

Design & Access Statement

10 Addington Road, London N4 4RP
Infill rear extension & other minor works
19 December 2023

Introduction

The property is in the Stroud Green Conservation Area but is not itself listed. It is a 2/3 storey terraced house built in 1880/90s with staggered half-storey floor levels down the down the centre to adapt to the sloping site. It is two storeys at the front and three storeys at the rear where the south-facing garden is some 1.5 metres lower than front entrance hall. There is evidence of settlement and cracking masonry particularly to the rear. At some time in the past, the original timber box sash windows have been replaced with uPVC and the original slate main roof with concrete pantiles.

Proposals & Use

The proposals relevant to this application comprise:

- A small 2 sq.m infill extension at the side of the existing 1.1 metre projecting single storey bay. Full height glazed bi-folding doors. Due to the falling site, the eaves of existing projecting bay is around 3.3 metres above the garden level and therefore its side extension would fall just outside the Permitted Development limits.
- A raised terrace of about 400mm above the garden to afford level access from the adjacent dining/living area.
- A small, freestanding 3-bike shed in the front garden. Size varies slightly between manufacturers. Approximately 2m x 1m in plan and 1.35m high.

Appearance

The infill extension will be expressed as a continuation of the existing profile with a monopitch gable end rather than a hip. Glazed aluminium bi-folding doors will stretch most of the width of from one of the existing window jambs to the symmetrical position on the other side. The proposed internal structural alterations which will also support the defective rear facade, may lead to significant areas of the projecting bay being demolished and rebuilt.

Proposed materials and finishes:

1. Walls: Brickwork to match existing.
2. Doors: Painted aluminium.
3. Roof: Artificial slate to match existing. Plastic rainwater goods and fascia to match existing.
4. Terrace: Natural or artificial stone.
5. Bike Shed: Specification varies between manufacturers. Likely finish natural, painted or stained timber.