

Ground Floor flat 14 Nelson Road, London N8 9RU

DESIGN AND ACCESS STATEMENT – Single storey ground floor extension to rear of existing conversion garden flat.

20.03.2024

No. 14 Nelson Road is a three-storey terrace house constructed in the late Nineteenth Century. It is located in the Conservation Area but is not a listed building. It has been converted into three flats and the applicant's dwelling is located on the ground floor and has sole use of the rear garden.

The property will be occupied as a family home and the applicant wishes to apply for consent for a single storey extension to provide additional living accommodation.

The proposed extension will be of simple flat roof design, with one roof window, sliding folding doors to the garden and rendered walls to match the adjacent structure.

A new window will be inserted in the side elevation of the existing outrigger to serve the relocated kitchen.



Rear view of no. 14 Nelson Road



Front of no. 20 (2nd from left)

We believe that the proposal is in accordance with planning policy for the following reasons;

1. The design is simple is simple, complimentary with, and subservient to the form of the existing building.

2. Amenity space; more than 60% of the existing amenity space attached to the property is retained.
3. There will therefore be no possibility of overlooking or loss of privacy to neighbouring properties to either side or other flats in the same building. The proposed side window will be obscured glazed.
4. Consent for a similar extension to the adjoining house, no. 12 Nelson Road, was granted in 2017 (HGY/2017/2418). It is proposed that the new extension does not extend beyond the previously built extension no. 12, and hence has no overshadowing effect on that property.
5. The site is located on a hill, so that the floor level of the other neighbouring property (no. 16) is slightly lower than that of the proposed extension. However, there will be over 4.5m separation between the rear outrigger of no. 16 and the proposed extension to no. 14 and we therefore believe the impact in terms of overshadowing is not significant.



Boundary with no. 12 Nelson Road



Boundary with no. 16 Nelson Road

Access

The proposed development does not affect the existing main access door to the property, but does give access to the garden of the property. The door threshold will be designed to allow improved access for the very young, elderly and infirm.

Noelle Hughes
Architect