to improve the natural lighting and increasing GF bathroom and laundry provision to future proff accommodation for changing family needs.

Accessibility, Parking, Refuse

Arrangements will remain as existing.

Landscaping

Exterior Front and Rear: Landscaping to remain as existing.

Conclusion

A number of options were considered for improving and prolonging the use of the building as a single-family home, while improving thermal comfort and natural lighting. The favoured approach was to rearrange the rear spaces and make better use of the conservatory style extension that has been in place for some years and needs repair. This current conservatory, side – infill, extends less than 3 meters beyond outermost face of the stepped rear elevation but more than 6 metres from the main rear wall. The eaves and ridge heights of the proposed replacement glazed roof fall within permitted development criteria, however the 6-metre length appears to fall does not meet permitted development rules – requiring a planning application. In conclusion, the existing conservatory has been in place for some time and the proposal is for a minor change that has no additional impact on neighbouring properties when compared to the existing therefore proposals are considered to comply with relevant planning policy.