

GLA Architecture and Design

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DESIGN STATEMENT

Our ref. 2329-2

31.01.24.

**Proposed single storey rear extension and flats' alterations to
no. 144 Mayes Road, London N22 6SY**

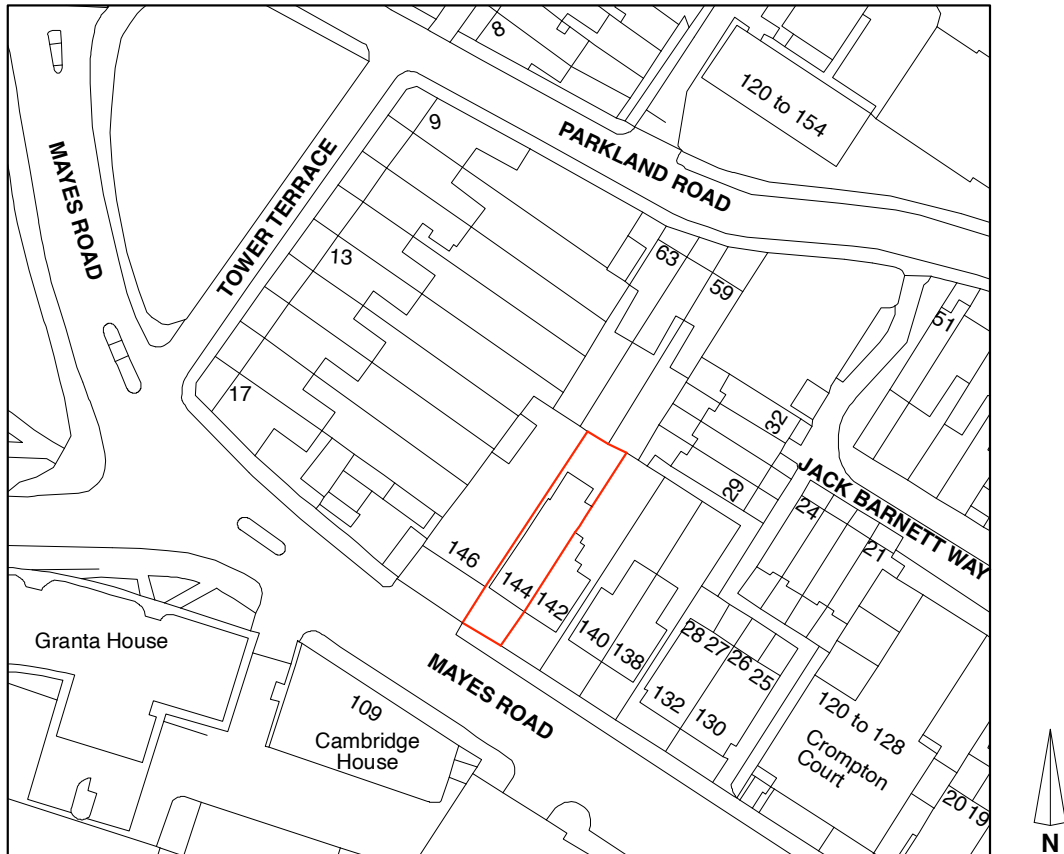


Front view from Mayes Road

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Site plan

Building's Description & Location

144 Mayes Road is a four storey semi-detached house built in 1868, named Brighton Villas and over time has been converted to four flats. The building is of Yellow London Stock bricks with white render to the front ground level and across a three storey bay window. The rear of the building has a traditional closet wing extension which has been filled in at ground level and a dormer has been added to the pitched roof above. There is an existing 4.5 deep timber lean-to/conservatory at the rear and is used by the existing rear flat.

Design Proposal

The proposal is to demolish the lean-to and build a 4 metre deep single storey rear extension. The extension and internal alterations will allow for increased floor areas to the existing ground floor residential units. The proposed extension will be smaller than the existing lean-to. The ground floor flats have recently received Certificate of Lawfulness as per application ref. HGY/2023/2258. The rear extension will allow for the flats to comply with The London Plan Policy.

The proposed extension will be of red brick to match existing. New white upvc double glazed door and windows. At first floor level the existing roof access from Flat B will be blocked off with bricks to match existing and Flat B will no longer have a roof terrace.

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Existing Ground Floor Flats' Areas

Flat A1 - 1 bedroom, 30 sq.m approximately.

Flat A2 - 1 bedroom, 35 sq.m approximately.

Proposed Ground Floor Flats' Areas

Flat A1 - 1 bedroom, increase to 37 sq.m approximately.

Flat A2 - 1 bedroom, increase to 49 sq.m approximately.

Proposed Materials

1. White UPVC double glazed windows and door to the rear.
2. Grey polymeric membrane flat roof finish.
3. Red brickwork to extension to match existing.
4. Yellow London Stock Bricks to match existing.

Sustainability

1. Double Glazing:- By using Low 'E' glass with a minimum of a 20mm gap between each pane, this energy efficient window & door system reduces carbon emissions.
2. All lighting to be energy efficient.
3. All new condensing boilers to be energy efficient with minimum SEDBUK 2009 efficiency of 88%.
4. Reduced water consumption using water efficient fittings, appliances and recycling systems, to show consumption equal to or less than 105 litres per person per day.

Planning History

1) Certificate of Lawfulness for existing use of 2 no. Self-contained ground floor flats at Flat A1 and Flat A2 at 144 Mayes Road, Wood Green, London N22 6SY
(Amended Description)

Flat 1 144 Mayes Road Wood Green London N22 6SY
Planning Ref. HGY/2023/2258 - Permission granted 16/10/2023.

2) Erection of 3 storey rear extension to provide new kitchens to existing flats
144 Mayes Road London N22 6SY
Planning Ref. HGY/2003/0114 - Permission granted 11/3/2003.

3) Conversion into 3 self-contained flats
144 Mayes Road London N22 6SY
Planning Ref. OLD/1987/0945 - Permission granted 10/9/1987.

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