

DESIGN + ACCESS STATEMENT

96A PRIORY ROAD, MUSWELL HILL

CLIENT: MR DALTON

JANUARY 2018

CONTENTS

- 1 Use..... 3
- 2 Amount..... 3
- 3 Layout..... 4
- 4 Scale..... 4
- 5 Landscaping..... 4
- 6 Design..... 4
- 7 Access..... 4

1 USE

- 1.1 96a Priory Road is a self contained dwelling house in Planning Class use C3.
- 1.2 This historical use was granted through planning application: **OLD/1978/1160**.
- 1.3 A Certificate of Lawful Proposed Development has been granted for the construction of single storey side and rear extensions: **HGY/2017/1789**.
- 1.4 A Planning Application for a proposed two storey side extension and single storey rear extension (**HGY/2017/1678**) was refused at the site and subsequently part allowed at appeal: **APP/Y5420/D/17/3182928**. That application included proposed external insulation but this element did not fall within the allowed part of that proposal. The appeal decision noted that there were no issues raised by the council nor the inspector in relation to the proposed external insulation.
- 1.5 This planning application is for the installation of externally applied thermal insulation in order to provide a thermal envelope for the existing solid masonry construction which is currently un-insulated.
- 1.6 The proposal will not affect the existing use of the dwelling.

2 AMOUNT

- 2.1 The proposal will allow for the application of new external insulation to all elevations of 96a Priory Road. Insulation of approximately 60mm thickness will allow the thermal properties of the existing solid masonry wall to be improved to meet the standards required of new extensions to dwellings.

3 LAYOUT

- 3.1 No layout alterations are required in order for external insulation to be applied to the dwelling.
- 3.2 Approval of the proposal and the application of external insulation is also compatible with other approvals that exist for the site.

4 SCALE

- 4.1 Neighbouring properties at 94 and 92 Priory Road can be seen to have had external insulation applied.

5 LANDSCAPING

- 5.1 No changes are proposed to the existing landscaping as part of this proposal.

6 DESIGN

- 6.1 The design of externally applied insulation is such that it can allow for a range of external finishes to suit the site and context. In this case the chosen external finish is to be painted render.
- 6.2 The proposed painted render finish will be in keeping with the neighbouring properties.
- 6.3 The proposed external insulation will be installed in accordance with the specific details / requirements of the chosen supplier / manufacturer.

7 ACCESS

- 7.1 No changes are proposed to the existing access as part of this proposal.